WHO'S THE BOSS?

Board of Directors

Luis Sanchez, *President*
Terence Floyd, *Vice President*
Edward Lomax, *Treasurer*
Alison Laing Murphy, *Secretary*
Gregory Bachand
Hannah Budde
Debbie Clancy
Cheryl Rodriguez
Robert J. Sojka, Jr.
Carmen Walden
Kim Bianca Williams
Angela Rossi Zurowski

THE BOLD AND THE BEAUTIFUL®

Staff

Elizabeth Torres, *CEO*
Tammy Talton, *COO*
Fred Tencic, *Project Manager*
Elba Colon, *Property Manager*
Tavah Chappell, *Resident Services Coordinator*
Enid O. Tyson, *Office Manager*
Beverly Hoppie, *Homeownership Education Director*
Lizbeth DiFabbio, *Senior Housing Counselor*
Samantha Santos, *Housing Counselor*
Sherylyn Garner, *Healthy Homes Program Manager*
Leticia Sepulveda, *Health Homes Educator/Community Organizer*

2013 Funders

Bank of America Foundation
BJ's 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
Frederick DeLuca Foundation
GE Foundation
Greater New Haven Loan Fund
HSBC
Inner City Foundation
JP Morgan Chase
LISC
Melville Charitable Trust
Near and Far AidNorth East Utilities
People's United Community Foundation
Southern CT Gas Company
State of Connecticut
TD Bank
United Illuminating
US Dept. EPA
US Dept. HUD
Webster Bank
Wells Fargo Foundation

PAID PROGRAMMING

closingbell

BRIDGEPORT NEIGHBORHOOD TRUST

240 Fairfield Ave. 3rd Floor
Bridgeport , CT 06604
203-332-7977

Moving to a new location:
570 State Street
Bridgeport, CT 06604
203-290-4255

www.bntweb.org

Statement of Financial Position

	Dec 31, 2013
Current Assets	829,416
Properties In Development	5,825,485
Fixed Assets	24,537
Rental Properties	5,156,896
Agency Assets	2,242,423
TOTAL ASSETS	11,073,915
Current Liabilities	464,317
Conditional Loans	5,392,653
Mortgages Payable	2,974,522
Agency Liabilities	2,242,423
TOTAL LIABILITIES	11,073,915
TOTAL NET ASSETS	**3,004,842**

Statement of Revenues and Expenses

Revenues and Public Support	December 31, 2013
Government and Private Grants	-
Fee Revenues	801,800
Rental Income, Net	481,553
Capital Contribution	150,000
Contributions	238,851
Interest Income	293
Total Income	**1,672,497**
Expenses	
Salary and Benefits	500,146
Program Costs	542,358
Other Expenses	601,020
Total Expenses	**1,492,664**
Change in Net Assets	678,973
Net Assets, Beginning of Year	2,325,869
Net Assets, End of Year	**3,004,842**

2013 ANNUAL REPORT

BNT GUIDE

HEALTHY LIVING BRIDGEPORT

Healthy Homes
Page 3

WHO'S THE BOSS?

Board of Directors and BNT Staff
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Be sure to view the 2013 Annual Report Video
http://www.bntweb.org/annual-report

EXTREME MAKEOVER BRIDGEPORT

Affordable Housing
Page 2

BRIDGEPORT NEIGHBORHOOD TRUST

BNT's mission is to LEAD, EMPOWER & 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 134 new scattered site affordable housing units (57 are under management). Currently it has an additional 34 units in construction. With regards to its programs, BNT created 957 lead-safe apartments and helped more than 470 families achieve homownership during this time period.

BNT GUIDE

2013 ANNUAL REPORT

Affordable Housing

EXTREME MAKEOVER BRIDGEPORT

201 Total Units
In Development

Gateway at 570 Construction

Homeownership Initiative
6 Units
- 122 Atlantic Street
- 17 Wilbur Road, Washington
- 50 Seaton Road, Stamford
- 21 Berkshire, Bristol
- 139 Hillside Avenue, Torrington

South End Community Initiative
Phase III – 4 Units
- 99 Park Terrace – 2 Units
- 103 Park Terrace – 2 Units

15 Units Completed
South End Community Initiative
Phase II – 9 Units
- 540 Gregory Street
- 99 Columbia Street
- 494 Gregory Street

Homeownership Initiative
6 Units
- 93 Alice Street
- 135 Garden Drive
- 100 Shelton Avenue
- 83 Trolley Crossing

BRIDGEPORT NEIGHBORHOOD TRUST

30 Units in Construction
- 570 State Street

156 Units in Pipeline
- Homeownership – 7 Units
- Small Multi Family – 4 Units
- Large Multi Family – 145 Units

Coming Soon -
Large Multi Family
- South End Neighborhood NSP

Economic Impact
- $4 Million Invested

UNDERCOVER BOSS

Property Management

57 Units

South End
- Lafayatte
- The Villas
- Columbia Court

East Side/East End
- Armstrong
- Barnum
- Bell
- Stratford

Economic Impact
- $125,000 in Real Estate Taxes Paid
- $1 Million Invested

HEALTHY LIVING BRIDGEPORT

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.

Remediation
- 84 Lead Safe and Healthy Homes Created

Outreach and Education
- 1,163 Participants

Economic Impact
- $1 Million Invested

Homeownership Counseling

- 113 Families Achieved homeownership
- 95 Clients became mortgage-ready
- 39 Families Improved Credit Scores by 50 pts

Economic Impact
- $18.7 Million Closed Mortgages
- $6.6 Million Pre-approved/ Under Control