

Annual Report 2012



142 Water Street
Leominster
2012

The Twin Cities Community Development Corporation
was founded in 1979. Our holistic approach to
stabilizing neighborhoods includes:

- neighborhood leadership and civic engagement
- affordable housing development
 - homeownership and
- small business development



142 Water Street
Leominster
2011

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470 Main Street, Fitchburg, MA 01420
www.twincitiescdc.org

978-342-9561 Main
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November 2012

Dear Friends,

This was a great year for the Twin Cities CDC.

After five years of work we have completed the largest project ever in our history: 40 green, affordable apartments in Leominster. This remarkable transformation will anchor the Comb and Carriage District for years to come. We are grateful to the residents of Leominster, Mayor Mazzarella and the City for entrusting us with this important project.

We’re building a neighborhood in Elm Street too. We welcomed three new homeowners with more on the way. We organized block parties, cleaned the streets, painted murals and helped people recycle.

Thank you. Twin Cities CDC could not be successful without your efforts to make the twin cities healthy places to live, work and invest.

Sincerely,

Pamela Lawrence

Pamela Lawrence
President

Marc Dohan

Marc Dohan
Executive Director

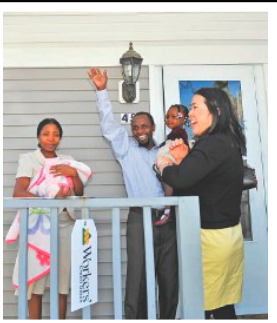
2011 Operating Selected Financials			
Revenue by Source		Expenses by Program	
Government Earned Income	\$389,533	Homeownership	\$316,153
	\$256,556	Housing Development	\$161,972
Grants	\$207,156	Community Organizing	\$135,528
		Admin/Other	\$118,534
		Small Business	\$81,483
		Community Reinvestment	\$39,575
TOTAL	\$853,245	TOTAL	\$853,245



Highlights of the Past Year

WINTER

James Momawyi and Beatrice Kabaya take the CDC **Homeownership class**. A few months later they are thrilled to **purchase their first home**. Mayor Lisa Wong welcomes them and their newborn baby to Fitchburg’s Elm Street Neighborhood.



SPRING

Families paint mini-murals at the **Get Ready, Get Set, Go Green event** where we teach people about the new recycling law. You can see the blocks at the Fitchburg Art Museum’s Building Blocks Project on Main Street. We make the front page of the paper!

SUMMER

Residents plan a block party to sell the **new homes we built on Elm Street** in Fitchburg. All 3 homes are now sold or under agreement.

123 Grow Child Care opens across the street.



FALL

In Leominster’s Comb & Carriage District we complete construction of 40 LEED certified affordable apartments in an historic box factory. Over 300 people apply to live there.

CDC by the Numbers Last Year

Real Estate
*over \$18 million
invested in neighborhood
revitalization, including
53 housing units built*

Foreclosures
*\$14 million
in mortgages modified;
allowing over 60 local families to
stay in their homes*

Community Organizing
*2,257
residents engaged in creating
a healthier community*

Membership
*140
new members*

Small Business
*110
jobs created or retained*

Property Management
*123
rental units owned*

Homeownership
*49
new homeowners*