



MPDC

Madison Park Development Corporation

ANNUAL REPORT

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Dear Friends and Supporters,

MPDC is pleased to highlight our efforts and impact in 2023, as well as present the organization's new FY2024-2026 strategic plan! With a guiding framework of promoting community wealth-building in Roxbury, this plan represents MPDC's commitment to addressing the compounding barriers that have systematically prevented Black and Brown Bostonians from access to homeownership, high quality education and employment and myriad other factors that today result in an enormous racial wealth gap in Boston.

Further, as we close in on nearly 60 years of service, MPDC reaffirms our commitment to honoring the legacy of our founders and driving forward a vision for the neighborhood that is rooted in our identity as a uniquely effective and comprehensive community development organization, driven by the residents and stakeholders of Roxbury.

In 2023, MPDC was proud to further advance asset, wealth building and homeownership efforts through the Next Door program, while continuing to cultivate a robust real estate pipeline that will bring hundreds of new units of desperately needed affordable rental and homeownership units to the neighborhood. We also continued to expand our youth and young adult workforce development programs and bring high quality health, violence prevention and civic engagement services and opportunities to our residents and the community. The Dewitt Center played an integral role as a home for programming and a hub for resources and partnerships, while Hibernian Hall's vital work of presenting and uplifting arts and culture in Roxbury drove economic activity to the neighborhood.

We cannot do this work alone and are grateful for every individual, organization, and champion who supported this critical work in 2023.



Malik Aziz, MPDC Board President

THANK YOU!

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MPDC would like to extend a special thank you to all our residents, including the resident leaders who help make programs and initiatives possible!



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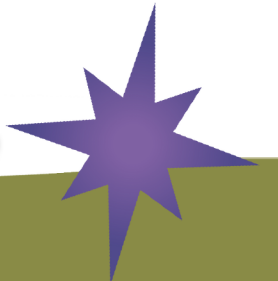




OUR THREE YEAR PLAN

Madison Park Development Corporation is proud to share its 2024-2026 Strategic Plan. With a guiding focus on promoting community wealth building in Roxbury, this plan is **grounded in a deep understanding of historical barriers faced by Black and Brown Bostonians** and articulates MPDC's commitment to bridging the racial wealth gap through accessible asset and wealth building resources.

Guided by our North Star, forging a brighter future



NORTH STAR

INCREASE ASSETS AND WEALTH OF RESIDENTS AND PROGRAM PARTICIPANTS

OUR PATH

1. Expand and provide access to asset and community wealth building.
2. Ensure strategic asset and property management, that allows MPDC to further invest in the economic mobility of our residents.

BUILD UPON CORE REAL ESTATE DEVELOPMENT AND STEWARDSHIP

OUR PATH

1. Sustain MPDC's track record as a leading community-based developer of inclusive housing opportunities guided by community vision.
2. Implement innovative strategies for the stewardship and improvement of existing housing existing housing.

WELL BEING

ENSURE ACCESS TO THE BEST AVAILABLE PROGRAMS AND SERVICES

OUR PATH

1. Continually pursue and achieve resident satisfaction.
2. Leverage MPDC's robust community-based programs to strategically expand access to financial empowerment opportunities.
3. Expand resident access to physical and mental wellness resources for overall well-being.

PROSPERITY

INCREASE ASSETS AND WEALTH OF RESIDENTS AND PROGRAM PARTICIPANTS

OUR PATH

1. Ensure access to premier programs and services.
2. Increase resident enrollment and engagement in MPDC-led initiatives.

[Read our Strategic Plan here](#)



OPERATIONAL

IMPROVE MPDC'S INTERNAL INFRASTRUCTURE

OUR PATH

1. Establish a permanent JustREDI (Justice, Racial, Equity, Diversity, and Inclusion) Committee to help guide MPDC's work and commitment to the community.
2. Invest in tools and technology that further advance MPDC's organizational effectiveness.
3. Prioritize training and professional development to ensure high-quality service delivery.



CORE



WELL BEING



PROSPERITY



OPERATIONAL

ABOUT OUR PLAN

MPDC is proud to share its 2024-2026 Strategic plan, guided by a framework of **promoting community wealth building in Roxbury**. We acknowledge the historic barriers faced by Boston’s Black and Brown residents in access to housing, employment, and asset and wealth building opportunities, resulting in the current racial wealth gap. This “North Star” is guiding **MPDC’s commitment to creating access to wealth building for our residents and the broader neighborhood**.

In our 58th year, we reaffirm our commitment to honoring the legacy of our founders and a vision for Roxbury grounded in comprehensive community development. MPDC advances its mission daily by **supporting a vibrant and healthy Roxbury for residents and community members**. In addition to offering stellar programs and resources, we will provide inclusive housing opportunities in the face of the growing crisis.

Over the next three years, we will continue to expand our youth and young adult workforce development programs while celebrating the 20 years of arts, civic, and cultural programming at Hibernian Hall and continue the integral role of The Dewitt Center as a community hub for resources, partnerships and creative use of space. MPDC is also committed to organizational sustainability through the expansion and diversification of revenue by increasing our donor base, establishing an endowment for Hibernian Hall and The Dewitt Center, and seeking multi-year grants to offset operational expenses.

We are excited by this plan to implement effective **strategies that are mission centered, transformative, and sustainable**. MPDC will continue to assess, restructure, and partner with like-minded organizations to narrow the racial wealth gap for Black and Brown families in Roxbury and the City of Boston.



<https://bit.ly/MPDCStrategicPlan>



madison-park.org | [@madisonparkdc](https://twitter.com/madisonparkdc)



#MPDCRox

2023 At a Glance



Housing & Wealth Building at MPDC

84

families enrolled in the Family Self Sufficiency Program

with

\$478,950

in saved in escrow accounts

and an additional

\$150,000

awarded by MPDC in down payment assistance to residents purchasing their first home

789 units

in MPDC's pipeline

- **346** new rental units to be constructed
- **331** rental units to be preserved long-term as affordable preserved
- **112** new homeownership units to be constructed



3,600

Residents and community members reached through programs and events

1,150

Community Action programs & events

1,000

Arts & Culture at Hibernian Hall

1,450

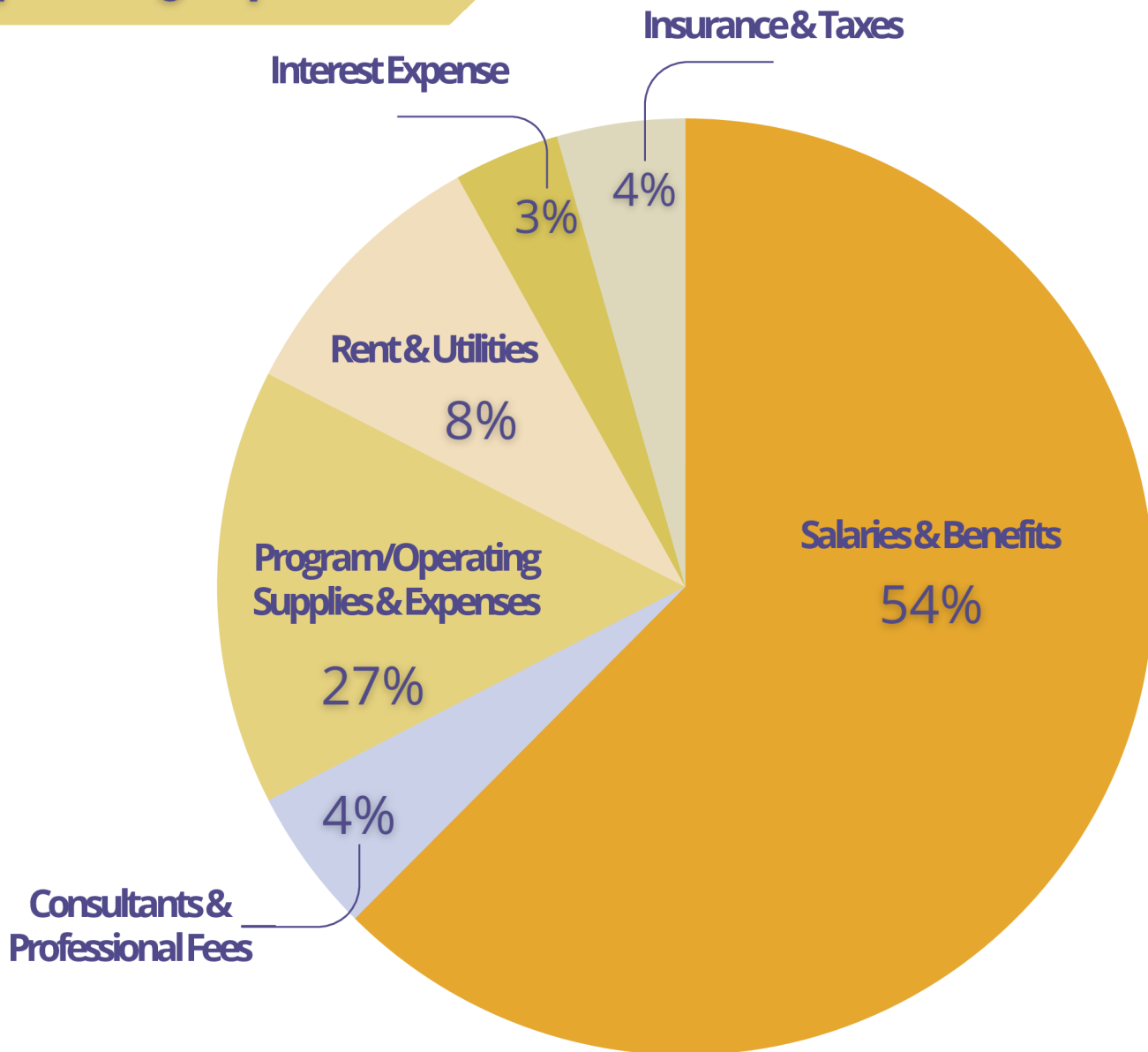
Dewitt Center programs & events

"I loved how it wasn't just a job it was a community as well, it made me feel comfortable to open myself to new things." - Paris B., 16, Summer Youth Employment participant

In partnership with Actors' Shakespeare Project (ASP), Hibernian Hall hosted and co-produced August Wilson's Seven Guitars. The play went on to become the second-best selling production in ASP's history and was awarded a Critics' Pick Medallion by The Boston Theater Critics Association, the first for a Boston production.

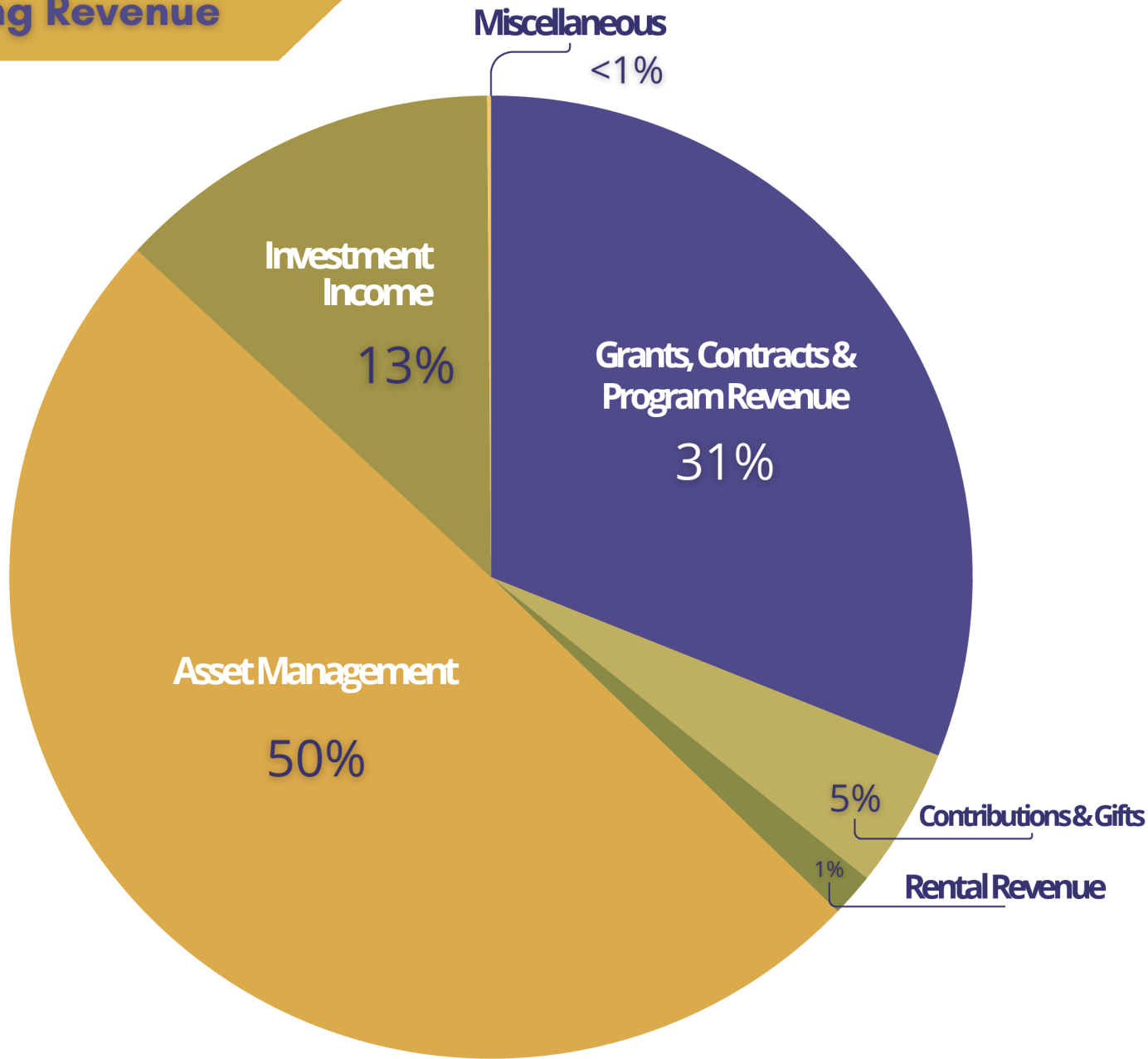
"The Dewitt Center makes me feel at home. It brings me a lot of happiness and without this place I don't know where I would be. Everyone is so loving and kind, they make you feel safe." - Calizia, 17, Dewitt Center Member and MPDC Youth Workforce member

2023 MPDC Financials- Operating Expenses



	Program Services and Expenses					Administrative Expenses		TOTAL EXPENSE
	Real Estate Operations	Community Action	Hibernian Hall	Development & Leasing	Total Program Expense	Management & General	Fundraising	Totals
Salaries and Benefits	1,362,757	1,722,695	410,005	-	3,495,457	255,025	254,750	4,005,232
Consultants and Professional Fees	171,552	90,739	21,514	2,742	286,547	18,896	14,999	320,442
Program/Office Supplies & Expense	613,959	1,048,141	143,977	29,178	1,835,255	68,881	62,703	1,966,839
Rent and Utilities	110,246	275,938	184,341	-	570,525	13,071	19,901	603,497
Interest Expense	67,241	-	-	83,587	150,828	83,587	-	234,415
Insurance and Taxes	176,489	98,518	4,016	500	279,523	2,443	1,406	283,372
Total Operating Expense	2,502,244	3,236,031	763,853	116,007	6,618,135	441,903	353,759	7,413,797

2023 MPDC Financials- Operating Revenue



SUMMARY OF REVENUE	AMOUNT
Grant Contracts & Program Revenue	2,623,092
Contributions & Gifts	397,909
Rental Revenue	122,671
Asset Management Income	4,197,843
Investment Income	1,097,543
Miscellaneous	11,051
TOTAL REVENUE	8,450,109

2023 SPONSORS

3Point Foundation
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Cohn Reznick
Cs2CNE
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Boston Children's Hospital
Boston Foundation
Boston Office of Workforce Development
Boston Public Health Commission
Boston State Community Trust
Bushrod H Campbell & Adah F Hall Charity Fund
City of Boston Department of Youth Employment & Opportunity
City of Boston Age Strong Commission
Democracy HUBS
Mayor's Office of Arts & Culture
Mayor's Office of Housing
Dana Farber Cancer Institute
Massachusetts Department of Public Health
John Hancock
Kuehn Foundation
Liberty Mutual Foundation

Special thank you to
NeighborWorks America



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Community Investment Tax Credit Program (CITC)

MPDC is proud to partner with the Commonwealth and the Department of Housing & Community Development to offer the Community Investment Tax Credit (CITC) program. Through the program, donors who contribute \$1,000 or more can claim a 50% state tax rebate on the donation. We are grateful to the State of Massachusetts for this important investment in housing & community development.





United Way
of Massachusetts Bay
and Merrimack Valley



GUN VIOLENCE
PREVENTION
PROGRAM



MAKE AN IMPACT!



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STAY CONNECTED!



#MPDCRox



Hibernian Hall



MPDC

madison-park.org

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Rox Vote

