

Annual Report

20
18



URBAN EDGE
Building Community

2018 BY THE NUMBERS

2018 BY THE NUMBERS



196

Rental homes in our new construction pipeline



23

Families avoiding foreclosure

156

New homeowners created

1,150



Families provided with Thanksgiving meals, holiday gifts, & back-to-school supplies

64

FAMILIES



Now connected to healthcare at the Dimock Center

27 YOUNG CHILDREN



Well prepared for the kindergarten school environment

117

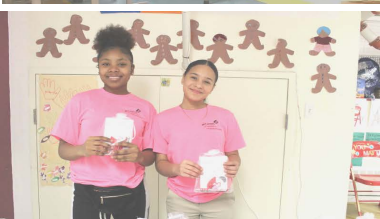
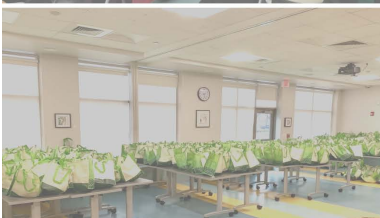
Borrowers alleviated from student debt

589

Tax returns filed

400

Commitments to vote



2018 BY THE STORIES



JPNDC and Urban Edge staff surveying the community

A successful affordable housing plan is one in which residents and the community are informed about and engaged in, the process. The team that will create Phase I of a brand-new Mildred C. Hailey Apartments, Centre Street Partners (CSP), comprising of Urban Edge, Jamaica Plain Neighborhood Development Corporation (JPNDC) and The Community Builders (TCB) know this well. In 2018, CSP began that housing plan process through a series of community meetings and one-on-one surveying. At this initial stage, we know that a successful site plan starts with preserving each and every one of the affordable homes by building new homes for families living there. A successful blueprint also has dedicated community space and services for families to become safer, housing stable, economically resilient, and connected to each other.

We look forward to working with the families of Mildred Hailey Apartments and the broader community in 2019 and beyond to create the plan to build quality new homes!

On December 24th, Urban Edge's development Academy Homes was required to turn off gas service to all of the units there after a natural gas leak was detected in one of the units. But it will be no surprise to you to know that our neighbors and our community sprang into action.

Our property management company WinnCompanies, along with Superior Plumbing, our other contractors, National Grid, elected officials and the City of Boston all assisted in making sure service was restored to our residents as quickly as possible. Local restaurants and other donors were on hand to provide them with hot meals. This experience showed once again how strong the bonds of community in Boston are and how lucky we all are to be a part of such a caring neighborhood.



Boston City Councilor Kim Janey delivers meals and checks on residents

THE
**DIMOCK
CENTER**

Healing and caring for the
community for over 150 years.

Urban Edge is thrilled to be working alongside the Dimock Center here in Jackson Square. Because of the support of NeighborWorks, our staff have been trained by community partners on the social determinants of health and are now better connecting families to health care services the Dimock Center offers.

Also, thanks to the Boston Foundation, we're creating an infrastructure that will help parents with young children access integrated education programs, such as early intervention, Head Start and Kindergarten readiness.

FINANCIALS

Unrestricted operating results for the year ended December 31, 2018
(Unaudited)

\$438,327

PROJECT GAINS
INTEREST & OTHER

\$1,435,516

PROJECT MANAGEMENT &
DEVELOPER FEES



REVENUE
\$4,510,986

\$1,058,662

PROGRAM SERVICE FEES &
REAL ESTATE INCOME

\$1,578,481

GRANTS & CONTRIBUTIONS

\$129,748

PROGRAM EXPENSES

\$207,181

OFFICE OPERATIONS

\$510,790

CONSULTING & PROFESSIONAL FEES

\$291,960

OCCUPANCY

\$64,413

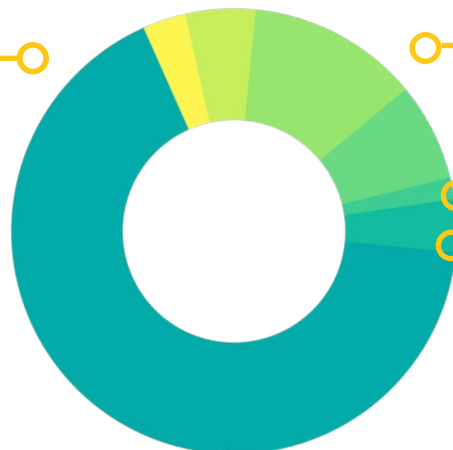
EVENTS & MEETINGS

\$156,844

OTHER

\$2,740,134

PERSONNEL &
RELATED



EXPENSES
\$4,101,070