



BRIDGEPORT NEIGHBORHOOD TRUST

2012 ANNUAL REPORT

STATEMENT OF FINANCIAL POSITION	
	December 31, 2012
Current Assets	859,797
Properties In Development	1,354,101
Fixed Assets	31,227
Rental Properties	4,142,300
Agency Assets	2,117,526
TOTAL ASSETS	8,504,951
Current Liabilities	159,415
Conditional Loans	1,433,384
Mortgages Payable	2,468,757
Agency Liabilities	2,117,526
TOTAL LIABILITIES	6,179,082
TOTAL NET ASSETS	2,325,869

STATEMENT OF REVENUES AND EXPENSES	
	December 31, 2012
Revenues and Public Support	
Government and Private Grants	426,422
Fee Revenues	504,557
Rental Income, Net	242,961
Capital Contribution	50,000
Contributions	500,000
Interest Income	580
TOTAL INCOME	1,724,520
Expenses	
Salary and Benefits	541,931
Program Costs	376,480
Other Expenses	267,373
Total Expenses	1,185,784
Change in Net Assets	538,736
Net Assets, Beginning of Year	1,787,133
Net Assets, End of Year	2,325,869

BOARD OF DIRECTORS

Luis Sanchez, President
 Terence Floyd, Vice President
 Edward Lomax, Treasurer
 Alison Laing Murphy, Secretary
 Hannah Budde
 Debbie Clancy
 Rebekah Harriman
 Roxanne Reyes-Velez
 Cheryl Rodriguez
 Erin Shirley
 Carmen Walden
 Kim Bianca Williams
 Angela Rossi Zurowski

STAFF

Elizabeth Torres, Executive Director
 Andrea Asperilli, Project Associate
 Rhonda Bivins, Receptionist
 Beverly Hoppie, Homeownership Education Director
 Nancy Jean, Sr. Housing Counselor
 Tracy Cramer, Director of Fund Development & Communications
 Samantha Santos, Asst. Housing Counselor
 John Rosenthal, Project Manager
 Tammy Talton, Director of Asset Management
 Enid O. Tyson, Office Manager
 GeJuan Williams, Community Organizer/Lead Educator

2012 FUNDERS

Bank of America Foundation
 Citi Foundation
 City of Bridgeport
 Community Capital Fund
 Connecticut Housing Finance Authority
 Connecticut Housing Investment Fund
 Fairfield County Community Collaborative Fund
 Fairfield County Rotary Club
 Greater New Haven Loan Fund
 HSBC
 Inner City Foundation
 JP Morgan Chase
 LISC
 Near and Far Aid
 North East Utilities
 People's United Community Foundation
 Southern CT Gas Company
 State of Connecticut Department of Economic and Community Development
 TD Bank
 United Illuminating
 United States Environmental Protection Agency
 US Department of Housing and Urban Development
 Webster Bank
 Wells Fargo Bank
 Wells Fargo Foundation

"LOOKING AHEAD"

"Bennett Finds a Home" is the charming animated tale of how a couple of modest means found a safe, affordable, healthy home through the guidance of Bridgeport Neighborhood Trust.

Filled with humor and useful facts, "Bennett Finds a Home" provides a year-end synopsis of BNT's accomplishments in Housing Development, Creating Healthy Homes, and Homeownership Counseling in a fun short video.

Be sure to view the 2012 Video Annual report: "Bennett Finds a Home" at <http://bntweb.org/annual-report/>.



BNT's mission is to **LEAD**, **EMPOWER** and **CHANGE** Bridgeport neighborhoods, improving quality of life through affordable housing opportunities. To meet this challenge, BNT develops and manages affordable housing, creates healthy homes with a focus on lead remediation and provides comprehensive homeownership for low and moderate income families.

BNT was incorporated in 1986 and provides an array of services in the Bridgeport community. Over the past eight years, BNT's results include the development of 95 new scattered site affordable housing units (43 are under management). Currently it has an additional 12 units in construction. With regards to its programs, BNT has created 700 lead-safe apartments and helped 457 families achieve homeownership during this time period.



Bridgeport Neighborhood Trust
 240 Fairfield Avenue
 Bridgeport, CT 06604
www.bntweb.org

HOUSING DEVELOPMENT AND MANAGEMENT

Projects Completed (18 units):

- 27 Columbia Court
- 35 Columbia Court
- 286 Lafayette Street
- 294 Lafayette Street



Projects in Construction (14 units)

- 4 affordable homeownership opportunities in construction - 93 Alice St., 135 Garden Dr., 100 Shelton, 83 Trolley Crossing (Donated by Bank of America)
- 9 Affordable rental apartments - 99 Columbia Street, 494 Gregory Street, 540 Gregory Street

Property Management

- 10 Buildings
- 43 Apartments occupied



Economic Impact

- \$6,000,000 invested in Bridgeport
- 53 jobs created in Bridgeport (\$47,500 per job)
- \$130,000 in local taxes paid
- 146 housing units total, in different stages of development



Projects Slated for Construction in 2013 (30 units):

- 570 State Street



Projects Slated for Development (53 Units)

- East End Neighborhood Stabilization
- South End Phase III

HEALTHY HOMES



WORKING WITH THE CITY OF BRIDGEPORT LEAD FREE FAMILIES PROGRAM TO REDUCE THE NUMBER OF CHILDREN WITH ELEVATED LEAD LEVELS IN BRIDGEPORT THROUGH REMEDIATION, OUTREACH AND EDUCATION.



Outreach and Education

- 11,250 Brochures Distributed
- 85 Lead awareness presentations to 1,497 people
- 29 Presentations to 554 people
- 18 Train-the-Trainer presentations to 196 people
- Assigned 2 student apprentices
- 2,247 people reached

Remediation

- 132 Lead Safe Units Created
- 36 Healthy Homes Interventions

Economic Impact:

- \$1,500,000 invested in Bridgeport
- 8 Contractors hired, 22 Jobs sustained (\$47,500 per job)

HOMEOWNERSHIP COUNSELING

- 478 clients served
- 207 clients participated in Pre-purchase 8-Hour and 3-Hour Homeownership Counseling Classes
- 472 one on one counseling sessions conducted
- 166 participants taught in 16 Pre-purchase and Post-purchase Workshops
- 17 Orientation Classes for 109 new clients
- 32 Clients became mortgage-ready

Economic Impact:

- 71 Clients achieved homeownership, closing on \$10,254,177 in mortgages

