






Theory of Change | Nuestra Comunidad

History & Context	Assumptions	Lines of Business / Programs	Mid & Long-Term Outcomes	Vision
History			Outcomes for People	<i>Roxbury/</i>
<ul style="list-style-type: none"> Nuestra Comunidad Development Corporation is a non-profit small business serving the Roxbury community and nearby neighborhoods for over 30 years. Led by a community-based board, we are in the business of creating opportunity for residents and businesses to revitalize their community, increase their incomes and gain wealth. Nuestra is a chartered member of the NeighborWorks Network, a HUD-approved Housing Counseling Agency and a Community Development Financial Institution (CDFI). In 2000 Nuestra opened its HomeOwnership Center. Nuestra has helped lead the revitalization of the Dudley Square neighborhood business district. 	<ul style="list-style-type: none"> Affordable Rental Housing through production, asset management, service referrals and counseling of tenants at risk of losing their housing--helps families and individuals improve their long-term economic, education and health status. Homeownership through development, promotion and preservation--provides residents the opportunity to buy their own home, helping to stabilize housing costs and accumulate wealth over the years, while also promoting investment and stability in our neighborhoods, including foreclosure prevention. 	<div style="text-align: center;">  <p>Nuestra's Affordable Rental Housing Development</p>  <p>Nuestra's Homeownership Development</p>  <p>Home Center offers first-time homebuyer classes and mortgage modification counseling.</p> </div>	<ul style="list-style-type: none"> Residents are empowered and have pride in the community Residents, police, and community organizations work together effectively to prevent violent/ drug related crimes Neighbors trust and work with each other Residents have knowledge and skills to improve their financial sustainability and increase and retain their assets Residents have easy access to job centers and better employment opportunities Residents have increased access to high quality affordable rental and homeownership 	<i>Dorchester is a destination, a place where residents of all incomes have access to affordable, high quality housing and other resources and services, and share in a sense of pride as they work together with other stakeholders to strengthen community life and vitality.</i>
Context			Outcomes for Places	
<ul style="list-style-type: none"> The Roxbury housing market has rebounded and foreclosures have slowed. From 2000 to 2010, the number of housing units increased by 2500 and the number of vacant units actually decreased. Those trends were reversed for Dorchester and Mattapan. The Roxbury homeownership market is poised to recover. 	<ul style="list-style-type: none"> Community Building programs help residents improve the quality of life for their households, their neighborhoods and develops neighborhood residents' capacity to lead community development. 	<div style="text-align: center;">  <p>Community Building Includes NeighborCircles program; the annual Cleanest Street; and Mission180 coalition.</p>  <p>Asset Management of our affordable rental housing, and our clients who use Nuestra's asset management services.</p> </div>	<ul style="list-style-type: none"> The community and its environment promotes improved health of the residents The infrastructure promotes safe walking and biking and efficient public transportation The community is viewed internally and externally as a desirable place to live, work, and play Public spaces are attractive and accessible The community is a hub of arts and culture Sustainable businesses meet the needs of community residents and attract others The built environment contains fewer blighted properties and more attractive housing and commercial spaces 	

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