



Madison Park Development Corporation: MPDC is a leading developer of affordable housing among the nonprofit sector and one of the largest community development corporations in Massachusetts. Founded in 1966 by community activists successfully pushing back against urban renewal and the I-95 inner belt plan, MPDC's mission from the outset has been to foster a vibrant, healthy Roxbury neighborhood that supports the well-being and advancement of the community. Its neighborhood building and revitalization goals are achieved through four active program departments, Real Estate/Affordable Housing/Historic Preservation (1262 units providing homes for over 3000 people, constructed and preserved with additional units in the pipeline including 60 affordable units at Madison-Melnea Apartments to open by fall 2019; and, 105,000 sf of commercial space for local business); Community Building and Engagement (resident leadership, health and wellness, civic engagement, public safety and youth development); Arts and Culture (culturally relevant community activities, performing arts productions, and comprehensive support for local artists of color); and, the Dewitt Center, MPDC's newly established community center, which offers a multiplicity of free community programs and events year round that have positively changed the nature of resident interaction and, family and youth program participation.

Widely respected for its groundbreaking rehabilitation of Roxbury, MPDC is well-positioned to counter neighborhood barriers to well-being and advancement by providing programs to engage and support youth development, life-long learning, opportunities for artistic self-expression, assure greater safety, and build grassroots leadership. Today MPDC has 36 professionals on staff and is led by Jeanne Pinado, CEO, Kevin Reilly, CFO, Russ Tanner, Director of Real Estate, Leslie Reid, VP of Programs, and Olawumi Akinwumi, Program Manager at Hibernian Hall (MPDC's arts and culture department, the anchor performing arts center in Dudley Square/Roxbury). It has a Board of Directors, many of whose eleven members are affiliated with non-profit organizations and 45% of whom live in the immediate neighborhood.

The geographic focus of MPDC is Dudley Square, Roxbury, a working class neighborhood, home to the historic African American community in the heart of the City of Boston. While MPDC has created affordable housing and programs that serve residents of Mattapan, South End, Fenway and Roxbury, its primary place management occurs in Dudley Square and Lower Roxbury, a fulcrum of neighborhood culture, history and business. MPDC is a key commercial landlord in Dudley Square and owns property that is home to BEST Corps job training site and Daily Table at 2201 Washington Street, Tropical Foods supermarket, the first full service market in Dudley Square in 35 years and Hibernian Hall at 184 Dudley Street, a key hub for the arts and civic activity. Its residential properties include Orchard Gardens (circumscribed by Eustis-Dearborn-Ziegler Streets) Madison Park Village (defining blocks at Ruggles Street-Shawmut Avenue-Dewitt and Melnea Cass) as well as senior housing at Smith House on Ruggles Street, and family housing at 9 Williams Street, Dudley Greenville on Dudley Street and Haynes House and Ruggles Shawmut on Shawmut Avenue. MPDC is a key partner in the Whittier Public Housing Choice Neighborhood Initiative, working to transform 200+ units of public housing into an expanded mixed-income and mixed use community and has recently constructed 60 units of affordable rental housing at Madison-Melnea Apartments at Dewitt and Melnea Cass Boulevard. In June 2018, MPDC opened the doors of its 21,374 sf state of the art Dewitt Center on Ruggles Street, offering an array of free programs, service and events for the Roxbury community.

Roxbury is an urban neighborhood of 62,000, 82% of whom are people of color – African Americans, Latinx, Cape Verdeans and recent immigrants from Africa, the Caribbean and Central America. 54% of Roxbury residents live at or below the federal poverty line and while the unemployment rate in Massachusetts is low, the rate in Roxbury remains relatively high especially for young adults age 25 and under. 25% of Roxbury residents over the age of 25 do not have a high school diploma. Health disparities in the neighborhood reflect the results of historic racism and economic inequality: rates of cardio-vascular disease are higher in Roxbury than other Boston neighborhoods; similarly, rates of childhood asthma, diabetes and obesity are higher. Today, many of the neighborhood's racially and ethnically diverse residents live in public housing or MPDC or other subsidized units that were built or acquired after community leaders worked to replace housing on land that was cleared in the 1960's as a result of urban renewal and preparation for the Inner-Belt, which did not happen due to community activism in opposition. The need for more housing throughout Boston (Housing a Changing City: Boston 2030) and strategies to redevelop publicly owned land to increase economic opportunities and build wealth for residents are critical community issues.

Projects/Programs

- Affordable Housing and Real Estate Projects recently completed include the Dewitt Center, an innovative state of the art community center for the Lower Roxbury community that opened its doors in July 2018 and has already welcomed

over 3000 community members to its free programs and events; renovation/retrofit of Madison Park Village III; renovation of the 132-unit Smith House for senior residents and addition of staff (with support from Boston Medical Center) and space to enable aging in place for its residents; and renovation of 2101 Washington Street for mixed-use, including 32 units of rental housing at 9 Williams Street. Projects in progress include the modernization of the 131-unit Haynes House; construction of additional affordable housing and market-rate housing at Madison Melnea apartments, 76 units of rental housing; construction of 16 homeownership units at 2451 Washington Street, and redevelopment of Whittier Street public housing through a \$30M grant from HUD in partnership with the city of Boston and POAH as part of HUD's Choice Neighborhood Initiative.

- In addition, MPDC created and is now in its second year of a cutting edge first time home buying program for residents of MPDC affordable rental housing with creative aspects of the program that include consistent one on one coaching and partnering with local financial education center "Roxbury Financial Empowerment Center" and consultant Jackie Cooper who leads a key workshop. MPDC's own investment of up to \$50,000 as a down payment for each household is the primary innovative feature. A goal of this program is to enable families to purchase a home but to stay in the community. The program has been supported in part for two years by Santander Bank Foundation.
- We are proud to announce that MPDC is recipient of a major Boston Children's Hospital multi-year grant (DoN) to address community trauma by training community leaders, vendors and program directors in trauma response strategies. Concurrently we have received a grant from Department of Public Health to work with at risk young adults developing supports such as HiSet instruction and internship placements as strategies to reduce gun violence in the neighborhood. Development of the two projects concurrently will change the face of our Community Building and Engagement undertakings over the next several years. At the same time, MPDC's community building and engagement department will continue to promote grassroots leadership, youth development, public safety, civic engagement and health equity and wellness through continuation and expansion of a range of existing programs and, through new programs now sited at Dewitt Center.
- Hibernian Hall is "Your Home for the Arts in the Heart of Boston". The historic building itself was constructed 106 years ago and served as an Irish social club, then as home to job training programs for Roxbury residents. In 2005 the beautiful performing space ("the ballroom") was restored by MPDC as a community arts center and performance space. Hibernian Hall now presents regularly scheduled high quality theater, dance and music for the benefit of Roxbury audiences and Greater Boston audiences; ensuring affordable access to culturally relevant arts and supporting artists and arts ensembles of color to increase their visibility and expand audiences for their work.
- A successful and key program is the Hibernian Hall Visiting Playwright program which is on hiatus this year but will launch again in 2020, supporting a local playwright annually to write and produce their original plays. Hibernian Hall also takes the lead on key neighborhood arts and culture endeavors and was a founder Roxbury Cultural District, which received designation as only the third cultural district in the City of Boston by the Mass Cultural Council in May 2017. Hibernian Hall programs neighborhood performing arts annually and is a leader of the Roxbury Cultural Network, a consortium of Roxbury arts advocates.
- Hibernian Hall and MPDC are investing in the Ruggles Corridor neighborhood, and has organized a self-governing resident group to review, assess and make recommendations to the city about the re-design of Ruggles Corridor and the creation of the new Dewitt Playground at Crump Field. Residents are particularly interested in seeing that cultural relevant public art is installed along Ruggles Corridor and Dewitt Playground; in addition this resident group will work to secure historic wayfinding signage that celebrates the rich history of the neighborhood.
- Two community gardens flourish under the leadership of our Health and Wellness organizer, a wellspring of fresh produce grown by residents of Madison Park Village and with assistance from volunteers such as United Way. And we continue to partner with Boston Public Health Commission to realize work around violence prevention, trauma response, infrastructure improvement, complete streets and pedestrian and bicyclist safety.

This is some of the work in progress that MPDC has undertaken with the support of and in partnership with the residents of Dudley Square and Lower Roxbury who each day work to improve their neighborhood in multiple ways.