



**PAST**



**PRESENT**

# 2016 ANNUAL REPORT



**FUTURE**



# 2016 BY THE NUMBERS

**628** families  
**RECEIVING**  
TAX PREP ASSISTANCE

**\$1.42 million**  
**in RETURNS**

back to taxpayers and into the local economy

**211** BORROWERS COUNSELED  
**on alleviating**  
**STUDENT LOAN DEBT**

**35** families participating in our  
**Pre-K Initiative**  
to strengthen families by  
fostering the parent-child  
bond, increasing social  
connections, and preparing  
children for school

**1,713** families  
**with**

**99%**

**AVERAGE OCCUPANCY**

**RATE**

**286** units in the renovation pipeline

**29** units in the preservation pipeline

**49** units in the construction pipeline

**863** HOUSEHOLDS  
EDUCATED  
at our

**FIRST-TIME  
HOMEBUYERS  
WORKSHOP**



**NEW** home  
owners

**back-to-school supplies**  
**Thanksgiving turkeys**  
**holiday gifts for children**

# 2016 BY THE STORIES



Director of Community Engagement **Robert Torres** was recognized for his outstanding work at Urban Edge this year by the Massachusetts Association of Community Development Corporations (MACDC), who awarded him the Rising Star Award in November 2016. The Rising Star Award is presented each year to up to three CDC employees under 40 who have demonstrated excellent innovation, leadership, and achievement.

Urban Edge was honored in August with the **William L. Boyan Award** from the Boston Children's Hospital Board of Trustees. The award, named in honor of longtime trustee William L. Boyan, grants \$50,000 annually to a community organization, health center, or Boston school for their work and commitment to the children and families of Boston. Recognized for our Family Financial Capability Program, Urban Edge has a nearly 10-year history of providing integrated financial support services, including budgeting, public benefit access assistance, and long-term financial planning, to more than 100 low- and moderate-income families living in our portfolio of affordable housing.



**Helen** came to Dorchester from Vietnam in 1991 to start a new life in the United States. She was determined to succeed and began working in medical records at the Upham's Corner Health Center, where she has been for the past 14 years. A single mother with a 12-year-old daughter, Helen began working with Urban Edge's **Eva Osorio** in September 2014 to achieve her dream of buying a home. The chemistry between Helen and Eva was immediate, and together, they improved Helen's credit score so she could qualify for the best mortgages at the lowest interest rates.

After qualifying for a mortgage, Helen and Eva began to search for a home. They looked at more than 30 homes and put in bids for five, but each time Helen was outbid. The two were growing concerned, as Helen had lost her permanent living arrangement and was moving with her daughter from place to place. Finally, the Urban Edge team connected with officials from Easton, a town 30 minutes outside of Boston with a first-class school system. Easton has a special program in which qualified first-time homebuyers like Helen are offered assistance toward a down payment. Helen and Eva bid on a home in Easton, and this time, their offer was accepted. With Helen's savings and the help from the town, she was able to buy a single-family home at a price and with a mortgage she can afford. She and her daughter moved into their new home in November 2016.

# FINANCIALS

Unrestricted operating results for the year ended December 31, 2016  
(Unaudited)

\$107,778

INTEREST AND OTHER

\$1,086,719

PROGRAM SERVICE FEES

\$1,997,740

GRANTS AND CONTRIBUTIONS

\$226,278

OTHER

\$290,079

OCCUPANCY

\$422,406

CONSULTING AND  
PROFESSIONAL FEES

\$691,754

PROGRAM EXPENSES

**REVENUE**  
**\$5,100,469**

\$1,908,232

PROJECT MANAGEMENT  
AND DEVELOPER FEES

\$220,682

OFFICE OPERATIONS

\$93,485

EVENTS AND MEETINGS

\$2,625,258

PERSONNEL COSTS

**EXPENSES**  
**\$4,569,942**