

# Celebrating the Past Building the Future





## Message from CEO and Board President

In 2008 and 2009 Madison Park Development Corporation strengthened its core programs and expanded its reach and impact. We provide affordable, safe and attractive housing to over 3500 adults and children, maintain 78,000 square feet of commercial space in Dudley Square employing over 220 persons, and have preserved important historic sites that contribute to the character and vitality of the Roxbury neighborhood.

Forged in the heat of community battles to keep a major highway from severing the heart of the neighborhood, for 44 years Madison Park has been a leader in the production and preservation of affordable housing. It has produced and preserved more affordable housing than any community development corporation in the state—93 homeownership and 1,210 rental units. We know that in order to realize the full renaissance of Roxbury we must also amplify the voices of local residents to organize for real change, and we must promote economic development in our neighborhood so residents can enjoy a diverse and culturally-vibrant commercial district. We do this work through our Community Action and ACT Roxbury programs, respectively. Economic recessions always hit low-income neighborhoods the hardest. Madison Park has weathered the last two years and is well poised to continue to serve the residents and businesses of Roxbury – who need comprehensive, proven and innovative strategies, like the ones championed by Madison Park, now more than ever.

We invite you to review our annual report and visit our website, [www.madison-park.org](http://www.madison-park.org), for a sense of our past accomplishments and a road map for what we hope to do in the future to strengthen our community and achieve an ambitious vision.

Jeanne Pinado  
Chief Executive Officer

Elmer Freeman  
President, Board of Directors



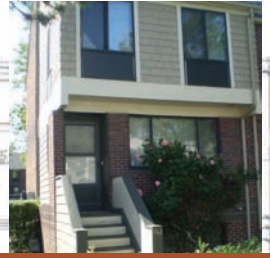
1966 Founded



1973 Smith House



1974 Haynes House



1978 Madison Park III

## Real Estate Development

Despite extraordinary challenges and turmoil, Madison Park made progress towards its strategic goal of expanding affordable housing opportunities for Roxbury residents through preservation of existing affordable housing and new construction. It leased office space to new businesses in an effort to stimulate economic growth and revitalize Dudley Square into a thriving commercial district.



Nicole - A Madison Park success story.

## School House Properties

Madison Park preserved 128-units of historic and affordable housing, through a successful partnership with EA Fish & Associates/Peabody Properties.

## Twenty at Luma

Construction began in August 2009 on 20 new "green" single family homes that will be sold to low and moderate income families.

## Financial Literacy and Homebuyer Training

**A Testimonial:** Nicole had been working at Project Right for over four years as a community organizer. She took a financial literacy course offered by Madison Park in 2004 and it helped her to repair her credit and learn

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“without Madison Park’s support and encouragement, I would not have achieved my goal of owning a home.”

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to save. In 2005 she joined the Individual Development Account program and set a goal of purchasing a home. Over 20 months she saved \$2,000 toward the purchase of her new home in Roxbury and Madison Park matched her savings with \$4,000. Nicole worked with Madison Park’s homebuyer counselor to take advantage of various down payment assistance programs for first time homebuyers. Nicole says, “without Madison Park’s support and encouragement, I would not have achieved my goal of owning a home.”

## Community Action

In 2008 and 2009, Madison Park strengthened its programs and activities within the Roxbury community and deepened its ability to make an impact by adding a new, full-time Director of Community Action. It worked toward its ongoing goals of reducing youth violence and increasing public safety and civic engagement in the community.

## Public Safety

Madison Park received a \$10,000 award from the Met Life Foundation and the Local Initiatives Support Corporation for its innovative community-police partnership leading to a continual drop in crime in Roxbury compared to the city as a whole.



1980 Madison Park IV



1998 Beryl Gardens



1999 Orchard Gardens



2000 Shawmut Estates

## RoxVote

Madison Park is the founder and lead organizer of RoxVote, our voter participation and civic engagement initiative. Due to our work, voter turnout in the area that includes Madison Park's Orchard Gardens development increased by 45% from 2004! Madison Park was invited to join the Community Engagement Initiative (CEI), funded by the Boston Foundation, Access Strategies, Hyams Foundation and the Herman and Frieda Miller Foundation. Participation in CEI will allow us to expand upon our success with RoxVote and use the momentum generated from elections to advocate for change year-round.

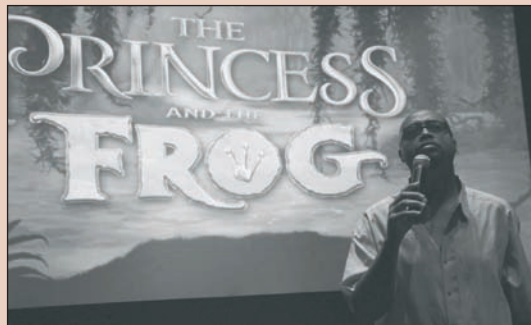
## Public Internet Center

The Public Internet Center at Madison Park Village annually served more than 100 at-risk youth and 75 adults through classes, workshops and open access hours.

## Lower Roxbury Youth Collaborative

This Collaborative, of which MPDC is the lead member, planned and held a Youth Day event and a National Night Out event with over 400 participants at each event over the past two years.

## ACT Roxbury



Disney animator discussing *The Princess and the Frog* at the 2009 Roxbury Film Festival.

ACT Roxbury is Madison Park's cultural economic development program. Its signature artistic offerings promote the artistic achievements of artists of color, bring more diverse and affordable arts programs to our community, and support local businesses through cultural tourism.



2008 Festival of Dance at Hibernian Hall.

## The Roxbury Film Festival

The festival celebrated its 10th anniversary in August 2008 with 5000 attendees and over 50 films by or about people of color.

## The Roxbury Literary Annual

Through the Roxbury Literary Annual, 25 high school students were given the opportunity to nurture their writing talent and read their works at a culminating performance.

## Roxbury Open Studios (ROS)

ROS celebrated its 10th Anniversary in October 2008 with over 150 participating artists showcasing the artistic wealth that exists in Roxbury.

## Roxbury Center for the Arts at Hibernian Hall

The Hall was the venue of choice for Actors' Shakespeare Project, numerous private functions, voter mobilization events, and diverse cultural performances. The number of attendees at events increased from 3,300 in 2007 to 4,156 in 2008, indicating the need for a beautiful, state of the art performance and rental space in Dudley Square.



Left: Boston Police Officer and Madison Park youth play Tug of War. Above: Roxbury Literary Annual youth writers receive instruction.

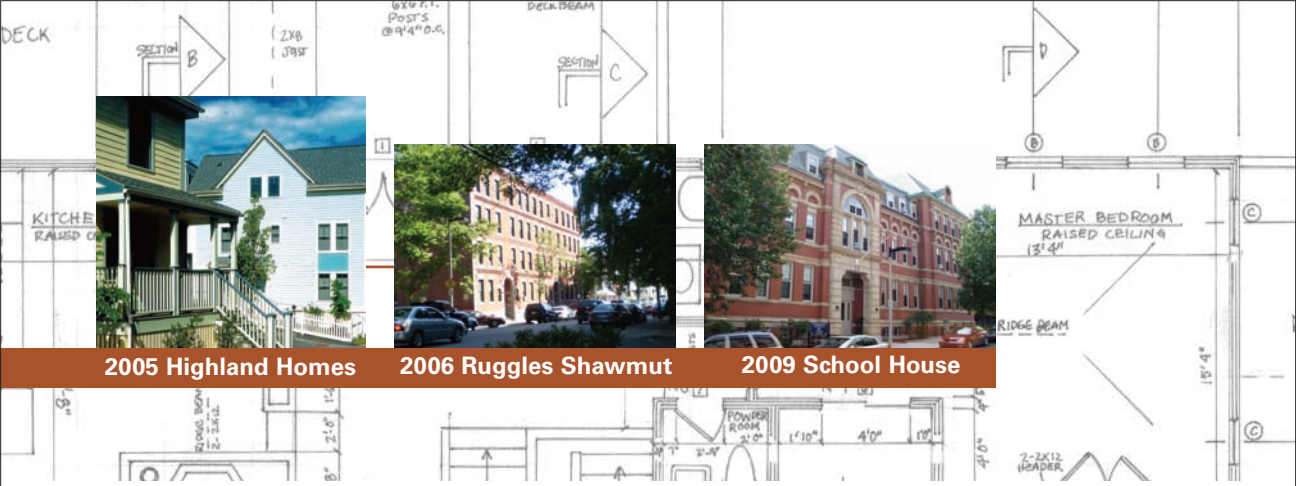
## Mission Statement

Madison Park Development Corporation's mission is to foster the social, physical, economic, and cultural renaissance of the Roxbury community by promoting the economic self-sufficiency and social well-being of low-income and moderate-income residents and advocating for an equitable share of private and public resources.

## Vision Statement

**We see a future in which...**

- All residents will have access to quality housing and home ownership will be widespread.
- Local business will be thriving. Residents will have the skills to find meaningful work and earn a respectable living.
- The community will actively celebrate its cultural heritage – the arts will flourish and tourists will come to Roxbury, particularly the Dudley Square area, to enjoy the wealth of cultural activities and enterprises.
- Youth will feel cared for, safe and confident about their future.
- Residents will know how to use their political and economic power to create positive change.
- Hope will abound!



2005 Highland Homes

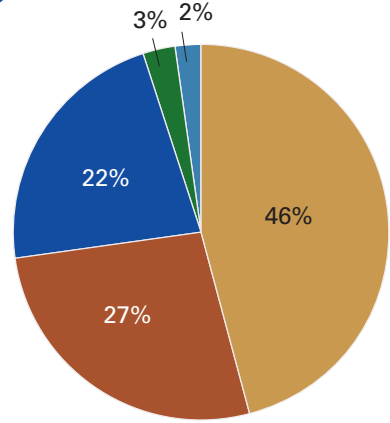
2006 Ruggles Shawmut

2009 School House

## Consolidated Financial Statement

### REVENUE

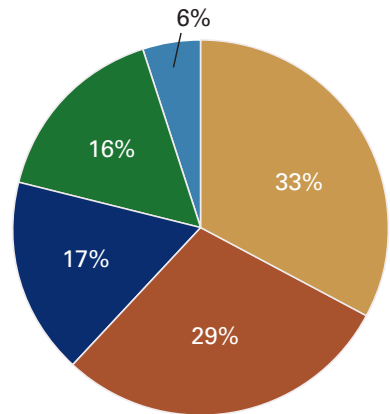
Program Revenues	\$1,265,620	46%
Government, Foundation, and Corporate Grants	\$616,794	22%
Capital Grants	\$734,000	27%
Contributions and Gifts	\$59,790	2%
In-Kind Donations	\$92,100	3%
<b>Total Operating Income</b>	<b>\$2,768,304</b>	



Program Revenues	46%
Capital Grants	27%
Government/Foundation/ Corporate Grants	22%
In-Kind Donations	3%
Contributions and Gifts	2%

### EXPENSES

Real Estate	\$626,937	29%
Community Action	\$349,574	16%
Cultural Economic Development	\$738,830	34%
Administration	\$370,745	17%
Fundraising	\$107,521	5%
<b>Total Operating Expenses</b>	<b>\$2,193,607</b>	
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$574,697</b>	



Cultural Economic Development	33%
Real Estate	29%
Administration	17%
Community Action	16%
Fundraising	6%

This fiscal report is a summary representation only, and should be viewed in conjunction with our FY2008 Consolidated Financial Statements. For a complete copy of our audit, please contact us at (617) 541-3900.

# Thanks to our organizational and individual donors

## Organizational Donors

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Wentworth Institute of Technology  
WGBH  
WHDH  
Whole Foods Market  
Winn Residential Management  
Vine Street Community Center

## Individual Contributors

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# Madison Park Development Corporation

184 Dudley Street, Suite 102, Roxbury, MA 02119

Phone: (617) 541-3900 • Fax: (617) 541-4900

[www.madison-park.org](http://www.madison-park.org)



## Thanks to our officers, directors, and staff

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Barbara Brammer, Director of Finance & Administration

Mildred Carambot, Public Internet Center Coordinator

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Hammad Graham, Asset Manager

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Toya Hendricks, Performance Space Manager

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