



**BUILD**  
— HOMES —

**RAISE**  
— VOICES —

**CONNECT**  
TO RESOURCES



# Dear Friends of TND,

In a single stroke, or with the opening of one new building to be exact, TND reached a number of milestones in 2022. St. Therese, located on Broadway across from the library, is our first property to open in Everett. St. Therese includes a 6,700 square foot health center, designed to deliver health and wellness services for the seniors in the building and in the community. And with 77 rental homes and six condos sold to first-time buyers, St. Therese is the largest development TND has ever built. This coming year, we are celebrating TND's 45th anniversary, which will give us the opportunity to reflect on more agency milestones.

The occasion of TND's sapphire anniversary already made us think of a way to best sum up our organization's work in a few words. Not an easy exercise considering all that TND does, but *Build Homes, Raise Voices, and Connect to Resources* says it all. If I could add one more thought to the theme, it would be *together* as TND rarely works alone.

St. Therese, for example, is a partnership with East Boston Neighborhood Health Center. In 2022, together with La Colaborativa, our CONNECT hotline supported 476 households and leveraged \$4.1M in rental assistance. Jointly with GreenRoots, CHAPA, and the City of Chelsea, TND held a series of workshops for residents on zoning. Likewise, in collaboration with the Revere Housing Coalition, TND facilitated powerful workshops on inclusionary zoning, a tool cities use to fund affordable housing. The 611 households living in our homes are all supported by our Resident Services team in partnership with WinnResidential, the property managers of our buildings.

We also partner with individual members of our communities to preserve Chelsea, Revere, and Everett as places that welcome immigrants. Our most significant work is focused on raising the voices of people with lived experience – we know that our neighbors have the solutions to the issues our communities face, we have to listen and to organize.

TND knows that we can't tackle the big issues alone – nor do we even want to. We owe our successes to our commitment to collaboration and the mutual trust we have with our community members. There is only one way to effectively build homes, raise voices, and connect people to resources: by doing it together.

Sincerely,



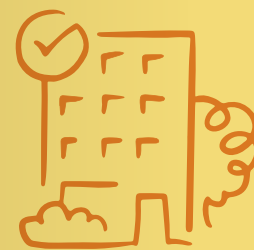
Rafael Mares  
Executive Director



St. Therese is our first property in Everett and largest development to date.

## TND is building more homes than at any other time in our 45-year history

WE HAVE SET A STRATEGIC GOAL TO PRODUCE 325 HOMES IN 2020-2024. WE ARE WELL ON OUR WAY TOWARDS THAT AMBITIOUS OUTCOME.



193

Homes completed since 2020



291

Homes currently in production

OVERALL HOMES AND RESIDENTS AS OF DECEMBER, 2022

611

Homes currently in our portfolio

1400

Residents in TND homes

## Save the date – Raise the Roof!

Mark your calendars for TND's biggest event of the year. We are returning to the beautiful Chelsea waterfront to celebrate our 45th anniversary. Join us on Thursday, September 14th from 6pm-9pm at 99 Marginal Street, Chelsea, MA.



# Highlights from 2022

Community members came together in many settings to raise their voices in support of more affordable homes and to connect to beneficial resources.



Together with Greenroots, Citizens Housing and Planning Association (CHAPA), and the City of Chelsea, TND hosted **workshops about zoning.**



**Board Leadership Boot Camp graduate**, Sarah Neville, is appointed to Chelsea's Planning Board.

Rehab of Chelsea Legacy begins. By the end of September 2023, **116 affordable homes in Chelsea** will receive new roofs, fire sprinkler systems, kitchens, baths, new flooring, and a fresh coat of paint.



As of publication, **77 homes (66%) of Chelsea Legacy rehabs** are completed.



On average, clients who worked with a CONNECT financial coach saw a **\$14,000 increase in income.**



CONNECT's housing assistance hotline team **set a record by completing 70 rental assistance applications** in the first half of April prior to the end of the Federal Emergency Rental Assistance Program.

By the end of the tax season, the VITA team completed **187 tax returns**. In total, our VITA volunteers helped families and individuals claim **\$459,459** in refunds.

In Revere, our team coordinated two **focus groups on inclusionary zoning** in three languages, with over **30 community members in attendance.**

The lottery for St. Therese townhomes and senior apartments took place, with **330 households** seeking to purchase one of the six townhomes, and **540 applicants** for 77 rental apartments.



The Bosson Block Party took place with over **400 people in attendance.**



The Resident Services team distributed **140 backpacks** filled with school supplies for students in TND properties.

Volunteers and community members **ainted a mural** on Shirley Avenue in Revere using a design that was voted on by the community.



TND's signature fundraising event, Raise the Roof, expanded, with 150 people in attendance and **\$240,000 in sponsorships and donations.**



Together with La Colaborativa, our CONNECT hotline supported **476 households** and leveraged **\$4.1M** in rental assistance.



**Solar panels** were installed at 181 Chestnut, the first of eight planned solar installations on TND rooftops!

# Your generous support makes our work possible

## \$400,000+

City of Chelsea  
NeighborWorks America

## \$200,000+

Executive Office of  
Housing and Economic  
Development  
United Way of  
Massachusetts Bay  
and Merrimack Valley

## \$100,000+

City of Revere  
Funders for Housing and  
Opportunity

## \$50,000+

Cambridge Savings Bank  
Charlesbank Homes  
Chelsea Housing  
Authority  
Massachusetts Division  
of Banks  
MassDevelopment  
MassHire Metro North  
Workforce Board  
MGH Center for  
Community Health  
Improvement  
Mifflin Memorial Fund  
Silicon Valley Bank  
Foundation  
TD Charitable  
Foundation

## \$25,000+

Anonymous  
Bald Hill Builders  
Boston Tax Help  
Coalition  
Charles H. Farnsworth  
Trust  
Cummings Foundation  
Eastern Salt Company  
Executive Office of  
Labor and Workforce  
Development  
Herman and Frieda L.  
Miller Foundation  
Lincoln and Therese  
Filene Foundation  
NEI General Contracting  
North Suburban  
Consortium  
The Kresge Foundation

## \$10,000+

Anonymous  
East Cambridge Savings  
Bank  
Eastern Bank Foundation  
Enterprise Community  
Partners  
Metro Credit Union  
Santander Bank  
SkillWorks  
Superior Plumbing  
Company  
The Clowes Fund  
UMass Medical School  
WinnResidential

## \$5,000+

Alternative Creative  
Energy & HVAC, Inc.  
Ann Houston  
Bosworth Company  
Commonwealth  
Corporation  
Credit Builders Alliance  
Davis Square Architects  
Eagle Bank  
Insperty  
Klein Hornig LLP  
M & T Charitable  
Foundation  
Metro Housing | Boston  
The Norfolk Companies

## \$2,500+

BlueHub Capital  
Massachusetts General  
Hospital  
Wingate Companies

## \$1,000+

Alice Murillo  
Andy Koines  
Anonymous  
Arx Urban  
Benevity Community  
Impact Fund  
Beth Israel Deaconess  
Medical Center  
Bill Hollands  
Bob Dorfman  
Bunker Hill Community  
College  
George Reuter & Molly  
Higgins-Biddle  
Irwin Engineers, Inc.  
Jay Ash  
Joseph & Carolyn  
Mahoney  
JP Morgan Chase -  
Boston  
KJP Partners LLP  
Leena Gandhi  
Leslie Aldrich  
Massachusetts Housing  
Investment Corporation  
Michael Charney  
Michael Martin  
Orlando Jaquez  
Peter Hollands  
Rianne Mares  
Sandy Maynard  
Stephen & Eliza Turner  
Tracy & Paul Klein

## \$500+

Aaron Wasserman  
Boehm Architecture  
Gaelynn Roberts  
Gregory Goldberg  
Horner Commercial  
Sales  
Network for Good  
Utile Architecture  
Valerie Moore

## \$100+

Alex Gerasev  
Alexander Meadow  
Alexander Train

Almut Koester  
Andrea Lynch  
Anthony DiPierro  
Anthony Leo  
Benjamin Coulehan  
Bill Hart  
Bob & Jutta Arinello  
Brian McCarthy  
Carla Bengtson  
Carol Tye  
Carolyn Sicard  
Cassie Mann  
Cathy & David Vieira  
Charles Liebling  
Christine Niccoli  
Christine Torres  
Cooperstown  
Environmental  
Danielle Farinato  
& Orlando Jaquez  
Darren Ryan  
David Levenson  
David Scott Cohen  
Deborah Giannone  
Dennis Christofi  
Dolores Lattanzi  
Dominic Butler  
Dorothy Gomez  
East Boston  
Neighborhood Health  
Center  
Frederick Forrester  
Gerri Miranda  
Gina Meili  
Hancock Associates  
Isaac Baker  
Janet Doherty  
Jillian Cifra  
Jim Barnes  
Joan Abbot  
Joanne Parris  
John Gelormini  
John Kuppens  
Jon Kennedy  
Julie Clark & Kelly Gaule  
Jutta Arinello  
Kathy Adams  
Kavish Gandhi  
Kelly Gaule  
Kirstie Pecci  
Kristine Dow  
La Colaborativa  
Larry Arinello  
Lisa Tamboli  
Lisa Tennihan  
Lorraine Carli  
Maime Michael  
Mary Coonan  
Mary Dunn  
Mary Osborne  
Mary Palermo  
Mary Whittemore  
Matt Grosshandler  
Meghan O'Connor  
Meghan Scafati  
Michael Bova  
Michael Sheridan  
& Anuradha Desai

Nancy Turner  
& David Cain  
Nicole O'Donnell  
Patricia Banks  
Paul Arinello  
Pauline Berrigan  
Peter Smith  
Rachel & Charlie  
Van Voorhis  
Richard Eliseo  
Richard Holden  
Richard O'Donnell  
Richard Pierre  
Robert Charest  
Robin McDermott  
& Ray Mikulak  
Roger Bertling  
Rosemary Petrangelo  
Sal DiDomenico  
Sarah Elizabeth Neville  
Jiménez  
Scott Ruescher  
St. Jean's Credit Union  
Stefanie Shull  
Thomas Ambrosino  
Tommy Golden  
Valerie Connolly  
William Hurley

## \$50+

Christyanna Egun  
Cynthia Zabin  
Henry Korman  
June Carolyn Erlick  
Kristen Janjar  
Laura Piscopo  
Mina Jliil  
Mirna Diaz  
Myron Miller  
Rafael Mares  
S&V Partners Inc.  
Steve Rosenberg  
Susan Jouard  
Sylvia Chiang  
Vanessa Viele

## \$1-49

Ana Pereira  
Carlos Espinoza  
Christopher Cunha  
Dakeya Christmas  
Douglas Mauch  
Eliza Cain &  
Randy George  
Eliza Van Voorhis  
Janet Depaz  
Jessica Morrissey  
Kristen Anderson  
Laila Pietri  
Lucia Henriquez  
Lynn Peterson  
Matthew Snell  
Michael Fintel  
Rene LaPointe  
Jameson

*We strive for accuracy.  
Please let us know  
if we have made a  
recognition error.*