THE NEIGHBORHOOD DEVELOPERS

40th HOME COMMUNITY OPPORTUNITY
HOMES IN TND’S PORTFOLIO OVER TIME
Providing homes to 1,025 residents

DEVELOPMENT SNAPSHOT
• Since 2006, TND developed 280 rental apartments and 38 homes for sale, investing $104 million in new and improved properties.
• In 2017, we acquired the former St. Therese church, our first site in Everett. It will be our largest project to date and provide housing and on-site inclusive medical care for seniors.
• In 2017, our first downtown property, 210 Broadway in Chelsea preserves six affordable apartments above four retail spaces.
• TND houses 1,025 residents including seniors, formerly homeless veterans and families, young at-risk parents and households with a disabled member.

COMMUNITY ENGAGEMENT SNAPSHOT
• 1,219 Individuals engaged in social and civic programming
• 205 People uniquely trained
• 244 Neighborhood leaders
• 374 Civically engaged
• 1,056 Attended events
• 159 Attended neighborhood clean ups
• 3,634 Total attendance

MEMBERSHIP INCREASES
• 2117
• 1912
• 1575
• 1141
• 808
• 354

“The most precious metal is not gold or silver — it is the key to your home.”
Michael Marks, TND Resident

#WalkWednesday participants spoke at public planning sessions giving input to improve pedestrian safety in downtown Chelsea.

The Community Enhancement Team transformed a dumping ground by planting sunflowers, signaling to all that this neighborhood is one that is tended.
VITA, free tax prep, ensured 860 clients accessed all the tax credits available, and it brought in $1,916,181 in refunds to residents.

In 2017, 52% of 318 coached clients made gains to income, with a median annual gain of $9,286.

In 2017, 287 people were placed into new jobs with an average hourly wage of $16.09.

In 2017, 115 coached clients increased their credit score by a median of 33 points. And 39 clients went from unscored to scored with a median credit score of 677.

Pamela Mims, CONNECT Client

“...It’s good to put your financial health in order, because if you don’t have it in order, you’re not in order.”

In 2017, 593 community members and 70 institutions participated in Thrives.

Crime dropped steadily since the beginning of Thrives in 2014. Violent crime decreased by 31%. Property crime decreased by 37%.

Community surveys show that over time, residents feel safer in neighborhoods abutting downtown. Improving sense of safety in the downtown is the next goal.

During 2017, TND and Nuestra Comunidad built the foundation for Opportunity Communities LLC, (OppCo). It is a new nonprofit that serves as joint venture operating company for community development organizations. It leverages the unique talents of its member CDCs while realizing efficiencies associated with scale.

OppCo solves a fundamental, structural challenge for a community development corporation: retaining local focus, assets, and control while benefiting from the efficiency and effectiveness of a larger scale entity.
THANK YOU TO OUR 2017 SUPPORTERS

$250,000+
NeighborWorks America

$100,000+
The Boston Foundation
Federal Reserve Bank of Boston
United Way Massachusetts Bay & Merrimack Valley

$50,000+
Anonymous
Project Reinvest Neighborhoods

$25,000+
Anonymous
Bank of America Charitable Foundation
Boston Local Initiatives Support Corporation
Charles H. Farnsworth Trust, Bank of America, N.A., Trustee
Citizens Bank
Clowes Fund
Cummings Foundation $100K for 100 Grant
Hyams Foundation
Herman & Frieda L. Miller Foundation
MA Department of Housing and Community Development
Mifflin Memorial Fund
NEI General Contracting
North Suburban Consortium
Santander Bank
US Department of Justice

$10,000+
Golden Cannoli
Harold and Kelly Kalick
Lincoln & Therese Filene Foundation
Massachusetts Housing Investment Corporation

National Housing Insurance Group
Nolan Sheehan Patten LLC
Peter Hollands & Lisa Bouchard
Peter Munkenbeck
Ralph Cole
Resolution Architects
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Traggorth Companies

$5,000+
Avison Fund
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Boston Tax Help Coalition
Klein Hornig LLP
National Lumber Company
Peoples United Bank
Superior Plumbing & Heating
TD Charitable Foundation

$2,500+
COMCAST
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Eastern Bank Charitable Foundation
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The Life Initiative
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