



2024 ANNUAL REPORT



2024 marked a major milestone for Urban Edge – our 50th anniversary. It was a year to celebrate how far we’ve come, and to renew our commitment to what lies ahead. With a strong strategic plan guiding our path, we continued to focus on the tools and programs that help families build lasting financial security and access stable, affordable homes.

From credit-builder loans and matched savings accounts to career coaching and down payment assistance, our programs are designed to help residents overcome systemic barriers and build wealth on their own terms – whether that means reducing debt, increasing earnings, or buying a first home. Inside, you’ll read how we continue to walk alongside families at every stage of that journey.

At the same time, we’re advancing our real estate work – preserving and improving existing housing, moving new developments forward in the pipeline, and investing in long-term affordability. Through efforts like the Roxbury Collective for Affordable Housing, we’re also working to shift policy, support local organizing, and ensure that the voices of our community shape the future of this city.

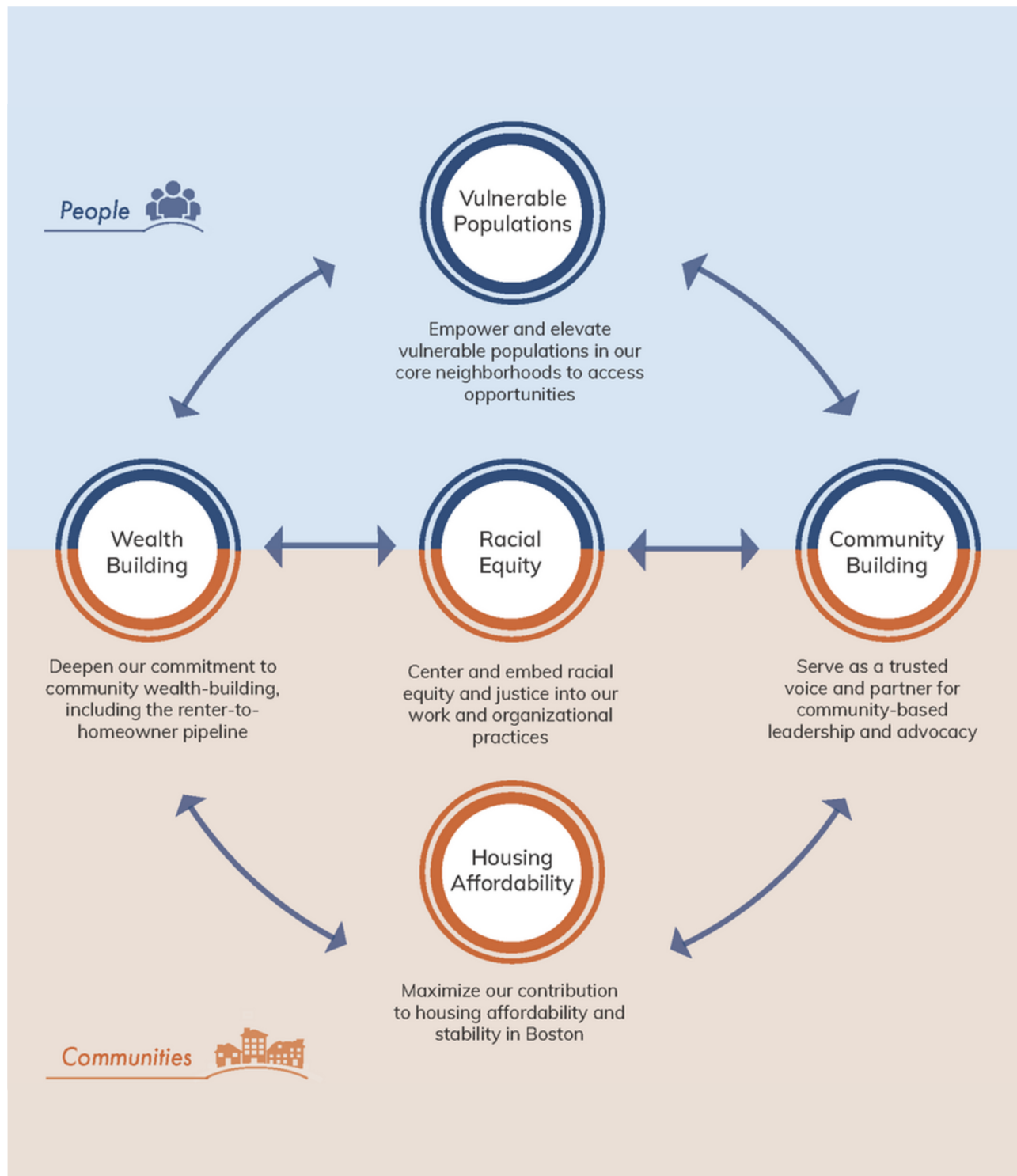


We’re grateful for your partnership over the last five decades – and especially now, as we step into the next chapter. Thank you for standing with us to build a more just, inclusive, and resilient future.

Emilio Dorcely
CEO

Strategic Plan

5 pillars focused on both people and communities



Strategic Plan Updates

Reflecting on successes in each of our pillars.

Vulnerable Populations

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Last year, **over 100 Urban Edge residents** received personalized financial coaching, and nearly **1,000 households** improved their credit scores by an average of 13 points through the Esusu Rent Reporting program. We also celebrated the graduation of **28 caregivers** from our Strong Start early childhood program, with **92% reporting improved parenting skills**.

Community Building

Community Building

Urban Edge residents dedicated nearly **10,000 hours** to community engagement in partnership with Union Capital Boston. Through the Roxbury Collective, which Urban Edge co-founded, **more than 400 individuals** and **8 partner organizations** came together to advocate for rent stabilization in the neighborhood and across the state.

Housing Affordability

Housing Affordability

Betty Greene Apartments will open in Spring 2025 – a **65-unit, 100% income-restricted** affordable housing development. The building also features ground-floor commercial/community-facility space, soon to be home to **a nonprofit organization** providing vital services to formerly incarcerated individuals seeking stable housing, employment, and family reunification.

Wealth Building

Wealth Building

Since launching our Strategic Plan, we've invested more than **\$560,000** to provide wealth-building opportunities for residents, serving **342 clients**. Through the Urban Edge Down Payment Assistance Program, **three Urban Edge residents** became first-time homeowners with \$50,000 and \$100,000 grants. Our team supported an additional **40+ low- to moderate-income families** in purchasing homes across Greater Boston.

Racial Equity

Racial Equity

Urban Edge is a proud founding partner of **OppCo's Fellowship for Equitable Affordable Housing Development** which fosters diverse real estate professionals. In addition, we continue to mentor and partner with **small minority-owned firms** to promote greater equity in the affordable housing industry.




Making a Difference

Urban Edge's impact in helping residents and clients reach their goals and engage in their community





Urban Edge's **Community Programs** Team provides a comprehensive array of wealth-building programs, that include:

- First Time Homebuyer Classes
- Credit Counseling
- One-on-One Support and Coaching
- Down Payment Assistance
- Matched Savings

Community Program Highlights from 2024

-  **46** first time homebuyers were created
-  **243** participants graduated from our Credit Counseling Workshops
-  **33** foreclosures were prevented
- \$355,000** in assistance, including match savings and down payment support was disbursed to families enrolled in our wealth-building programs

Community Engagement Highlights from 2024

-  **500+** backpacks given away at our Back-to-School event
-  **300** Turkeys given away at Thanksgiving
-  **14** Senior Tea & Coffee Hours
-  **90** households were enrolled in the Family Self-Sufficiency (FSS) Program
- 34** households received nearly \$70,000 in rental assistance

Urban Edge's **Community Engagement team** serves residents in Spanish, Haitian Creole, and English – delivering essential services and support across languages to meet the **diverse needs of our community.**

Pathways to Stability

Sohery's Story

Sohery Del Rosario has lived in an Urban Edge property since 2016. After separating from her partner, she moved in with extended family members, seeking stability for herself and her daughter. But the two-bedroom apartment they share is tight and crowded, and Sohery has long dreamed of having a place of her own.

That dream felt out of reach when she fell behind on rent—until the property management office connected her with Lourdes Veira, one of Urban Edge's Community Engagement Officers. What began as financial coaching soon evolved into something much deeper. "She's my angel," Sohery says. "Not only did she help me with rent, she helped me with my life."

Lourdes worked with Sohery to apply for RAFT assistance in early 2024, which helped cover her back rent and get back on her feet, and later to secure first and last month's rent plus a security deposit for a new apartment. Lourdes also helped Sohery set up a budget and make a plan—not just for housing, but for her long-term goals.

"She didn't push me to do everything at once," Sohery says. "She helped me focus on my job, my housing, and then finishing my high school diploma." Today, Sohery is working in property management with The Community Builders, having transitioned from a career working in dental offices. It's a job she enjoys—and one that gives her both confidence and stability for the future. "There are always jobs in property management," she says. Soon she will be moving to East Boston into her own apartment, just around the corner from her mother who can help with childcare. The move is a major accomplishment for Sohery.

"I can't wait to have my own place and I'm so thankful I have a steady job," Sohery says. "Being a single mom isn't easy—you miss a lot. But I'm doing my best, and I'm glad I have support." Once she's settled, she's determined to finish her high school diploma and keep moving forward toward greater stability and independence. "Getting my lease and my keys—that's a big step for me," she says. "Lourdes helped make it possible."



Alex's Story

"This entire journey has been so worth it." After 20 years living in the same apartment, Alexandria Guerrier made a decisive leap toward homeownership in 2024. With the guidance of Urban Edge's Community Programs team—especially Gercide Luc—Alex built not only her savings, but also her knowledge of the market, available grants, and homebuying strategies. "She had a wealth of knowledge and met with me every week," Alex said. "Without her, I don't know how I would have gotten through it."

Alex joined one of our matched savings programs, setting aside \$2,500 of her own money and earning a \$5,000 match to help fund a future down payment. "Combined with the savings I had accumulated, that program was how I got the 1.5% I needed to secure mortgage approval. That was pivotal."

"Alex's commitment to the process was unwavering. After years of careful planning—switching jobs to increase her income, attending first-time homebuyer classes, and staying on top of every opportunity, 2024 became the year her preparation paid off. Despite Boston's rising costs, Alex was determined to stay in the city she's always called home. By the fall, she had requalified for the City's down payment financial assistance program, secured mortgage preapproval, and was ready to act when the right opportunity appeared.

She calls 2024 the turning point: "There were so many ups and downs, but I kept my mind on my intentions." That steady resolve—and the foundation she built with Urban Edge—led to a major milestone when Alex and her son, now co-owners, closed on their new condo in Mattapan's Olmsted Green.



Our Board of Directors

Urban Edge is grateful to our board of directors for their commitment and effort in serving our community. As a certified Community Development Corporation in Massachusetts, Urban Edge is proud to meet the state's requirement that CDC boards meaningfully reflect and represent the communities they serve. This includes ensuring that low- and moderate-income residents, along with individuals who live in our service area, have a voice in shaping our work. This structure helps keep us grounded, accountable, and responsive to the needs and priorities of the people at the heart of our mission.

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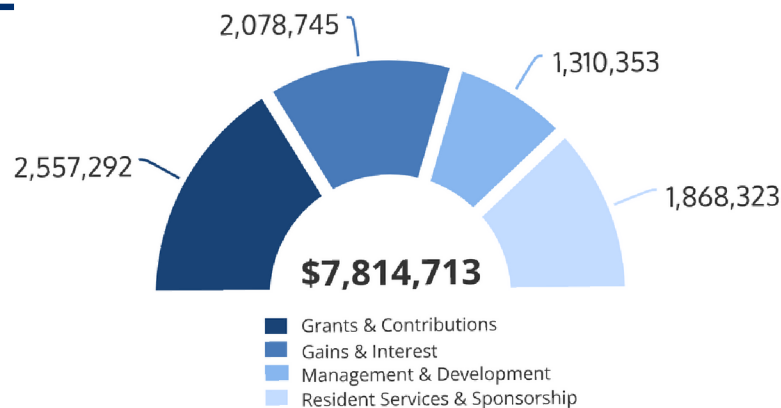
Wells Fargo

*Reflects supporters who contributed \$4,000 or more Urban Edge during
Fiscal Year January 1, 2024 - December 31, 2024.*

Investing in the Community

Financial Overview Fiscal Year 2024 (Jan 1, 2024 – Dec 31, 2024)

REVENUE



EXPENSES



