

*“... to develop and sustain stable,  
healthy and diverse communities.”*



2000  
ANNUAL  
REPORT



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Boston Food Bank  
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 The Community Builders  
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## Building Community

Urban Edge is committed to providing high quality, affordable housing opportunities to residents. We currently manage over 1000 units of rental and cooperative housing with combined annual operating budgets exceeding \$10 million. Over 60% of our expenditures are with minority and local businesses. Urban Edge properties are managed at levels above industry standards, including consistently high occupancy and very low vacancy rates, timely response to maintenance calls, and clean community areas and grounds. Property management functions are enhanced by a Resident Services team that works with property managers to provide residents with direct support and referral to local service providers.

In January 2000, Urban Edge completed renovations on the \$22 million, 202-unit Academy Homes I development located in Jackson Square, Roxbury. A joint venture of the Tenants' Council and Urban Edge, this collaborative project is a model for mixed-income neighborhood revitalization without resident displacement.

High quality affordable rental housing is only one of the building blocks in neighborhood stabilization. Urban Edge currently has 31 units of housing in various stages of predevelopment and construction for first-time homebuyers. Projects consist of both substantial rehabilitation and new construction and offer a variety of ownership options.

### Urban Edge manages more than 1000 homes and apartments.

<i>Academy Homes I</i>	<i>202 units</i>
<i>Bancroft Apartments</i>	<i>45 units</i>
<i>Cleaves Court Apartments</i>	<i>36 units</i>
<i>Dimock-Bragdon Apartments</i>	<i>54 units</i>
<i>Dixwell Street</i>	<i>6 units</i>
<i>Jamaica Plain Apartments</i>	<i>103 units</i>
<i>Montebello Road</i>	<i>7 units</i>
<i>Self Help Apartments</i>	<i>27 units</i>
<i>Stony Brook Gardens Coop</i>	<i>50 units</i>
<i>UE Limited Partnership</i>	<i>82 units</i>
<i>Walnut Park Apartments</i>	<i>168 units</i>
<i>Walnut-Washington Apartments</i>	<i>65 units</i>
<i>Wardman Apartments</i>	<i>88 units</i>
<i>Westminster Court Apartments</i>	<i>70 units</i>



## Housing Development & Preservation

Wardman Apartments is an 88-unit rental property located in the Roxbury neighborhood of Boston. Urban Edge acquired the property in September of 2000. Wardman residents are working closely with Urban Edge staff during the property's ownership transition and renovation. Renovations are scheduled to start in early 2001.

Urban Edge is constructing eight new homes for first-time homebuyers in Roslindale. Construction completion and sale of the homes is scheduled for Spring of 2001.

Urban Edge is currently developing over 150 affordable rental and homeownership units for families with low and moderate incomes.



80% of Urban Edge staff members live in the community.



above picture: from left to right  
Victor Acevedo, Roxbury, Adrian Joseph, Roxbury  
Dellroy Anson, Jamaica Plain, Raul Vega, Jamaica Plain  
photo to left: Adrian Joseph, Roxbury



## Building Community



## Services for Families and Youth

In its properties as well as in the larger community, Urban Edge encourages and supports resident organizing, crime prevention and safety initiatives, and parent support activities focused on local schools. Our work with the Schools of Choice Program, supports efforts at three local elementary schools (David A. Ellis, Ellis Mendell, Henry L. Higginson) to enhance student learning and improve performance through increased parent involvement.

During 2000, Urban Edge became a member of Neighborhood Reinvestment Corporation's national *Campaign for Homeownership 2002*<sup>®</sup>, the largest initiative of its kind. Our certified first-time homebuyer classes prepare neighborhood residents for the purchase of their first home, and successful graduates can access flexible mortgage products and down payment and closing cost assistance.

Urban Edge provides technical assistance and low interest rehabilitation loans to help homeowners address health and

safety issues and increase the value of their home. We also launched a new educational initiative in 2000 that offers workshops on basic home repair and maintenance.

Urban Edge works in cooperation with the Lead Safe Boston and Get the Lead Out programs to provide grants or low interest loans and technical assistance to help homeowners eliminate lead paint hazards in their homes.

Urban Edge operates a food pantry with support from the Boston Food Bank. Open two days per week, the pantry provides nonperishable items to over 400 very low-income residents.

In keeping with its history of collaborating with others, Urban Edge and Dimock Community Health Center are exploring ways in which the two organizations can partner to become more effective in providing services to meet the needs of the community. The alliance will result in innovative projects that address issues related to health, education, economic security and housing.

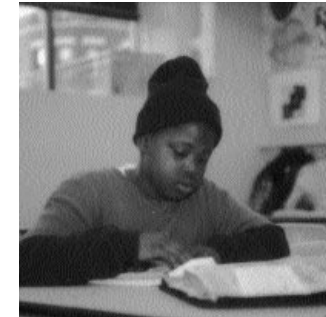
***Urban Edge held 8 First-Time Homebuyer classes, graduating 194 potential homeowners.***



***Successful class graduates Marilyn Mojica and Francisco Del Carmen recently purchased their first home, fulfilling their lifelong dream of home-ownership. To build the value of their investment, they are now working with Urban Edge to secure rehabilitation and deleading financing.***

January 2000 marked the completion of the Phase I renovations of the Egleston Square Youth Center. The Center currently houses the Egleston Square YMCA and the Greater Egleston Community High School. Renovations nearly doubled the YMCAs program space, enabling the introduction of new programs and creating separate areas for after-school childcare, teen programs, educational curriculums, and fitness activities.

Plans for the final phase include improvement and expansion of the Greater Egleston Community High School space and the addition of Our Place, a local youth theatre-arts program. A flexible multi-purpose area will be shared by all three youth program providers. Investment by Boston Public Schools will create science and math laboratories and increase telecommunications capacity.



***Located at 3134 Washington Street, the Egleston Square Youth Center bridges the neighborhoods of Jamaica Plain and Roxbury.***



***As a result of Urban Edge's outreach efforts and technical assistance, 9 homeowners invested in the removal of lead paint from their homes.***



# Building Community

## Commercial & Economic Development

Urban Edge develops commercial property and offers technical assistance, loans and equity investment to small and mid-sized local businesses. During 2000, we partnered with area business associations to produce a series of workshops and seminars meeting the specific needs of neighborhood business owners.

Technical assistance grants were provided to three local businesses to enhance business development. The Business Loan and Equity Fund, a collaborative of eight CDCs managed by Urban Edge, committed 5 loans totaling almost \$600,000.

Urban Edge contracted to have a shoppers' survey completed in the Egleston, Jackson and Hyde Square business districts. The results will assist the area's businesses in identifying market opportunities and managing competition.

The City of Boston awarded Urban Edge and Dimock Health Center, as a joint venture, tentative developer designation for a vacant City-owned property located at 101 Armory Street. Currently in its predevelopment stage, plans for this project include constructing a 16,000 square foot building to provide housing and space for social service programs.

**Urban Edge provided counseling, referral and monitoring assistance to 23 small businesses and 5 business associations during the past year.**

Copper Beach Day Care, a locally-owned Montessori School, received a loan from the Business Loan & Equity Fund to help renovate 2000 square feet of unfinished space in their building. Over the next three years the school will expand to include first through third grades and will increase enrollment from 55 to 73 students.



Children enjoying activities at Copper Beach Day Care.



**The Business Loan & Equity Fund closed or committed almost \$600,000 in loans during the past year.**

- **Laria Corporation**  
(sponsored by Jamaica Plain NDC)
- **Las Villas Market**  
(sponsored by Jamaica Plain NDC)
- **Copper Beach Montessori School**  
(sponsored by Urban Edge)
- **Steak-Out**  
(sponsored by Nuestra Comunidad)
- **TUG Inc.**  
(sponsored by Nuestra Comunidad)

### Shoppers Survey Results

**"Stores in the Hyde/Jackson/Egleston Square area are already competing in a regional marketplace, and are losing much of their potential comparison shopping market to other types of stores in other locations."**

**Mt. Auburn Associates, Inc., March 6, 2000**





■ The Egleston-Jackson Corridor is rich in potential and untapped opportunities. It contains more than 30 acres of vacant or underutilized land and buildings. Nearly half of that land is located at the three corners of Jackson Square. In 1995, Urban Edge initiated a community planning process to consider a broader economic strategy for the Egleston-Jackson area, the meeting ground for the Roxbury and Jamaica Plain neighborhoods of Boston. The Strategy promotes collaboration among organizations, businesses, public agencies, community groups, and private developers. Since that time, priorities have clearly emerged as result of community-wide meetings, neighborhood planning forums, and ongoing planning by the Jackson Square Coordinating Group.

Several of the original Egleston-Jackson Strategy goals have been achieved. The Boston Redevelopment Authority facilitated-Egleston-Jackson Coordinating Group is scheduled to complete its work in early 2001. The planning process has set the stage for bringing together the residents, merchants, and organizations of Jamaica Plain and Roxbury to implement viable projects that meet community needs and enjoy community support.

### *Egleston-Jackson Strategy Accomplishments:*

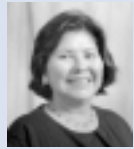
- Completed renovations on the \$22 million, 202-unit Academy Homes I project located in Jackson Square.
- Completed Phase I renovations of the Egleston Square Youth Center, which houses the Egleston Square YMCA and the Greater Egleston Community High School.
- The Intergenerational Park, proposed for vacant land located near Jackson Square, has secured \$750,000 of funding.
- Family Services moved into a renovated building in the Egleston-Jackson area, bringing new services to the community. NICE Daycare moved into new space and expanded their operations, enabling them to serve a greater number of area families.
- Attention is now focused on redeveloping the Egleston Jackson area, which has been vacant and underutilized for decades. Forty organizations, 800 people, the Boston Redevelopment Authority, other public agencies and the Mayor's office are fully engaged in the planning effort.
- In September 2000, the Boston Redevelopment Authority indicated the City's willingness to consider reconfiguring the existing Department of Public Works (DPW) facility. Urban Edge and others advocated for this site's reconfiguration for years because of its significance in the viable development of the area.



## Board Photos

## Board Photos

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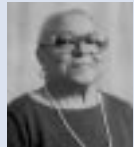


*Geeta Pradhan,*  
Assistant Clerk

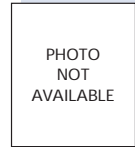


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### Alternative Members

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