



**NUESTRA  
COMUNIDAD**

DEVELOPMENT CORPORATION

OUR COMMUNITY  
WORKING TOGETHER

2022



**We're building . . .**

# From the Executive Director

## **BUILDING TOGETHER**

I am humbled and awed every time I arrive at Bartlett Station, knowing that these homes, offices, and stores Nuestra is building in partnership with the community represent many intangible benefits that Nuestra is also building, such as financial stability, security, and pride in Roxbury.



I joined Nuestra in March 2022 as one of the interim Co-Executive Directors and was immediately impressed with the tenacity of Nuestra's staff members who saw the potential of Bartlett Station—and the open, green, and cultural space known as Oasis@Bartlett—to serve as a beacon of hope in inner-city Boston. Their dedication inspired me to deepen my commitment to the organization to ensure their efforts would come to fruition.

In addition to creating much-needed affordable housing units, Nuestra has been busy renewing existing homes of many of our residents, including refitting older homes as part of the Dudley Crossing project.

I am so thankful for you—our partners, supporters, and friends—without whom Nuestra could not have come this far. I look forward to a future where every Roxbury resident can raise their family in a safe, affordable home, achieve economic independence, and contribute to a thriving Boston, and I am honored to be given the opportunity to lead Nuestra toward the realization of our vision of a more just and equitable society.

A handwritten signature in black ink, appearing to read "N. Paul Ton That". The signature is fluid and cursive, written over a white background.

N. Paul Ton That  
Executive Director

# we're building: HOMES

“ Housing is a right, not a privilege. Together, we can create more opportunities for affordable rental housing and home ownership in Roxbury and beyond for a safer, more just, and prosperous Boston.

**Representative Chynah Tyler**



Slated for completion in 2025, the Bartlett Station Project is an exciting and long overdue development plan that started with the community's vision for the former MBTA's Bartlett Yard on Washington Street in Roxbury. The 8.5-acre site was an opportunity to revitalize the neighborhood by bringing not only housing to the site, but also quality goods, services and economic opportunities.

Bartlett Station will provide 380 new affordable, moderate and market-rate rental and homeownership opportunities, as well as 26,000 square feet of commercial and retail space offering goods and services to the Roxbury community that residents would formerly need to travel to find.

**New apartment at Bartlett Station**



All Bartlett Station photographs are courtesy of Joel Howe and Davis Square Architects. Top right photo, courtesy of the Office of Representative Chyna Tyler.

I've been a proud Nuestra resident for over 20 years, and what I appreciate about our community is that we all look out for each other. From trainings to health and wellness fairs to home ownership, Nuestra has always been about serving and helping the residents and community members. ”

**Charissa Reed, Board Member,  
Community Engagement Committee**

# we're building: EQUITY



Partners in the Bartlett Station Project include Davis Square Architects, Windale Developers, Weston & Sampson, the MBTA, Michael Washington Associates; Goulston & Storrs Law Firm, DeVellis Zrein Civil Engineering and Landscape Architecture, the City of Boston-Mayor's Office of Housing, Mass Development, Enterprise Community Partners, Neighborworks, LISC, and the Commonwealth of Massachusetts, Department of Housing and Community Development.

**The Bartlett Station Project cleanup and redevelopment represents decades of effort, commitment, and a steadfast vision of the community. I'm proud of the Roxbury community for taking what started as a health concern and creating a healthy neighborhood!** ”

**Diane Clark, Nuestra Director of Real Estate Development**

The Bartlett Station Project won two prestigious awards in 2022. In August, the U.S. Environmental Protection Agency (EPA) Phoenix Award was announced at the ICMA (International City/County Management Association) Brownfields 2022 Conference in Oklahoma City.

A month later, in September, Bartlett Station won the Brownfield Coalition of the Northeast (BCONE) "2022 Project of the Year" Award for the impactful remediation and transformation of this important Boston site.



Robin Baker, Celebrity Series of Boston (left)  
with Ola Akinwumi at Oasis@Bartlett



## Oasis@Bartlett

As Nuestra's new assistant director of community engagement, Olawumi "Ola" Akinwumi, a longtime resident of Roxbury, has exciting plans for 2023 events and programs at Oasis@Bartlett, supporting local artists and vendors and utilizing the space year-round to celebrate Roxbury culture.



Oasis@Bartlett is going to be the heart of the new community arts district in Roxbury. We're partnering with nonprofits, small businesses, and Nuestra's commercial tenants to provide a variety of cultural, educational, and fitness programs and events for all ages.

Ola Akinwumi, Nuestra Assistant  
Director of Community Engagement

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# we're building: COMMUNITY

# we're building: OPPORTUNITY

## Nubian Markets

Ismail Samad and Yusuf Yassin created Nubian Markets at Bartlett Station to serve as a hub for the Roxbury community. As an experienced zero-waste chef, Ismail intends to give a platform to the foods and flavors of the African diaspora, while Yusuf is excited to share some of the recipes he grew up on with the people of Roxbury.

With plenty of experience opening businesses around Boston, the team is excited to share this destination that is grounded in the flavors and culture of the people who have been here for generations.



Yusuf Yassin (L), Ismail Samad

Photo courtesy of Lucy Kennedy LLC



Community group at Nubian Markets

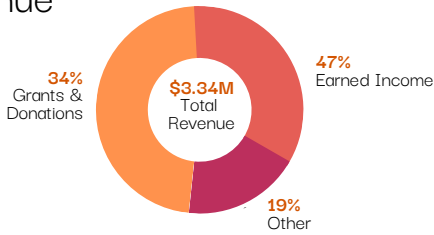


My cofounder, Ismail Samad, and I care deeply about this community and are excited to offer culturally relevant grocery items and prepared foods. We have created a space with high-quality products and service that can also be used to gather for community events. We're always eager to hear from neighbors and local families about what kinds of events they enjoy and what products they want to see on the shelves.

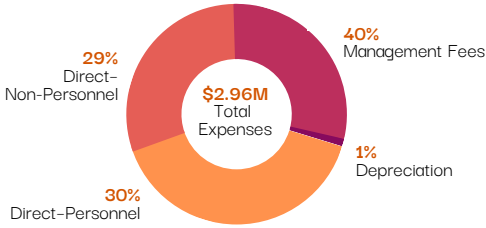
**Yusuf Yassin, Cofounder of Nubian Markets**

# 2022

## Revenue



## Expenses



Figures are unaudited.



I have spent over 30 years supporting Nuestra financially and with my time on its boards and committees. Why? Because Nuestra improves the lives of Boston residents by developing the high quality, affordable residential projects and the equitable and resilient communities that are so desperately needed in the City of Boston today.

**Joel Sklar, Board Member,  
Development Committee**



## THANK YOU to our 2022 Donors!

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**In-Kind Recognition**  
Goulston & Storrs

The Ellen S. Jackson Apartments  
on Blue Hill Avenue, Roxbury



Photo courtesy of The Architectural Team, Inc.



2022 was a milestone year for Nuestra Comunidad as Bartlett Station debuted with national recognition. It is thanks to our many strong partnerships that we succeeded in transforming this blighted space into a thriving Roxbury neighborhood hub.



**Donna Cramer, Board Chair**

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Nuestra Comunidad is devoted to building the wealth and health and enhancing the physical, economic, and social well-being of Roxbury and other underserved populations in greater Boston through a community-driven process that promotes self-sufficiency and neighborhood revitalization.

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