

Annual Report 2021

2021 Highlights



Began Construction

Our Holtzer Park Apartments and Bancroft/Dixwell are underway.



Closing the Wealth Gap

Our teams are working to create homeowners through educational courses, counseling, connections with lenders, and payment assistance.



Neighborhood Outreach

We are working to create stable, thriving communities through tax assistance, supply distribution, and counseling programs.



The economic fallout of COVID-19 continues to evolve as housing costs hit an all-time high. Inflation is creating strains on families in Boston and across the U.S. Many face housing instability. And once again, the Black and Brown community has been disproportionately impacted.

We recognize how systems and structures are stacked against communities of color, so we are working to help rebuild them. All families deserve a fair chance at success and stability, and we are in the business of making that happen.

From first-time homebuyer classes to foreclosure prevention to affordable housing construction, we are here for you and your families. The past few years have been difficult, but we are here to bring the dream of thriving, affordable neighborhoods a little closer.



We envision strong, affordable communities with power in the hands of the people. With your support, we know we can get there.

Emilio Dorceley,
CEO

Dreams to Reality

Stories of the resilience and success of our clients and residents navigating challenging systems and structures.



Frandy's has lived in Boston since she was twelve years old. Her stepmom had owned her own home, and that was where Frandy's' inspiration began.

As a young person, she never had any financial guidance on credit. "Once I turned 18, I would go on shopping sprees! I was never educated on how to be financially ready. This made it almost impossible to own a home."

Frandy's enrolled in our first-time homebuyer class and got that training on financial readiness. She and her husband resolved to pay off their existing debt and save up for their first home.

Several times they succeeded in paying off their debt but then needed to use their credit card for an unexpected expense. Resolved, they pressed on. Then, with little debt left, Frandy's and her husband were ready to buy a home. After five years of working for it, they purchased a home of their own.

"Every time I wake up in this house, I still can't believe it's mine. I feel like I'm staying in an Airbnb!"

To everyone with a dream of homeownership, Frandy's says: "Don't give up. Keep going, keep working hard, because it will happen. There were so many times when I almost gave up, but I picked myself up because I remembered how much I wanted this."

- Frandy's Martinez,
homeowner



Geraldine moved to the U.S. from Haiti when she was eight. She saved her money. Now, she's a homeowner.

Gerry began her homeownership journey with our first-time homebuyer class. "You know when you want to do something but have no idea where to start? Urban Edge and my counselor there, Gercide Luc, were the first to get me thinking about buying a home."

Purchasing a home had always been one of Gerry's goals. She now understood the process, but there were always complications. Gerry was planning on working with a local housing authority on several prospective homes, but they could not let her into their program.

But armed with the knowledge Gercide gave her and fierce advocacy from an FSS (Family Self Sufficiency) worker, things started to break Gerry's way. "She pushed and pushed until we finally got the answer we wanted – they let me into the program." After that, Gerry purchased her first home.

Gerry took her time, put in the hard work, leaned on her resources, and navigated an unfairly structured system. She landed in a house of her own.

"Do it the right way, and everything will fall into place. It might not fall into place when you want, or the way you want, but it will fall into place."

- Gerry Romulus,
homeowner



Wendy Mejia has lived in her apartment in Boston for 17 years. Last month, she purchased her first house.

Wendy's home buying process began with our First Time Homebuyer course, taught by Milagros Pascual. Then, Wendy "waited patiently. I filled out every application that came my way, and thank god I did!"

Many applications later, Wendy received a grant from Madison Park Development Corporation, a grant from HUD's Family Self Sufficiency Program, and a grant from the Bank of America.

Wendy and her partner went to several open houses before they found a beautiful house close to their jobs. "There was something about that house. I knew this was my house, my kid's house, my grandkids' house." Their offer got accepted immediately, and Wendy was able to put 20% down on her new home.

To Wendy, the biggest challenge was navigating such a competitive housing market. "At times, it felt like I couldn't afford to be buying a house at all."

To people working to buy a home, Wendy says: "There are so many resources out there! There are people out there who will help you. Just ask!"

"It was really exciting because my dream finally came true. I never dreamed of buying a new car or new things – I dreamed of a house. And that came true."

- Wendy Mejia,
homeowner

Our Strategic Plan

5 pillars focused on both people and communities

Thriving families • Amplified voices • Affordable neighborhoods • Vibrant communities

People 



Empower and elevate vulnerable populations in our core neighborhoods to access opportunities



Deepen our commitment to community wealth-building, including the renter-to-homeowner pipeline



Center and embed racial equity and justice into our work and organizational practices



Serve as a trusted voice and partner for community-based leadership and advocacy



Maximize our contribution to housing affordability and stability in Boston

Communities 

Year at a Glance



457

**Tax returns filed,
\$1M+ returned**



11

**Foreclosures
prevented**



1500+

**Families fed and
supported**



37

**Families attended
our kindergarten
preparation program**



348

**Affordable rental
homes in our pipeline**



90

**First-time
homebuyers
created**

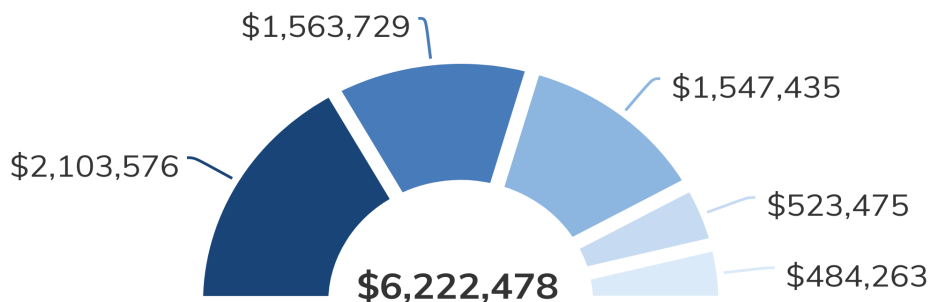


250

**Families connected to
\$500k in rental
assistance**

Investing in the Community

Our 2021 Expenses



- Building Affordable Homes
- Engaging with the Community
- Creating Homeowners and Stopping Foreclosures
- Managing our Assets
- Realty Brokerage