



Celebrating 30 Years of Impact

CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION



30th Anniversary
ANNUAL REPORT
2010-2011



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OUR MISSION

The mission of the Codman Square Neighborhood Development Corporation (the “NDC”) is to build a better, stronger community in Codman Square and South Dorchester by creating housing and commercial spaces that are safe, sustainable, and affordable, promoting financial and economic stability for residents and for the neighborhood, and providing residents of all ages with opportunities and skills to empower themselves to improve their lives.

Our Community

CSNDC serves a two-square mile area of Dorchester that is bounded by Columbia Road and Geneva Avenue to the north, Gallivan Boulevard and Morton Street to the south, Blue Hill Avenue to the west, and Dorchester Avenue to the east.

30 Years of Impact: Past and Future Reflections

A MESSAGE FROM THE CSNDC LEADERSHIP

This past year we spent significant time looking critically at our work and our role. We asked hard questions about the concrete and measurable impact and difference our work was making in the lives of people in our community. Clearly our work, these past 30 years, has had significant and tangible impact on this community. Key blocks within and around Codman Square have been revitalized, bringing viable businesses and affordable housing to locations that were previously blighted. The social fabric of the community is measurably improved, with new leadership and civic/block groups working on a range of issues. Few would argue, we believe, that Codman Square NDC has played a prominent role over the past 30 years, in the revitalization and stability of this community as a whole.

However, we paused over the past year, particularly in light of the convergence of a multiplicity of severe stresses on our community that have huge implications for the future viability of our community (i.e., severely weakened economy, wide-scale job loss, foreclosures, crime). We continue to reexamine our role and our impact within these contexts. How can we affirmatively address such issues, given our past work and strengths? What will be our role? What does success look like, in terms of direct outcomes and impact on these issues?

Our answers to these questions remain a work in process. They are the subject of significant generative discussions at the Board and senior staff level. They are leading to new approaches to carrying out our work, and to defining our role within these contexts. Key to these new approaches is the formation of the Millennium Ten Initiative.

Millennium Ten represents an attempt to bring together key community stakeholders to think about these issues, too, and to develop new approaches to addressing them. It entails full community engagement in the development of a comprehensive plan that speaks to the future development of our community. It also seeks to engage the key players into a new “ecosystem”, a new way of relating and working, all with a focus on concretely impacting the socioeconomic lives of individuals and families within the community.

We’ve already engaged block associations in some concrete “early wins” work as a starting point for our Millennium Ten efforts. These block groups worked on self-defined community quality of life on their blocks during the summer months. This work ranged from a clean street campaign, to a youth video training and civic engagement initiative to reclaiming troubled parks for productive youth activities. With these groups, we are now evaluating the impact of their work, at the block level. This reflection and analysis will inform the Millennium Ten stakeholders’, and Codman Square NDC’s responses to the question of approach, role and impact. It will also guide our collective implementation this Fall, of the comprehensive planning and resident asset development components which are integral to the Millennium Ten initiative.

So, what’s Codman Square NDC’s role? Increasingly it has evolved to that of a broker and convener, bringing human and other resources to bear on the pressing and stressful issues facing our community, within the context of developing a new and complementary “ecosystem” within

which all the key players operate and work to resolve problems and achieve the new community vision. Codman Square NDC is stretching itself to play this role, while also more integrally weaving our traditional strengths of community building and real estate development into the ecosystem.

This is challenging work, but we welcome it and view it as key to safeguarding the positive momentum this community has been on these past 30 years. We look forward to continuing to work, with and through the Millennium Ten Initiative, and the internal and external stakeholders to address urgent issues, rebrand our community as a place of opportunity and promise, and to articulate and have clear and measurable impact on the lives of people in this community.

Nathan Cooper and Kenan Bigby, Co-Chairs

Gail Latimore, Executive Director

Millennium Ten Initiative

After about a year of discussions with various community stakeholders, in January 2011, Codman Square NDC took leadership in forming and convening the Millennium Ten Initiative. The Millennium Ten Initiative is a collective effort of grassroots organizations, residents, civic groups and nonprofits in the Codman Square and Four Corners communities. The goal of Millennium Ten is to uplift and showcase the community as a place of promise/opportunity and to further the upward trajectory that this community and its' residents have been on over the past few decades. The Millennium Ten Initiative has two interrelated components: (a) development of a comprehensive Community Plan that is a living document that speaks from residents and stakeholders viewpoints, to the key issues facing this community and sets forth the communities' vision and recommendations to address those issues and creates a roadmap and path for the development of the community into the next decade. Part of the planning process involves the conceptualization and implementation of a major social or cultural event that will bring positive internal and external attention to this community; (b) the asset development component of Millennium Ten seeks to directly impact resident economic mobility.

Over the next year, up to 100 residents will develop their own 3-5 year "Family" Plans, designed to address key issues for themselves and their families and to move them up the economic ladder. These residents will be supported by the Millennium Ten stakeholders in realizing their Family Plans. They will also be involved in developing the overall comprehensive Community Plan. Ultimately the goal of the Millennium Ten Initiative is to put and keep this community on the map, in a positive spotlight, and to affirmatively impact the economic well being of those who live here. We expect this work to lead to increases in the resources needed to further the community's growth, more stable and economically viable individuals and families and more engaged residents involved in stewarding their and the communities' future growth.

The Millennium Ten is led by a 15 member Steering Committee that work with the Coordinator to craft the overall process leading to the desired outcomes; engage directly in work to develop the Comprehensive Community Plan; recruit and engage families in all aspects of Millennium Ten; provide direct services and supports to individuals and families to achieve their plans; hold each other accountable to meet all goals and outcomes; and develop the resources to achieve desired outcomes.

Initial Millennium Ten Steering Committee members include: Gail Granville, Rachele Burns, Iris Dupont and Dan Willis, Codman Square NDC, Four Corners Action Coalition, Codman Square Neighborhood Council, DotWell, Four Corners Main Street Program, Codman Square Health Center, Talbot Norfolk Triangle Neighbors United, Action for Boston Community Development Dorchester Office, Boys and Girls Club, Dorchester YMCA, Kit Clark Senior Services. Four local small businesses are about to come on board, as well.

The Steering Committee has been very busy these last ten months, both designing and doing; undertaking concrete work and action. Already, residents are actively engaged in making a difference in the life of the community, doing block level work that they've identified as key to stabilizing their sub-neighborhood.

Six block groups, this past summer, took advantage of the “Early Wins” funding that the Millennium Ten Initiative made available. The funding was used to kick off a series of Family Fun Nights aimed at providing evening activities for the youth in the Talbot Norfolk Triangle neighborhood. Community members canned fresh fruits and vegetables from the Nightingale garden in a summer-long class sponsored by Kit Clark Senior Services. Neighborhood associations like Fuller Bailey and Erie Ellington gathered neighbors to clean up litter and reclaim playgrounds, and Redefining Our Community (ROC) was funded to start Envision – Youth Media Project to produce short films about the future of their community. Finally, the Chamberlain Neighborhood Association worked with the City of Boston to redesign a street island within the neighborhood and held a successful yard sale event that brought the community together.

Through the Millennium Ten initiative, which is supported by a consortium of funders, led by the Local Initiative Support Corp, we will achieve measurable positive IMPACT on our community and residents over the next decade.

Smart Growth and Strong Neighborhoods

Impact: Realizing our Fairmount Urban Village Vision

New Transit Oriented Development Completed & Talbot Ave Stop on Fairmount Underway!

On June 7, 2011, Codman Square NDC joined with our state and local officials, including Governor Deval Patrick, Mayor Thomas Menino and Congressman Michael Capuano, along with community and business leaders, to celebrate the ribbon cutting of our new Levedo Homes development and the groundbreaking of the new Talbot Ave stop on the Fairmount commuter rail line. These two events mark major milestones in the development of a new, transit-oriented, green urban village along the Fairmount-Indigo Corridor.

The Levedo Building, which is LEED Gold certified, is a new residential and commercial development on the corner of Talbot and Mallard Avenues with 24 affordable rental units. It is located just seconds from the new Talbot Ave stop on the MBTA Fairmount-Indigo line. Four new Fairmount-Indigo MBTA stations will be under construction by the end of the year, including two in Codman Square NDC’s service area.

The groundbreaking Fairmount-Indigo initiative is supported by a host of funders including the Boston Foundation, Hyams Foundation, LISC, Miller Foundation, and the Mass Smart Growth Alliance’s Great Neighborhoods program, among other funders.

Working in partnership with and through three other sister CDCs and a host of local advocacy and civic organizations, Codman Square NDC’s Fairmount-Indigo work is creating hundreds of new jobs along the corridor, along with building hundreds of affordable homes within a half mile of new transit stops, while also conceptualizing a plan for a 9-mile green corridor of linked open space and community paths along the Fairmount line. We thank our many partners and look forward to realizing all of our Fairmount goals as we move forward.

REAL ESTATE DEVELOPMENT—A SNAPSHOT OF THE LAST 5 YEARS

Rental and Homeownership Housing: Development of 164 units of new rental housing, including a LEED-Gold certified building, and an additional 415 units remained affordable through restructuring and renovation of portfolio properties.

Completion of Norwell Whitfield Homes and Franklin Field South 2 Homes (Sold 2007-2009)

Latin Academy (Opened 2008)

Levedo Homes (Opening Spring 2011)

Olmsted Green 1 and 2 (Opened in 2009 and 2010 in Partnership with Lena/New Boston)

412 Talbot (Completed and Sold to a First Time Homebuyer April 2011)

Foreclosure Acquisition and Redevelopment: Preserving the community's assets more broadly in the face of the crisis demands the prevention of the property abandonment and dereliction that can accompany foreclosure. CSNDC has begun to acquire a limited number of buildings under foreclosure or the threat of foreclosure, with the goals of preserving properties in good condition and preserving the homes of tenants living in these buildings.



412 Talbot Ave, Post Renovation

A VIEW TO THE NEXT FIVE YEARS

Transit Oriented Development: Our Fairmount transit oriented development (TOD) work involves developing mixed used housing (commercial on ground floor with affordable housing above), on un- or underdeveloped sites within a 1/2 mile radius of the two new stops under construction on the Fairmount line in our service area. Through these mixed use developments, we expect to stimulate revitalization of the commercial corridors lining Talbot Ave, Norfolk St and Washington Streets in the Talbot-Norfolk Triangle and the Four Corners neighborhoods. Currently, we are exploring with the community, the development of 175 units of affordable housing, with approximately 10,000 square feet of commercial space in these TOD corridors.

More Progress on Current RE Pipeline Projects

In spite of the continuing difficulties in the economy and housing market, this last year has proven to be a busy and productive period for CSNDC's Real Estate Development Department. Among our accomplishments:

Levedo Building, at 241 Talbot Avenue. In June, 2011, we completed construction on our first new project in direct support of the new Fairmount commuter rail line. The Levedo development is 1 ½ blocks from the new Talbot Ave Fairmount Commuter Rail stop (which started construction towards the end of 2010). We produced 24 new affordable rental units (including 5 townhouses for larger families) and a commercial space in a striking new building at the corner of Talbot and Mallard Ave. The program for this building grew out of a successful community planning charrette for the Talbot Norfolk Triangle, held in 2007. The building was rented up very quickly, and now is home to 24 low and moderate income families, most of them from the Dorchester/Mattapan neighborhood.

157 Washington Street (the A B & W Building), our second Fairmount-related project, near the new Four Corners station, started construction in Spring 2011, and is now well-advanced. After a long community process, we settled on a plan to make this a limited equity co-op for 24 families. We see a co-op as combining some of the best features of rental housing and ownership, and as a way for lower-income families to set down roots in the neighborhood, and also build their household wealth. The project also includes 3,500 square feet of new commercial space, facing an attractive courtyard on Washington Street. In addition to Low-Income Housing Tax Credit, private investment, plus substantial funds from both City and State, we have also won a Federal stimulus EPA Brownfields grant, and a Federal OCS jobs-creation grant. Completion is scheduled for June 2012, and we are actively looking for both potential co-op members and retail tenants!!

Codman Square Apartments: We first acquired this 80-unit scattered site portfolio in 1985, through the City's BHP-1 program. It got a moderate rehab in the 1990's, but since then has been very much showing its age. After many failed attempts during the last decade to raise funds for an adequate rehab, we finally received full funding commitments in spring of 2011, and are now preparing to start construction at the beginning of 2012. We will be able to bring these key buildings up to modern standards of energy efficiency and life safety (including sprinklers and fire alarms), and put them on a sound footing for at least the next 20 years. In addition, we will modernize kitchens and baths, add handicapped accessible units, and take on heating and hot water costs, rather than leaving these for the tenants to pay. During the construction, each family will need to relocate for 1 month to allow work in their units: but in exchange, they will get a fully modernized apartment.

Whittier-Lyndhurst-Washington: We've been involved for years with three different "problem" properties, looking for the right way to redevelop them: 4 – 6 Lyndhurst St (a former

drug hot-spot), 472 Washington St (where Ted and Terry's used to be: before that, it was a service station which left the lot very polluted), and Whittier School Apts (a State public housing project, which we manage on their behalf; but resources have never been enough to maintain the building, to say nothing of bring it up to modern standards). In the past five years, we've bundled these properties in a variety of ways: "Codman Sq. Condos"; "Whittier Place"; "Codman Washington Apts". Our latest plan will put all three together, along with new housing on a vacant site next to Whittier School (the former Syria Temple lot) to produce 45 units of quality affordable housing. Of these 45 units, 23 will be in new buildings, and 22 will involve rehab of historic structures (Whittier and Lyndhurst). This will provide new homes for 31 low and moderate income families, and modernized apartments (with no rent increases!!) for the lower income families at Whittier School. We have already made substantial progress on each of the three sites, including zoning relief, design approvals, historic designations, etc. We expect to finally receive full funding commitments during 2012, and go into construction in 2013.



Whittier School Rendering

Talbot Commons: Based on multiple community charrettes from 2003 – present we are moving forward with plans for a major new Transit Oriented Development (TOD) project across from the new Talbot Ave Fairmount stop. Built around a generous plaza (or “commons”) on New England Ave, this two-phase project will be the germ of a new “urban village”, with new housing, plus community retail and office space, and, we hope, a new business incubator to help with job creation. Plans for Phase I are well advanced, and will produce 26 new units, and restore the historic Colpitts blacksmith shop into 4,000 SF of community-oriented commercial space. We are in the midst of a new phase of our community process, in cooperation with TNT Neighbors United, and hope to submit funding application for Phase I of this project by the end of 2012.

In addition, we are working with our sister CDC's and public agencies, to respond to the **foreclosure crisis** sweeping our neighborhoods. This involves buying foreclosed properties, rehabbing them as needed, and then either running them as rental housing, or re-selling to qualified first-time homebuyers. We acquired, rehabbed and sold our first building under this plan, (412 Talbot Ave), and now have three more properties under construction (35 Nightingale, 59 Spencer and 15 Mallard). We are also actively pursuing several others. Nightingale and Spencer will be offered for sale to qualified first-time homebuyers in Fall 2011, and we invite inquiries from interested buyers.



Talbot Commons Rendering

Finally, we hope to revive our **Four Corners Plaza** project this year. We have been working to bring a retail anchor to this key intersection in Four Corners (corner of Washington, Harvard, Bowdoin Ave and Bowdoin St) for nearly 10 years now. In spite of a couple of “near misses” (an Americas’ Food Basket supermarket, a new CVS), the site still sits vacant. We responded to a City RFP in February 2011, with a bold mixed-use plan (including underground parking). Since then, we have had productive conversations with two potential supermarket operators, either of which could locate on the main (plaza) level of our project. We hope to have more news to share in the coming months.

Expanding Partnerships

With its healthy balance sheet, robust project pipeline and solid real estate development capacity, CSNDC is in a particularly strong position in the current community development environment. Recent events in the financial and real estate markets have put increasing pressure on nonprofit organizations of all kinds, particularly those exposed to real estate risks (like many CDCs). CSNDC, at the request of Lena Park CDC and Southwest Boston joint ventured on the development of affordable housing in Mattapan and Hyde Park, moving CSNDC beyond its traditional geographic borders. It is likely that more such opportunities will continue to emerge. CSNDC will consider the full range of opportunities for partnership and expansion, evaluating each opportunity against pre-determined criteria.

ECONOMIC DEVELOPMENT: Creating Assets, Preserving Wealth

Continued Work on the Foreclosure Front

Foreclosure continues to have a devastating impact on families and local communities within the Boston area. This past year Codman Square NDC provided foreclosure prevention services to approximately 165 people; and over 40 homeowners (representing approximately 80 housing units that were home to about 200 people), were saved from foreclosure. This was primarily because CSNDC was able to successfully negotiate loan modifications, working with lenders to reduce

monthly mortgage payments. Far too many families continue to be in jeopardy of losing their homes, however, due to rate resets on their mortgages, job loss and other issues. We will continue to work with residents and lender/servicers this coming year to keep homeowners, and their tenants, in their homes.

Codman Square NDC continues to seek opportunities to extend the scope of our foreclosure prevention services by working closely with local churches, civic groups and other nonprofit agencies.

Foreclosure Prevention Success Stories

Client 1: In January 2011 client came to CSNDC in need of foreclosure prevention service to help save her home in Dorchester, MA. She was 2 months late on her mortgage on her condo and was late on her Home Owners Association (HOA) dues. With 2 sessions of budget counseling and picking up extra hours at work she was able to bring her HOA dues current as well as bring her mortgage delinquency down to 1 month. Although, she was able to become current the payments were 54% of her income. In April we decided to submit a loan modification packet to her servicer requesting a reduction in current rate of 8.4% and a principal reduction.

The servicer followed up with client with bi-weekly status update on the modification process. In July, she was pre-qualified for a rate reduction of 4.9%. This resulted in a new mortgage payment of \$1,063, almost \$600 less than her previous monthly mortgage payment. This payment was acceptable to the client. However the servicer came back, in August with an offer to place the client into the Shared Appreciation Program. The program would reduce the principle mortgage amount owed on her condo mortgage from \$187,000 to \$115,000, a reduction of \$72,000 and the adjusted rate would be calculated at 2% for the life of the loan, making the new monthly payment about \$495. If the property is sold for more than the reduced principal amount of \$115,000 the lender would receive 25% of the profits received.

The client accepted the Shared Appreciated Program and received notification of final approval. Her new payment will be begin in October 2011.

Client 2: Client was referred to CSNDC by the Division of Banks for foreclosure prevention counseling because client was in an active foreclosure proceeding with current servicer. The client had previously submitted documents to servicer for a loan modification, but the documents were out of date. CSNDC contacted the servicer to inform them that we were working with the client, and resubmitted an updated loan modification packet. The servicer suspended the foreclosure date for 45 days, to ensure proper time to receive and review the updated loan modification documents.

We continued to contact the servicer on a bi-weekly basis to get status updates. In August, we were informed that the client was approved for a temporary loan modification. This modification resulted in a monthly savings of almost \$700, beginning October 2011. If the payments are received on time for the next 3 months then the loan will modified to the current terms for the life of the loan. The modification also calls for arrearages being added to the principal loan amount and placed on the back end of the loan.

The client accepted the offer and is currently making the new dramatically lower, monthly payments.

Financial Fitness Services

The goal of Financial Fitness Services is to help residents, homeowners and businesses effectively manage their assets and strengthen their financial position. This is achieved via one-on-one budget counseling, as well as through 4week group sessions. The group sessions use the **Money Smart** curriculum developed by the FDIC and endorsed by NeighborWorks America. Topics include: basic budgeting, managing and repairing credit, saving for financial goals, and the effective use of insurance. Experts such as local bank branch managers facilitate the sessions. Anyone receiving foreclosure prevention services is also provided with the one-on-one budget counseling through this program.

The *Money Smart* program allowed CSNDC to assist over 300 individuals this past year. Over 25% gained financial stability as evidenced by their opening bank accounts, saving at least 3 months of living expenses, reducing bad debt and establishing good credit.

We continue to partner with STRIVE, a local social service agency, to provide financial literacy training to their clients, many of whom are ex-offenders trying to re-enter mainstream society. Presently we have served 343 participants in 4-week financial literacy classes. To date we have offered seven sessions with 25- 34 participants in each session. 90% of participants are African Americans, 8% Hispanic and 2% white/other. The participants are mostly male, between the ages of 18-50. They are receptive to the program and many return for one-on-one credit advising.

Rehab Lending and Lead Abatement

In late Spring 2012, Codman Square NDC anticipates re-offering low interest rehab loans to eligible owner occupants of 1 to 4 family properties. This program will be offered to eligible homeowners in Dorchester, Roslindale and Hyde Park. Our collaboration with the Southwest Boston CDC will allow us to expand these services into Hyde Park and Roslindale.

These rehab loan funds will support homeowners in these neighborhoods who are looking to make repairs, delead their property or make improvements to the overall infrastructure and aesthetic value of their homes. In many cases, without the renovation work that these affordable low interest loans allow for, homeowners would be unable to rent the vacant units in their properties.

The availability of this reliable capital helps homeowners avoid having to go to predatory and sub prime lenders for capital, thus avoiding “borrowing” troubles.

We also participated in the “Get the Lead Out Program” through MassHousing. This program

offered homeowners and investors an affordable way to remove hazardous lead paint at 0% deferred costs for owner-occupants with a lead poisoned child, and 3-5% loans for owner applicants who wish to de-lead for preventive purposes.

COMMUNITY ORGANIZING AND RESIDENT RESOURCES (CORR)

Organizing the Community, Empowering Residents: 5 Year Perspective

Working with the Fairmount CDC Collaborative, the Four Corners Action Coalition and other local partners, rallied community residents to advocate for allocation of State resources to install four new stops on the Fairmount commuter rail line. As a result, the Four Corners and Talbot Ave stops on the Fairmount line are now under construction.

In conjunction with Talbot Norfolk Triangle, the Backyards Initiative, the City of Boston and others, in 2009, successfully completed redevelopment a long vacant and blighted lot on Elmhurst St into a beautiful new playground that community children now enjoy.

Initiated several community planning initiatives and charrettes in the Four Corners and Talbot Norfolk Triangle neighborhoods designed to determine the community's vision for transit oriented development and green space development along the Fairmount commuter rail line.

Through the *STARS (Smart and Talented Adolescents Reaching for Success) Program*: After-school and out of school programming for youth 7-12 and 13-18 years of age. CSNDC has engaged over 250 youth living on NDC-owned properties and immediate neighborhoods, providing academic support, leadership development and civic engagement opportunities as well as gender-specific and venture programming to support and build business skills among community youth.

Leadership Development: Provided staff support to seven resident groups in NDC-owned properties and three neighborhood associations to increase the capacity and influence of these groups in key neighborhood issues; over 100 people engaged in key leadership positions, helping to move our transit equity youth, environmental justice, and community safety initiatives forward. Key victories included the new transit stops in our service area, more leveraged resources and support from City of Boston for our commercial district, and a state-of-the-art computer learning center that provides language, job search, and computer skills building opportunities to residents of our service area.

Community-building efforts: Engaged over 5,000 residents and neighborhood stakeholders in area-wide activities such as Boston Shines, National Night Out, the United Way's Community Care Day, NeighborWorks America's NeighborWorks Week, addressing quality of life issues such as crime and safety, the environment, clean streets and open space and providing opportunities for neighbors to come together and build a stake in the issues that impact them on a daily basis. A key highlight of our annual community wide events is our Peace March that is planned and led by youth leaders from our various youth programs and which kicks off our National Night Out event.



More Progress on Community Building

As we review our past year's accomplishments, we are excited to report on the impact of our work and its catalytic benefits for the community. During 2010-2011, CORR engaged 3,126 residents, supported 131 resident leaders, leveraged 3,150 volunteer hours, and secured over 350,000 in financial and in-kind investments in support of CSNDC's mission.

As in previous years, the overarching goal of the Community Organizing and Resident Resources Department is to build and engage community voice and power in the neighborhood and the work of the organization. There are five key areas in which CORR works: youth development, leadership development, community building, partnerships and coalitions, and providing resources and referrals. By tapping into the community's voice and vision, CSNDC endeavors to build a stronger and more vibrant neighborhood.

Initiated several community planning initiatives and charrettes in the Four Corners and Talbot Norfolk Triangle neighborhoods designed to determine the community's vision for transit oriented development and green space development along the Fairmount commuter rail line.

Within NDC-owned properties and immediate neighborhoods, provided academic support, leadership development and civic engagement opportunities as well as gender-specific and venture programming to support and build business skills among community youth.



ASSET MANAGEMENT

Ensuring High Quality within our Existing Real Estate Portfolio

Codman Square NDC has developed over 1,200 units of affordable housing in its 30 year history and currently has over 830 affordable housing units, and approximately 51,000 square feet of commercial space in its portfolio. Our Asset Management department is responsible for overseeing this portfolio.

Asset Management focuses on the physical, financial and social health of the commercial and residential properties in CSNDC's portfolio. We work closely with Winn Residential, who we contract with, to ensure that each of our properties is well managed.

Key Recent Accomplishments

REFINANCING OF LITHGOW COMMERCIAL

This year, through local lender Mt Washington Bank, we secured long-term refinancing of Lithgow Commercial. The property is now even more secure, financially, into the next decade, and beyond. As one of the most visible commercial properties in the heart of Codman Square, this most recent transaction enhances the continued stability of our commercial district.

CSNDC'S GREEN INITIATIVE

CSNDC is now in full swing as we implement our goals to "green" our portfolio and the surrounding neighborhood. Asset Management used the findings from last year's study by New Ecology, to make immediate and impactful ecological modifications to our properties, such as:

- Utilizing non-toxic, low-Volatile Organic Compound (VOC) flooring and paints instead of cheaper, toxic alternatives
- Implementing Integrated Pest Management techniques
- Using Low Flow Toilets
- Installation of sewer meters

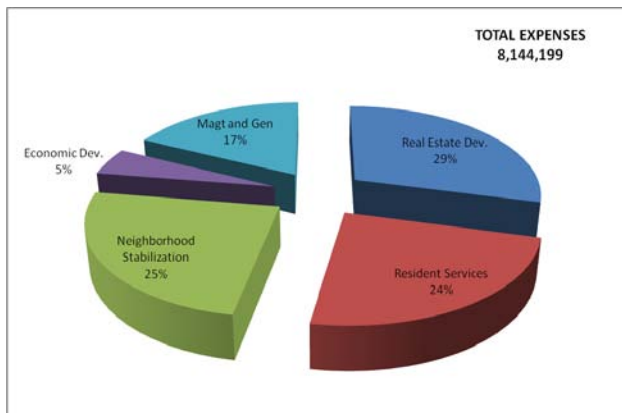
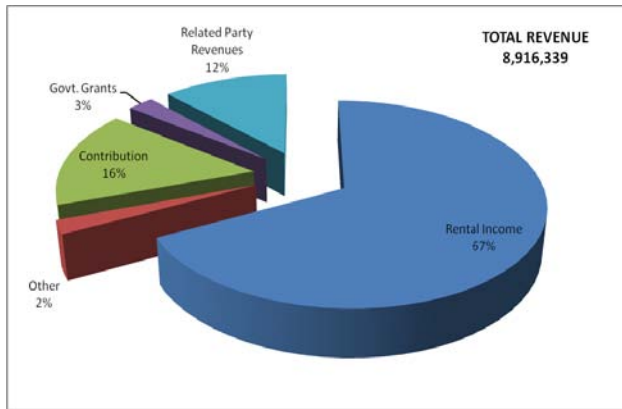
The Asset Management department also continues to contribute to development of the LEAN Multifamily Program, which works with utilities to provide public housing authorities and non-profits with resources to improve the energy efficiency of their properties.

OLMSTED GREEN RENTAL DEVELOPMENT

Codman Square NDC, in partnership with Lena Park CDC and New Boston, continues in its role as Managing Member and asset manager of the Olmsted Green rental development at the intersections of Morton and Harvard Streets in Mattapan, on the site of the former Boston State Hospital campus. Our stewardship ensures the effective operation of these 101 new units of affordable housing developed in 2009-2010.

**CODMAN SQUARE NDC
STATEMENT OF ACTIVITIES**

SEPTEMBER 30, 2010





With Appreciation

Codman Square Neighborhood Development Corporation is grateful for the generous involvement of the following funders and partners

FUNDERS AND COLLABORATORS

Action for Boston Community Development	Mass Bay Transportation Authority
Anonymous	Mass Dept of Environmental Protection
Bank of America	Mass Dept of Housing & Community Development
Barr Foundation	Mass Development Finance Agency
BNY/Mellon Bank	MassHousing
Boston Community Capital	Mass Housing Partnership
Boston Financial	McPhail Associates
Boston Foundation	Merck Fund
Boston Redevelopment Authority	MetLife Foundation
Boston Private Bank & Trust	Metro Boston Housing Partnership
Citizens Bank	MMA Financial
City of Boston/Dept of Neighborhood Development	Neighborhood Housing Services America
Community Economic Development Assist Corporation	NeighborWorks America
Environmental Protection Agency (U.S.)	New Boston Real Estate Fund
Fannie Mae Foundation	Riley Foundation
Federal Home Loan Bank	State Street Corporation
Garfield Foundation	Surdna Foundation
Harvard University	Tremont Credit Union
HomeFree USA	TJX Foundation
Hyams Foundation	UMASS Small Business Dev Center
Local Initiative Support Corp	United Way of Mass Bay
Mass Affordable Housing Alliance	U.S. Dept of Housing & Urban Development
Mass. Assoc. of Community Development Corps	U.S. Dept of Transportation
Mass Attorney General's Office	Winn Residential

COMMUNITY and CIVIC GROUP PARTNERS

Action for Boston Community Development
Alternatives for Community and the Environment
Ashmont Hill Neighborhood Assoc
Boston Homeowners Services Collaborative
Boston Police Department Area B-3
Boston Police Department Area C-11
Boston Police Department Area B-2
Boston Project Ministries
Boston Redevelopment Authority
Boston Tenants Coalition
Boston Votes/Mass Votes
C Circle Plus Neighborhood Assoc
Citizens Housing & Planning Assoc
CityLife/Vida Urbana
Codman Square Health Center
Codman Square Library
Codman Square Neighborhood Council
Dan Willis
Dorchester Bay EDC
Dorchester Boys and Girls Club
Dorchester Community Services Collaboration
Dorchester Environmental Health Collaborative
Dorchester Family YMCA
Dorchester Housing & Open Space Action Team
DotWell
Epiphany School
Erie/Ellington Neighborhood Association
Fair Foods
Federated Dorchester Neighborhood Houses
Four Corners Main Street
Friends of Elmhurst Park
Friends of Spencer/Whitfield Park
Gail Granville
Greater Boston Interfaith Organization
Greater Four Corners Action Coalition
Kit Clark Senior Services
Mat Thall
Mattapan CDC
Melville Park Neighborhood Assoc.
Mass Association of Community Development Corps
Metropolitan Area Planning Council
Mothers for Justice and Equality
Nuestra Comunidad CDC
Rachele Burns
Shawmut United Neighbors
Southwest Boston CDC
Talbot Bernard Resident Assoc
Talbot Norfolk Triangle Group
The Trust for Public Land
Union for Minority Neighborhoods
Urban Ecology Institute
Whitfield Wheatland Aspinwall Rosedale-Dunlap Neighborhood Association

CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION

EXECUTIVE LEADERSHIP, MANAGEMENT AND STAFF

Gail Latimore – Executive Director

Tiffany K. White – Executive Assistant/
Special Projects Manager

Sonia Desrose – Administrative Assistant

Vincent Lo – Director Administration and
Finance

April Jones- Accountant

Michelle Nettles – Accountant

Lorraine Grubbs – Director of Economic
Development

Christopher Welcome – Economic
Development Specialist

Keyna Samuel – Financial Fitness Coordinator

Sareddi Tusen – Economic Development
Assistant

Henrietta Samuel – Economic Development
Assistant (Temp)

Mark Dinaburg – Director of Real Estate
Development

Armond McCoy – Project Manager

Matt Henzy – Project Manager

Dana McQuillin- Jr. Project Manager

Ipyana Wasret – Asset Manager

Marcos Beleche – Director of Community
Organizing and Resident Resources

Cullen Deas – Community Organizer

Marilyn Forman-Lead Organizer

Barbara Carrera- Computer Learning Center
Coordinator

Blayne Lopes- STARS Youth Coordinator

Danielle Smith- STARS Youth Coordinator

Jenna Tourje- Millennium Ten Coordinator

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Melvin A. Vieira Jr.
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Treasurer

Wilena Julien

Assistant Secretary

Aice Nelson

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Nathan Cooper
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Shirley Young
Coleen Walker
Lisa Haskins
Olin Latimore

Admin & Finance Committee

Shirley Young
Coleen Walker
Olin Latimore

Personnel Committee

Wilena Julien

VOLUNTEERS

David Micley – Intern
Dorcas Dunham- VISTA Volunteer

