



Annual Report 2016

BUILDING COMMUNITIES THAT WORK



Building Communities That Work

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Dear Friends of New Neighborhoods,

"It is not the beauty of a building you should look at; it's the construction of the foundation that will stand the test of time." –David Allan Coe, American songwriter

The staff and supporters of New Neighborhoods, Inc. (NNI) are comparable to a strong building foundation. With dedication and persistence we use our existing base and strengths to elevate our mission. We are striving toward the lofty goal of extending and broadening our reach to create more sustainable communities throughout Fairfield County. This requires cooperation and ongoing support. Fortunately, and not coincidentally, New Neighborhoods is made up of individuals, including staff, volunteers, and myriad

partners, who care about each other's well-being and success in addition to the well-being and success of the people we serve. Without this strong foundation, we cannot build.

As we build, we do far more than create structures, we create community. It may be within an individual building or project but it's much more likely to go beyond those walls. It is our distinguishing mission that in addition to providing physical housing, we also assist and support our tenants by connecting them with an array of programs and resources. Some of these are available through local and state sources with guidance and other resources are created by us to benefit our neighborhoods. We are building communities that work and empowering tenants to develop life skills.

Support

An additional component of the support requirement described above is financial and we continue to work to deepen our funding resources to sustain all our programs. Your participation in our next Jazz on the Rocks event in September and next year's 50th Anniversary Celebration will give you and your friends and colleagues a great evening out and directly help our mission!

Website

We renovated our website! Come visit us online at nnistamford.org.

Tenant Advocate Success

There is too much to list here... see our Tenant Advocates in action by checking out the News and Newsletter on our website.

Westgate Apartments

NNI has teamed up with a fellow non-profit organization to develop 48 apartment units in Bridgeport, CT. Westgate Apartments will provide a home for homeless veterans and other individuals who need help most. The five-story building will feature one, two, and three bedroom apartments and street level commercial space.

We look forward to the upcoming year and we sincerely thank you for your support and participation.

Thank you,

Rhonda

Rhonda M. Leone

Chair of the Board of Directors

A Blueprint for Success

Jazz on the Rocks 2015

Last year **150** guests came out to enjoy craft beer and whiskey while listening to live jazz, indie, and pop music by the Sound at Harbor Point for NNI's Jazz on the Rocks event. We raised approximately **\$20,000** to support our mission of creating sustainable communities and are looking forward to seeing an even larger turnout this year.



Tenant Fiscal Responsibility

In the last year NNI delinquencies have decreased by a significant **42%**. NNI's Property Managers worked one-on-one with tenants to manage unpaid or past due rents. Through teamwork and dedication, delinquencies continue to decrease across all NNI properties.

New Neighborhoods, Inc. is proud to announce a new partnership with Rental Karma to help NNI residents build and improve their credit scores. Rental Karma begins by performing a verification of our residents' rental history and reports it as a trade line with a balance of \$0 and a history of on-time payments. This results in our residents showing a positive on their credit report which assists residents in becoming homeowners in the future.

Financials	2015		2014	
Total Revenues		\$1,497,011.00		\$2,277,184.00
Property Management	55%	826,223.00	30%	676,702.00
Housing Development	24%	358,447.00	50%	1,141,585.00
Fundraising	19%	278,406.00	20%	449,365.00
Other	2%	33,935.00	0%	9,532.00
	100%	1,497,011.00	100%	2,277,184.00
Total Expenses		\$1,573,370.00		\$1,588,894.00
Program Expenses*	51%	802,349.00	64%	1,014,044.00
General & Admin	41%	650,933.00	27%	430,622.00
Fundraising & Marketing	8%	120,088.00	9%	144,228.00
	100%	1,573,370.00	100%	1,588,894.00
*Program Expenses				
Property Management	68%	545,597.00	46%	469,404.00
Housing Development	28%	224,658.00	42%	421,431.00
Tenant Advocate	4%	32,094.00	12%	123,209.00
Net Inc/Loss per Audited Financial Statement	100%	(\$76,359.00)	100%	\$688,290.00
Real Estate Taxes Paid by NNI Development Projects	Stamford-	\$308,679.98		
	Norwalk-	\$119,510.46		
	Danbury-	\$70,887.40		
		\$499,076.84		

Staff List

EXECUTIVE STAFF

Ross Burkhardt

President & CEO

Andrell Yarbrough

Director of Operations

Barbara Burbank

Controller

Steven Elson

Director of Housing Development

Cathleen Miller

Construction
Asset Manager

CORPORATE OFFICE

Leonardo Argueta

Executive/Property
Manager Assistant

Claire Iozzo

Office Manager

Lola Robinson

Receptionist
Administrative Assistant

PROPERTY MANAGEMENT

Richard Brousseau

Property Manager
Fair Street & Elmcrest Terrace

Abel Campbell

Property Manager
Friendship House & Mission Taylor

Margaret Guillory-Allen

Property Manager
*Martin Luther King Jr.
& Stillwater Heights*

Tiffany Lanton

Assistant Property Manager
*Martin Luther King, Jr.
& Stillwater Heights*

Donna Loglisci

Property Manager
Belltown & Atlantic

Melanie Navarro

Property Manager
Samuel's Court

TENANT ADVOCATE/ RESIDENT SERVICE COORDINATOR

Paula Ditimi

Tenant Advocate

Jean Johnson

Tenant Advocate

Vonda Pommills

Tenant Advocate

MAINTENANCE STAFF

Brian Dimmock

Maintenance Technician

Leonard Letang

Maintenance Technician

Jose Padilla

Maintenance Technician

Jeffrey Silpot

Maintenance Technician



NEW NEIGHBORHOODS, INC.
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NNI 2015 Contributions

Accurate Lock & Hardware LLC
All County Pest Control
AMV Maintenance LLC
Anonymous Donations
Antonelli Professional Resources
Aqurion Water Company
Aron Security
Bank of America
Bank of America Charitable Foundation
Bevmax
Brother Jimmy's BBQ
Champion Maintenance Services
Citi Business Services
City of Stamford
Cornerstone Pharmacy
CTTA, Inc
CubeSmart
DeLuca Construction
Fairfield County Collaborative Fund

Fantasy Love Catering & Intimate Design
First County Bank Foundation
-honor John J.Jr. Feighery
First County Bank Foundation
-honor Patrick Deluca
First County Bank Foundation, Inc.
First Presbyterian Church of Stamford
First United Methodist Church
Food Bank of Fairfield County
Garden Homes Fund
GE Asset Management
Harlan Social
Hiscock, Harley of Hamden BNI
Holland & Knight Charitable
Foundation, Inc.
Holland & Knight LLP
Homeguard Environmental Services
Homes with Hope
HR Innovations, LLC

HSBC
JELD Charitable Foundations, Inc.
KAF Manufacturing Co., Inc.
Keen & Matney
Kids Fans
Local Initiatives Support Corporation
Mayo Crowe LLC
Moody Insurance
Munip Masonry
National Equity Fund
Netology, LLC
Optimus Health Care
People's Bank
Personally Yours Health & Fitness
Piscitelli, Franco Barnum Financial
Rich Foundation
ShopRite Grade A Market, Inc.
Sign of the Whale
Silent Watchman

Stamford Hospital Community Outreach
Stamford Hospital Mobile Wellness Center
Stamford Police Department
Staples, Inc
TD Banknorth Charitable Foundation
The Professional Associates, CPA PC
Thimble Island Brewery
Two Roads Brewery
Union Savings Bank
U.S. Games Systems
Vranos Family Foundation
Webster Bank
Wells Fargo Foundation
Whittlesey & Hadley, PC
Wofsey, Rosen, Kweskin & Kuriansky
World Of Beer

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Theresa Anistine
Linda Autore
Jorge Ayala
Bert Ballin
Astrid Berg
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Nicholas & Leigh Bochicchio
Julia Brennan
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Vicki Epstein
Steve & Martha Erickson
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