



ANNUAL REPORT 2011

42 ANN STREET
53 CLINTON AVENUE
ANN STREET CONDOMINIUMS
BELLTOWN MANOR
ELMCROFT TOWNHOUSE CONDOMINIUMS
FAIR STREET APARTMENTS
FRANKLIN PLACE CONDOMINIUMS
FRIENDSHIP HOUSE
LINDEN PLACE CONDOMINIUMS
LINDEN TERRACE CONDOMINIUMS
MADISON SMITH APARTMENTS
MARTIN LUTHER KING JR. APARTMENTS
MILL RIVER CONDOMINIUMS
RICHMOND HILL TOWNHOUSE CONDOMINIUMS
RIVER VISTA CONDOMINIUMS
ROSE PARK CONDOMINIUMS
SAMUELS COURT
SPRUCE STREET TOWNHOMES
STILLWATER HEIGHTS
THE ATLANTIC
WATERSIDE GREEN



"Home is where one starts from."

— T. S. Eliot



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Dear Friends and Neighbors:

Last summer, the City of San Francisco asked its residents to define livability in six words or less. The most frequently suggested words were "community," "neighborhood," and "accessible." An entry that best summed it up was simply "*Living, working, playing, all in reach.*"

For NNI, the key to livability starts at home, with quality affordable workforce and senior housing that provides a secure, stable foundation for fostering strong families, buildings, blocks and neighborhoods.

However the reality of creating, preserving and sustaining livable communities and neighborhoods is anything but simple. It takes time, cooperation, consultation, collaboration, patience and perseverance. NNI drew abundantly on all of these resources over the past year with these results:

- We completed the \$23 million upgrade of 121-unit **Friendship House** Apartments in Stamford and celebrated with former and current tenants, guests, friends, and supporters in the building's new Community Room.
- We closed on permanent financing for **Fair Street Apartments**, our first housing in Norwalk. The successful inclusion of 11 permanent affordable supportive housing units *with services to prevent and end homelessness* for Veterans and others, with 46 traditional workforce housing units, has been applauded by city, state and federal officials and tenants as a model that works for our communities.
- We preserved the affordability and improved the livability of foreclosed condo units on **Stamford's West Side**, rehabbing them for sale to qualified income-restricted buyers, as part of the Neighborhood Stabilization Program (NSP), in cooperation with the City of Stamford and the Stamford Community Development program.
- Our **Tenant Advocate Program (TAP)** launched a book exchange and an intergenerational Pizza, Books and Stories read aloud program that will be run by tenants, helped tenants at NNI's two senior properties start gardens, and will partner with local agencies on a yearlong series of Financial Fitness workshops and programs for NNI tenants.

Not wanting to neglect NNI's own sustainability, we renewed our volunteer Board, welcoming new Board Directors Terry Anstine, David J. Genova, and Debbie E. Knight. Their shared interest in the livability of our communities, and their individual strengths in marketing, real estate development and banking will serve NNI well.

Looking ahead for 2012, after many starts and stops, NNI is poised to begin construction and renovation of 50 units of rental housing, on our 1¼ acre site in Stamford's South End. Formerly referred to as Ludlow Place, it has been named **Marshall Commons**, in honor of Gertrude "Pat" Marshall. She was one of the guiding spirits responsible for starting NNI in 1967 and led our organization until illness forced her to step back in the 1980s. We can't think of a more fitting tribute than turning her vision into brick and mortar reality for a new generation of upwardly striving Stamford families

We will continue to seek out opportunities to preserve affordability and sustain the character of **Stamford's West Side**, a community effort to encourage a vibrant and diverse neighborhood with a mix of small retail and service businesses and owner-occupied and rental housing. And with your support and advocacy, we will renew our focus on finding and acquiring sites, collaboratively or on our own, where we can produce and preserve housing that contributes to the livability of the **greater Stamford, Danbury, and Norwalk** cities and towns.

Sincerely,


Philip Wolford



LIVING, WORKING, PLAYING, ALL IN REACH



TENANT ADVOCATE PROGRAM (TAP)



BONNIE KIM CAMPBELL
Martin Luther King Jr. Apartments

"I am living my dream"

Instilling confidence in children and teens to grow up and make contributions to their community is a high calling. Bonnie Kim Campbell's message is that each one of them can be successful. She demonstrates her passion as senior activities coordinator at the Yerwood Center and a paraeducator in the Stamford schools where the rewards of seeing her charges succeed outweighs her nonprofit income.

She also leads by example with the West Side NRZ, helping to take back Carwin Park, and with NNI's Tenant Council. She credits NNI founder Pat Marshall for inspiring her; and her NNI rental apartment for affording her the opportunity to mentor new generations of community leaders.



GEORGE DUCANIC, *The Atlantic*

"It's just something I do."

Grand Marshall, Veterans Day Parade, Stamford Senior Center Veteran of the Year; Elks Club Citizen of the Year; Service Officer, Stamford Disabled American Veterans Chapter 13; Jackie Robinson Park of Fame, Inc. 30 Year Caring and Sharing Award; Knights of Columbus Fourth Degree Lafayette Assembly 109 Patriotic Service Award; Stamford Food Bank volunteer; Commander, American Legion Post 3 and General Manager Post 3 Baseball program. Not to mention the Lower Fairfield County Coordinator for Toys for Tots.

That's the short list of George Ducanic's remarkable voluntarism. When his landlord died, an opening at the Atlantic meant that the retired, but not retiring, electronics technician and real estate broker was able to continue his community work without missing a beat. Stamford is the better for it.



FAIR STREET APARTMENTS



STILLWATER HEIGHTS



FRIENDSHIP HOUSE



JASMINE HARDY, *Fair Street Apartments*

"It's more than a place to live — it's a home."

Jasmine Hardy is a working single parent who calls Fair Street Apartments "one of the best places I've ever lived. It's very diversified here, but the people are more than tenants. We've built relationshipshere."

Jasmine is one of a number of residents who have joined forces, creating a genuine sense of community. She helped organize a food pantry and clothing exchange for any residents who may need it.



JACQUELINE STEVENS, *Fair Street Apts.*

"Thank you to everyone for all your hard work. It doesn't go unnoticed."

"My husband and I didn't want to live in affordable housing as we used to think of it when we were growing up.

When we found this place, we were in awe. You have families from all different incomes living here. [While we work and save to buy our own home] Our children have a great place to grow up."



ADAM JAMISON, *80 Fair Street*

"I don't have to keep starting over."

Adam, on active duty in the middle east, was on a financial treadmill, going close to broke paying off bills on his military pay every time he returned from a tour of duty and having to start from scratch. And when he was away, the safety of his fiancé and young son, in substandard housing, weighed on him.

After being referred to Fair Street, with his family safely in a new apartment within their means, in a bright and friendly building, Adam can focus on a future that doesn't include going into debt to secure his family's wellbeing.



44 YEARS AND BUILDING SUPPORT NNI thanks our Grassroots, Community, Individual, Faith-based and Institutional donors for their advocacy, encouragement and contributions of philanthropic venture capital in 2010. With your support, NNI makes a difference by breaking ground for new affordable housing, giving our tenants tools to gain new job skills or qualify to buy their first home; connecting elderly residents with existing services that are letting them age in place in their NNI homes; and acting to preserve and rehabilitate affordable housing for generations of low and moderate income families for whom affordable housing is a springboard to economic independence.



BEDROCK SOCIETY – \$10,000 AND OVER

Citi Foundation
Citizens Bank

Fairfield County Collaborative Fund for Affordable Housing
First County Bank Foundation
Local Initiatives Support Corporation

United Way of Stamford
The Wachovia Foundation



BUILDERS GUILD – \$1,000 TO \$9,999

Bank of America
Citi Foundation
Citizens Bank
Mr. & Mrs. William Dolyak*
First Congregational Church of Greenwich
First County Bank Foundation
First Presbyterian Church of Stamford

Garden Homes Fund
Heyman Properties
HSBC National Bank
Jeld Charitable Foundation Inc.
KAF Manufacturing Company, Inc.
Kelley Drye & Warren
Patriot National Bank

People's United Community Foundation
Pitney Bowes
The Rich Foundation, Inc.
TD Banknorth Charitable Foundation
The Professional Associates
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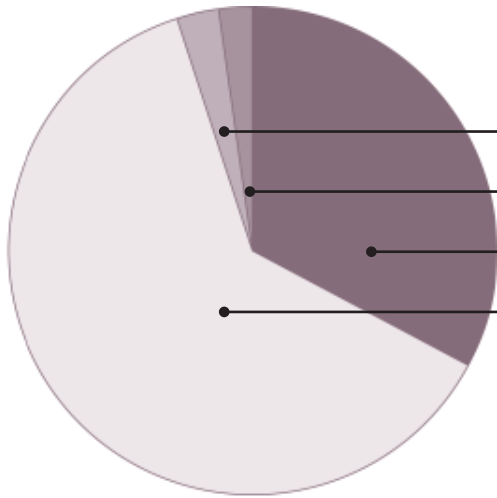
* IN MEMORY OF PAT MARSHALL **IN HONOR OF CHARLOTTE SUHLER

We apologize for any errors. If your contribution has not been properly acknowledged, please let us know.



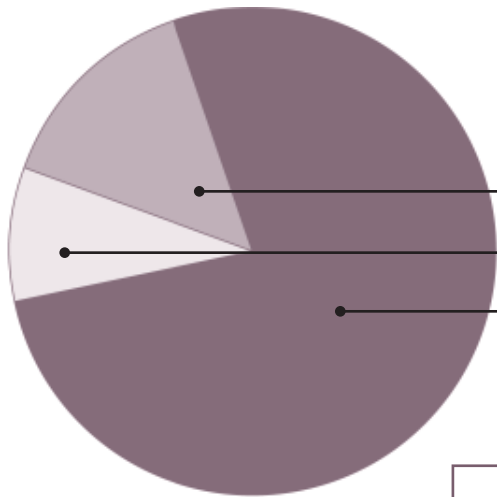


NEW NEIGHBORHOODS, INC. 2010



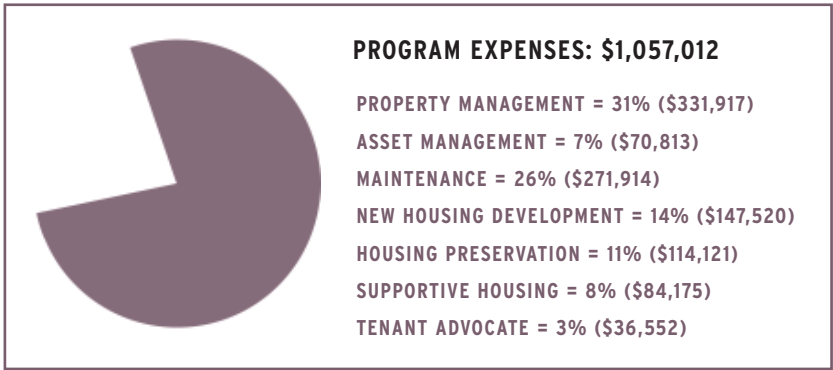
TOTAL REVENUES: \$1,136,834

- HOUSING DEVELOPMENT FEES = 3% (\$30,130)
- OTHER INCOME = 2% (\$25,959)
- GRANTS AND DONATIONS = 33% (\$378,204)
- ASSET AND PROPERTY MANAGEMENT FEES = 62% (\$702,541)



TOTAL EXPENSES: \$1,388,052

- GENERAL AND ADMINISTRATIVE = 14% (\$199,992)
- FUNDRAISING COSTS = 9% (\$131,048)
- PROGRAM EXPENSES = 77% (\$1,057,012)





CHAMPIONS OF HOUSING — NNI honored Citizens Bank (presented to Joseph A. Hoffman and Lori Lindfors), Joseph McGee (The Business Council of Fairfield County), and Charlotte Suhler at its 2010 Champions of Housing luncheon. Cong. Jim Himes introduced our Keynote Speaker, Maureen Friar (National Housing Conference). Reyno Giallongo, Jr. (First County Bank) was Honorary Chairman. Mary Thies served as the Luncheon Chairperson.



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Director of Housing
Development



ROSS BURKHARDT
President and CEO

DONNA LOGLISCI
Director of Property
Management and
Human Resources



GREG DUNN
Tenant Advocate
Program Coordinator



JOYCE BURGESS
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CATHLEEN MILLER
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BARBARA BURBANK
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Property Manager

PATRICIA WHITNEY
Property Manager

YAMILETTE MCNEILL
Assistant Property
Manager and Realtor

LEONARDO ARGUETA
Administrative Assistant



 **New Neighborhoods, Inc. is an independent nonprofit developer and manager of affordable housing.** We are committed to improving the quality of life in our communities by building new homes, redeveloping and rehabilitating existing homes, and managing rental properties that provide a sense of home and a springboard to self sufficiency for low and moderate income families, the elderly, and individuals unable to afford market rate housing in Fairfield County.



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