



PRIVATE FUNDERS

- AAFCPAS
- Andrew M. Mazgelis
- Arlene Ash
- Arthur R. Marshall
- Beacon Communities
- Berkshire Bank Charitable Foundation
- Berklee College of Music
- BIDMC Community Benefits Fund
- Beth Israel Lahey Health
- BlueHub Capital
- Boston Children's Hospital
- Boston University
- Brenda McAuliffe
- Brendan Crowley
- Brendan Murray
- Brent Barker
- Brookline Bank
- Cabot, Cabot & Forbes
- Cambridge Savings Charitable Foundation
- Carol A. Palmer Winig
- Cathay Bank Foundation
- CEDAC
- Christopher E. DiPetrillo
- Community Square Associates
- Dana-Farber Cancer Institute
- David Nagler
- Davis Square Architects
- Dawn Nash
- Deborah Lewis
- Douglas Fiebelkorn & Andrew Hall
- Eastern Bank Charitable Foundation
- Elkus Manfredi Architects
- Emily Achtenberg
- Ernst & Young
- Eric Tingdahl and Joseph Haley
- Eric S. Price
- Fenway Health
- Forest Properties
- Hackett Feinberg P.C.
- Harvard Medical School
- Harvard T.H. Chan School of Public Health
- IQHQ
- IRWIN Engineers, Inc.
- Jane Steinmetz
- James Belliveau
- Jennifer Hillenmeyer
- John Daniel Knightly
- John J. Faherty
- John Moriarty & Associates
- Joseph R. DeQuattro
- Justin Barr
- Justin T. Vogel
- Katharine V Kruger
- Katy J. Barton
- Klein Hornig LLP

- Lawrence Model Lodging Houses Trust
- Leah Camhi & Amy Pitter
- Lee Kennedy Co., Inc.
- Massachusetts Housing Investment Corporation
- Massachusetts Cultural Council
- M&T Charitable Foundation
- Mark M. Rocca
- Mary C. Cochran
- Mathew Thall
- Michelle B. Mittelsteadt
- Mission Hill/Fenway Neighborhood Trust
- National Development
- Needham Bank
- Northeastern University
- Oasis Guest House
- Paul Clark
- Peabody Properties
- Red Sox Foundation
- Related Beal
- Robert G. Frasca
- Rosaria Salerno
- Rosie and Sajed Kamal
- Samuels & Associates
- SCAPE
- Shaun B. Real
- Silicon Valley Bank
- Skanska
- Steven Connors
- Timothy D. Horn and Marie Fukuda
- TD Bank Charitable Foundation
- The Aiyer Family Fund
- The Hamilton Charitable Foundation
- The Hyams Foundation
- The First Church of Christ, Scientist
- The Longwood Collective
- The Peebles Corporation
- The Schochet Companies
- Tim Coakley
- Vela Foundation
- Victoria Forward
- Webster Bank
- Wentworth Institute of Technology
- Wingate Management Co., LLC
- Winna Brown
- WNC
- WS Development

PUBLIC FUNDERS

- Boston Planning Development Agency
- Community Development Block Grant, Boston
- Mayor's Office of Workforce Development
- Community Investment Tax Credits, Massachusetts
- Department of Housing and Community Development
- Neighborhood Jobs Trust, Boston Mayor's Office of Workforce Development
- Office of Food Justice, City of Boston

2022 Annual Report



We broke ground in July, 2022, to build 27 affordable units at Burbank Terrace, Fenway CDC's first ground-up development in two decades.

2022 Financials

| | |
|--|---------------------|
| Revenue | \$ 2,694,278 |
| Housing / Asset Management Fees and Interest | \$ 1,369,177 |
| Fundraising | \$ 765,187 |
| Grants and Contracts | \$ 174,151 |
| Donations | \$ 591,036 |
| Donated Goods and Services | \$ 105,307 |
| Other Income | \$ 108,003 |
| Expenses | \$ 2,073,864 |
| Programs | \$ 1,505,974 |
| Housing and Asset Management | \$ 663,555 |
| Workforce Development and Resident Services | \$ 426,394 |
| Community Planning and Organizing | \$ 416,025 |
| Fundraising | \$ 317,578 |
| Administration | \$ 250,312 |

Our administration and fundraising support our programs and services. Please learn more about our work at www.fenwaycdc.org.

Balance Sheet

December 31, 2022

| | |
|---|---------------------|
| Assets | |
| Current Assets | |
| Cash | \$4,577,180 |
| Other Current Assets | \$ 701,910 |
| Subtotal | \$ 5,279,090 |
| Property and Equipment | \$ 91,877 |
| Other Long-Term Assets | \$ 1,022,639 |
| Total Assets | \$ 6,393,606 |
| Liabilities | |
| Current Liabilities | |
| Long-Term Liabilities | \$ 442,159 |
| Subtotal | \$ 170,279 |
| Total Liabilities | \$ 612,438 |
| Net Assets | |
| Unrestricted Net Assets | |
| Board Designed Reserves | \$1,866,363 |
| Other Unrestricted Net Assets | \$3,849,365 |
| Subtotal | \$ 5,715,728 |
| Temporarily Restricted Net Assets | \$ 65,440 |
| Total Net Assets | \$ 5,781,168 |
| Total Liabilities and Net Assets | \$ 6,393,606 |

Unaudited Internal Statements as of April 2023

Board of Directors

- Nikki Flionis, *President*
- Mathew Thall, *Vice President*
- Tim Coakley, *Treasurer*
- Mia Jean-Sicard, *Clerk*
- Sonya Bhabhalia
- Ryan Boxill
- Brian Clague
- Gregory P. Haig
- Amelia Hill
- Nilda Hughes
- Sarah Jenness
- Joanne McKenna
- Sheneal Parker
- Franklin Ross
- Rosaria Salerno
- James Smith
- Matthew Wildman

Staff

- Leah Camhi, *Executive Director*
- Kris Anderson, *Director of Community Programs & Career Specialist*
- Sage Carbone, *Director of Community Programs*
- Richard Giordano, *Director of Policy and Community Planning*
- Suneeth John, *Deputy Director & Head of Real Estate*
- Hang Le, *Operations Manager*
- Carrie McGuire, *Accountant*
- Nick Pittman, *Senior Real Estate Project Manager*
- Michelle Reinstein, *Director of Finance & Administration*
- Leonardo Ruiz Sanchez, *Community Organizer*
- Ari Sugerman, *Asset Management Associate*
- Iris Tan, *Director of Marketing & Development*
- Cassie White, *Lead Community Organizer*

Special thanks to departing staff: Ishraq Boutaleb, Anar Kansara, Madeline Lee, Elaine Lian, and Diego Soler. Special thanks to departing Northeastern University Co-op students: Sam Lee, Jhen Li, and Drefnie Limprevil.



Fenway CDC
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Boston, MA 02115

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fenwaycdc.org

Connect with us @FenwayCDC



Fenway Community Development Corporation
Improving Lives and Building Community

Dear Friends:

As Fenway CDC marks its 50th year, there is much to celebrate!

At the time of this publication, Haycon Inc. — a local general contractor skilled in sustainable building practices and working in tight urban spaces—is constructing Fenway CDC’s newest affordable housing development. Slated to be completed in Fall 2023, Burbank Terrace will have 27 affordable rental homes—a mix of studios, one bedrooms, and two bedrooms. Several units will be set aside for those who are transitioning out of homelessness as well as individuals served by the Massachusetts Department of Mental Health.

After years of tireless efforts by current residents, community members, and Fenway CDC board members and staff, we are extremely happy that Our Lady’s Guild House—currently operated as a 140-unit single-room-occupancy apartment building located at 20 Charlesgate West - will become permanently protected affordable housing, thanks to a strategic partnership between Fenway CDC and the Planning Office of Urban Affairs. Our Lady’s Guild House was established by a group of Catholic nuns in the 1940s as a safe and affordable residence for women; but recent management changes led to leasing practices catering to a primarily student tenant base. We hope the future rehabilitation will make the property return to its original spirit, and will be permanently preserved as affordable housing for generations to come.

While these complex and lasting real estate projects were taking place, Fenway CDC helped hundreds of residents by working to prevent evictions, providing emergency housing, navigating and accessing public benefits, offering career coaching and job skill building opportunities, as well as opening doors to education. We continued our partnership with Fair Foods and Fenway Cares to distribute over 12,000 bags of produce to residents with food insecurity in the Fenway and Lower Roxbury.

The support from BIDMC Community Benefits Fund enabled Fenway CDC to collaborate with Fenway Cares and Fenway Health to create the Fenway/Kenmore Healthy Neighborhood Initiative. We used community driven data to create new services and set ambitious to improve the lives of residents and the neighborhood. We ensured that residents have equitable access to healthcare, leadership training opportunity, and financial stability.

Fenway CDC’s success is your success. Thank you for making our work possible as a program partner, supporter, and engaged resident!

Sincerely,



Nikki Flionis
Board President



Leah Camhi
Executive Director



Safe, Affordable Homes for Residents

- Burbank Terrace, Fenway CDC’s first ground-up development in decades, is under construction at 72 Burbank Street and will comprise of 27 affordable units.
- 410 units maintained as safe, affordable housing for 650 people with support services available to help with the unexpected and the unwelcome

\$250,000
in Community Investment Tax Credits increased our organization’s capacity



194 Resident, Support, and Workforce Services Delivered

Support Services

- 59 residents benefited from counseling, referrals, and case management
- 30 residents received emergency rental assistance to prevent eviction, stay in their homes, and improve financial stability
- 10 residents were supported by mental health professional referrals
- 47 residents improve their financial stability through accessing resources such as the affordable connectivity program and budgeting workshops

Education and Employment

- 41 residents received career coaching and assistance with resumes and cover letters
- 5 residents received assistance to participate in education or career training programs
- 2 residents enrolled in an education program to earn a Certificate in Cybersecurity



Bringing People Together

- 2,000+ community residents enjoyed the Fenway Porchfest music festival at over 30 sites, jointly organized by Fenway CDC, Fenway Alliance, and Fenway Civic Association
- 60 residents attended Gift Swap and Halloween events
- 20 people learned to eat better, exercise more, and manage stress through Healthy Habits and AgeStrong workshops



Fenway Cares Distributed 10,000+ bags of produce

Fenway CDC partnered with the Audubon Circle Neighborhood Association, Fenway Alliance, Fenway Civic Association, Fenway Community Center, and Operation P.E.A.C.E. to distribute 900+ bags of fresh produce monthly at two sites to residents with food insecurity.

33,000 Pounds of Produce Distributed to Residents In Need

2,600 bags of fresh fruits, vegetables, and bread distributed to residents

- Fenway Fair Foods distributed 1,000 bags of fresh foods weighing 13,000 pounds (January – May)
- Lower Roxbury Fair Foods distributed 1,600 bags of produce weighing 20,800 pounds (April – November)
- 160 residents received Harvest meals at Fensgiving



Fenway/Kenmore: We’re Here for You Healthy Neighborhood Initiative

Fenway CDC, Fenway Health, and Fenway Cares used community needs assessment data to create new services and ambitious goals for the next two years:

1. 100 residents will receive financial stability services through Fenway CDC and MetroHousing Boston
2. 100 residents will access healthcare through Fenway Health
3. 20 resident leaders will be trained by Fenway Cares to become leaders to organize food access programs for residents with food insecurity

This is made possible by a \$395,000 grant from the Beth Israel Deaconess Medical Center Community Benefits Fund.

Building a Diverse Community

Fenway CDC’s community organizing efforts promoted housing affordability and fostered cohesive neighborhood development as part of a coalition working on state and city policies.

- Statewide: Approximately 200 residents supported the Tenants’ Opportunity to Purchase Act (TOPA) and successfully increased funding for the Mass Rental Voucher Program while lowering the portion of tenant payment from 40% to 30%
- Guided by the Racial and Housing Justice Committee, the Organizing Committee ensured that our housing policy advocacy and campaigns fully support diversity, equity, and inclusion
- Nearly 400 residents attended community meetings and rallies to save the #55 bus line when the MBTA threatened to eliminate this lifeline from the Fenway. Their efforts saved the service from being eliminated

Fenway’s Urban Village Committee

Residents, developers, and city officials reviewed 10 developments to evaluate their impact on Fenway residents and their quality of life.

Fenway Communicate and Connect Committee

20 members connected individuals experiencing homelessness or substance abuse to mental health and social service providers who offered critical assistance.



Housing Justice Advances

Thanks to the Beth Israel Deaconess Medical Center Community Benefits Fund, Fenway CDC led the Community Health via Housing, Equity, Engagement and Resilience (CHEER) coalition, which made progress toward achieving the following policy and legislative efforts:

1. Adjustments to Payment in Lieu of Taxes so large nonprofits such as universities and hospitals pay their share of property taxes
2. Generating more funds for affordable housing in Boston by adding a 2% fee for real estate sales over \$2M
3. Promoting a federal rule change Affirmatively Furthering Fair Housing to address housing discrimination
4. Updating the Inclusionary Development Policy to increase access to affordable housing in the city as part of new market-rate housing developments with a minimum number of units