Home Matters

Strong Families / Thriving Neighborhoods
In 2015-2016, the award-winning TND real estate team advanced five projects with a total of 121 affordable homes. TND completed our first large property in Revere – 30 family apartments at 525 Beach – while just across from City Hall, construction began on 39 apartments for seniors. In Chelsea, TND opened two new properties. The North Bellingham Veterans Home repurposed the first American Legion Hall in Massachusetts into ten studios for formerly homeless veterans; Pine Street Inn provides on-site support services. Lewis Latimer Place offers four apartments for at-risk young parents paired with services provided by Roca. In total, TND invested $15.5 million in property improvements and our portfolio grew to 350 affordable apartments, a 13% increase.

“Many residents are in an economic situation where the high rents are too much. I see it every day in Chelsea, you have people having to live on top of each other. With The Neighborhood Developers’ affordable housing, families can afford to live in good, clean homes.” —Loira Moore, TND Resident

Located at TND, the welcoming CONNECT Center offers the services of five agencies working collectively to improve the financial mobility of low-income families. In mid-2015, after three full years of collaborative programming, CONNECT identified a series of “smart” operational improvements in support of greater service bundling. We are calling this effort CONNECT 2.0. Now, intake results in a “service map” that routes clients into programs tailored to their needs and interests. Another CONNECT 2.0 innovation: 100% of clients are screened for public benefits eligibility, a proven strategy for increasing household income for vulnerable families. CONNECT’s results are impressive: 310 coached clients saw significant gains to income with median increases of $716 per month.

“I felt like I had a whole team to support me.”
—Margarie Serrano, Coached Client

2015 CONNECT Snapshot

- Employment Services: 2,292
- Financial Education and Services: 1,388
- Income and Housing Stabilization: 398
- Skill Development: 260

LEWIS LATIMER PLACE

TND’s newest property was named in honor of one of Chelsea’s greatest historical residents, Lewis Latimer. An engineer and inventor, and the son of runaway slaves, Latimer was born in 1848 at the site of the new Lewis Latimer Place. One of Latimer’s bright ideas was an improved process for creating the carbon filament used in light bulbs, making home lighting more affordable.

CONNECT FAMILY CIRCLES

In 2015, CONNECT Coach Lucía Henriquez organized eight Family Circles where 49 neighbors discussed their financial challenges and dreams. One participant noted, “many people out there are struggling simply because the right resource or information is not given to them.” Lucía leads participants to set short and long-term financial goals, and schedules follow-up appointments at CONNECT.

COACHED CLIENTS WHO BUNDLED

Achieving a key outcome

- No Bundling: 33%
- 2 Services Bundled: 47%
- 3 Services Bundled: 61%
- 4 Services Bundled: 70%

The CONNECT Premise: Bundled Services ➔ Better Outcomes

Credit Score: +47 points
Net Assets: +$3,164
Net Income: +$716.50 per month
Median Increases
During 2015, 450 residents led or joined activities to strengthen our communities, with Action Plans in both cities serving to coordinate the investments of many stakeholders. In Revere, business and resident leaders worked with a consultant on a Neighborhood Marketing Plan that highlights the culinary delights found in Shirley Avenue’s international markets, bakeries, and restaurants. Many joined Chelsea Shines and Revere Shines beautification events; 17 businesses in downtown Chelsea took a pledge to clean their storefront sidewalks daily. In Chelsea, City Manager Tom Ambrosino began to convene a monthly meeting of residents, city officials, TND and the Chelsea Collaborative to identify unsafe properties and public spaces. Concurrently, the TND Community Engagement team is building community support for safety through crime watch and community building activities.

TND stewarded Chelsea Thrives through a planning period that refocused the cross-sector initiative onto community safety, a broadly shared community concern. The Hub & COR, led by the Chelsea Police Department with support from TND and Roca, was newly established as a crime prevention strategy. The Hub is comprised of 34 social service and government agencies that meet weekly to review cases of families in crisis or at risk of crime to identify which community services might help each family navigate their difficult situations. Within a week, outreach is made with an offer of coordinated assistance. Chelsea is the first U.S. city to replicate this data-driven and successful Canadian model.

On the impact of the Hub & COR
"Interventions happen quicker, access to services is faster, and it’s been absolutely incredible." – Maria Godoy, Department of Children and Families

“Community progress occurs when residents and civic institutions join forces around aligned goals.” – Ann Houston, TND Executive Director

**Top Risk Factors Contributing to Hub & COR Cases**
- Mental Health: 12%
- Criminality: 11%
- Drug Abuse: 11%
- Housing: 11%

**Community Engagement**
- 1575 TND members
- 92 NeighborCircle participants
- 441 Civic Engagement participants
- 10 Neighborhood cleanups
- 200 Neighborhood leaders
- 1500 Involved in TND events across Chelsea and Revere

**2012-2015 Membership Increase**
- 2012: 354
- 2013: 808
- 2014: 1141
- 2015: 1575

**Engaged Neighbors Multi-Party Problem Solving**
- TND membership increases to 3,000
- Strengthen capacity to manage cross-sector endeavors

1,575 members
- Chelsea Thrives solidifies around safety; The Hub & COR is launched
2015 SUPPORTERS

$250,000+
Neighborworks America
U.S. Department of Labor

$100,000+
Bank of America Charitable Foundation
Boston Local Initiatives Support Corporation
Charles H. Farnsworth Charitable Trust
City of Chelsea
Clowes Fund
Cummings Foundation
Federal Reserve Bank of Boston
TD Charitable Foundation

$50,000+
Abha and Anil Singhal*
Charlesbank Homes
Massachusetts Department of Housing and Community Development
The Hyams Foundation
United Way Massachusetts Bay and Merrimack Valley

$25,000+
Anonymous Donor
Citi Foundation
Citizens Bank*
Harold Kalick*
Herman & Frieda L. Miller Foundation
Josef Rettnam*
Santander Bank*
The Boston Foundation
US Environmental Protection Agency

$10,000+
Clippership Foundation
Eastern Mineral Salts*
Golden Cannoli Shells, Inc.*
Kayem Foods*
Lincoln & Therese Filene Foundation
Massachusetts Housing Investment Corporation*
Metro Credit Union*
George H. and Jane A. Mifflin Memorial Fund
NEI General Contracting*
Superior Plumbing and Heating*
UMASS Medical School
Winn Residential*

$5,000+
Boston Private*
Force Corporation*

G&O Inc., Electrical Contractors*
ICON architecture, inc.*
MassDevelopment
People's United Community Foundation of Eastern Massachusetts

$2,500 +
Amazon*
Boston EITC Coalition
Citizens Bank*
East Cambridge Savings Bank*
Eurovest Development*
William Morrison*

$1,000 +
AAF CPAs*
Alberto Calvo
Andy Koines*
Barbara Salisbury*
Biogen Idec
Bunker Hill Community College*
Carol Martinez*
Cataldo Ambulance*
Charlene Bauer*
Chelsea Jewish Foundation*
Diane Gordon*
Distrigas of Massachussets LLC*
Eagle Bank*
Hacket Feinberg PC*
Krokidas & Bluestein LLP*
Michael Martin*
NewFed Mortgage*
Orlando Jaquez and Danielle Farinato*
Peter Hollands*
Peter Munkenbeck*
Rachel Scott and Aaron Wasserman
Rebecca Plaut Mautner*
Robert Cashman*
Stephen Turner
Tim Davis*
Tracy Klein*
Traggorth Companies*

$500 +
Christine Poliks
The Life Initiative
Tuck Willis

$100 +
Alan Rapoza
Anuradah Desai and Michael Sheridan
Correne George
David Levy
Deborah Goddard

Eleanor Farinato
Fidelity Foundation
Frances Spinelli
Hugo Anderson
Ira Novoselsky
Joan Abbot
Kelly Johnson
Kim Wolfram
Margaret McGrath
Michael Alexa
Patricia DeAngelis
Rich Macniven
Robert Haas, Jr.
SEI Local 888

$1-$99
Beauty and the Beach Hair Salon
Darlene DeVita
Jean Kuropatkin
Kristen Janjar
Lisa Santagate
Techrosette Leng

“It feels good that I can give back to my community because someone helped me, why not help another person?
Yes, I can do this, we can do this!”

-Marthe Sawuna
Coached Client and Volunteer

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