

## Fenway CDC Funders

(\$2,500 OR MORE)

### PRIVATE SUPPORTERS

Bank of America  
 Beth Israel Deaconess Medical Center  
 Boston Foundation  
 Boston LISC  
 Boston Private Bank & Trust Co  
 Bushrod H. Campbell and Adah F. Hall Charity Fund  
 Children's Hospital Boston  
 Citizens Bank Foundation  
 Community Economic Development Assistance Corporation (CEDAC)  
 Dana-Farber Cancer Institute  
 HallKeen Management Inc.  
 Harvard University  
 Herman and Frieda L. Miller Foundation  
 Massachusetts Housing Partnership  
 Medical Academic and Scientific Community Organization, Inc. (MASCO)  
 Mission Hill Fenway Neighborhood Trust  
 Northeastern University  
 Red Sox Foundation  
 Sage Hotel  
 Samuels & Associates  
 Sovereign Bank  
 State Street Foundation  
 TD Charitable Foundation  
 The Baseball Tavern  
 Trinity Financial Charitable Fund  
 Timothy Smith Network  
 Tufts Health Plan Foundation  
 Weiner Ventures LLC  
 Wentworth Institute of Technology  
 Wingate Management Co. LLC

### PUBLIC SUPPORTERS

City of Boston:  
 Boston Commission on Affairs of the Elderly  
 Department of Neighborhood Development  
 Jobs and Community Services, Community Development Block Grant

### INSTITUTIONAL AND COMMUNITY PARTNERS

Berklee College of Music  
 Boston LISC  
 Boston Tenant Coalition  
 Boston University School of Social Work  
 Burbank Apartments Tenant Association  
 Career Collaborative  
 Children's Hospital Boston  
 Chinese Progressive Association  
 City Life/Vida Urbana  
 Fenway Health  
 Greater Boston Legal Services  
 Massachusetts Alliance of HUD Tenants  
 Massachusetts Association of Community Development Corporations  
 Massachusetts College of Pharmacy & Health Sciences  
 Massachusetts SHINE  
 MIT Department of Urban Studies & Planning  
 Northeastern University

### Fenway CDC Balance Sheet 2010

December 31, 2010

ASSETS	
Current Assets	
Cash & Equivalents	\$662,104
Other Current Assets	110,679
<b>Total</b>	<b>772,783</b>
Property, Plant & Equipment	45,747
Other Long Term Assets	1,174,532
<b>Total Assets</b>	<b>\$1,993,062</b>
LIABILITIES	
Current Liabilities	101,027
Long Term Liabilities	351,747
<b>Total Liabilities</b>	<b>452,774</b>
NET ASSETS	
Unrestricted Net Assets	
Board Designated Reserves	631,349
Other Unrestricted Net Assets	868,087
<b>Total</b>	<b>1,499,436</b>
Temporarily Restricted Net Assets	40,852
<b>Total Net Assets</b>	<b>1,540,288</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$1,993,062</b>

## Fenway CDC Board

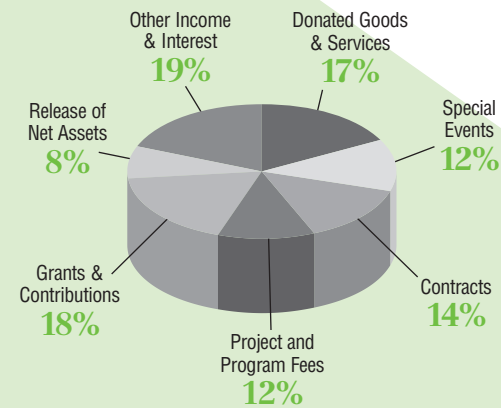
Joanne McKenna — PRESIDENT  
 Steve Wolf — VICE PRESIDENT  
 Sheneal Parker — CLERK  
 Cathy Jacobowitz — TREASURER  
 Amelia Aubourg  
 Barbara Boger  
 Manuel Delgado  
 Joyce Foster  
 Lori Frankian  
 Katherine Greenough  
 Rosie Kamal  
 Romin Koebel  
 John LaBella  
 Richard Pendleton  
 Jeanne M. Tibbs  
 Eric Tingdahl

### INSTITUTIONAL AND COMMUNITY PARTNERS (Continued)

Operation Peace  
 Simmons College  
 Urban League of Eastern Massachusetts  
 United South End Settlements  
 Wentworth Institute of Technology  
 YMCA International Learning Center

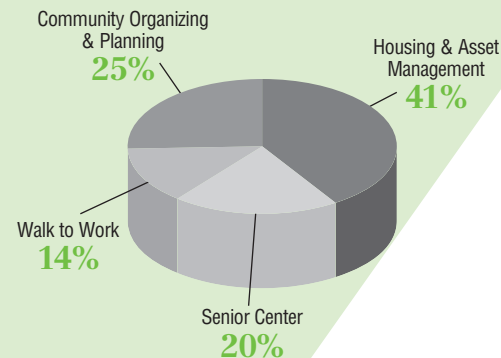
## Fenway CDC Operating Income 2010

\$663,939



## Fenway CDC Operating Expenses 2010

\$806,549



Based on unaudited financial statement  
 \$150,000 of budgeted 2010 developer fee was delayed until 2011

## Fenway CDC Staff

Penina Adelman — DIRECTOR, PETERBOROUGH SENIOR CENTER  
 Kris Anderson — SENIOR EMPLOYMENT SPECIALIST  
 Dharmena Downey — EXECUTIVE DIRECTOR  
 Sarah Horsley — CIVIC ENGAGEMENT DIRECTOR  
 Carmen Margarita Mateo — OPERATIONS MANAGER  
 Michelle Reinstein — FINANCIAL MANAGER  
 Gail Sokoloff — DIRECTOR OF FUNDRAISING  
 Lisa Soli — HOUSING DIRECTOR  
 Callie Watkins — COMMUNITY PLANNING ASSOCIATE  
 Catherine Wilson — PROJECT MANAGEMENT ASSISTANT

## FENWAY CDC

### Fenway Community Development Corporation

73 Hemenway Street, Boston, MA 02115  
 617-267-4637 fax 617-267-8591  
 www.fenwaycdc.org

## 2010 Annual Report

PREPARED APRIL 2011

# Toward a Sustainable Fenway Neighborhood

*The Fenway is home to an unlikely mix of well-established institutions, independent businesses and a diverse resident population that includes students, families, young professionals and seniors. Approximately two-thirds of the students in the city now make their home here—numbers that have risen rapidly during the past decade—as students moved into newly-built dormitories and the neighborhood's conveniently-located rental housing units. More than 6 million square feet of new development is proposed for the neighborhood—a mix of large scale institutional and private mixed-use development—that will transform the landscape. Given these development pressures and rapid student growth, residents worry that the Fenway is reaching a tipping point where it could cease to be a viable residential neighborhood. Identifying common interests among the neighborhood's stakeholders and building a sustainable vision for the future is the challenge we face as both an organization and a neighborhood.*

During the past year, Fenway CDC's Board, staff and residents participated in a process of reflection and strategic planning that lays out a comprehensive vision for the neighborhood and our organization. We concluded that Fenway CDC's core focus must remain on preserving the neighborhood as a thriving residential community for an economically and ethnically diverse population. We will promote this vision through 1) preservation and development of permanently affordable housing; and 2) using our planning expertise to promote a more coordinated and sustainable approach to development and growth. We seek to engage in productive partnerships with our institutional neighbors and private developers, while working with residents to express their interests through civic engagement and involvement in the Fenway CDC.

Our accomplishments this past year reflect our commitment to this vision. From promoting environmentally responsible practices in our own buildings and in our community planning work to preserving affordable housing through tenant organizing and in our own housing portfolio to providing vital resident support services that help to nurture families, working residents and elders – we are working to preserve the Fenway as a neighborhood that is welcoming to everyone. As we look toward the next decade, we seek to build a neighborhood where this diverse group of stakeholders builds constructive partnerships and collaborations based on mutual interests and a shared vision of a sustainable future together. This smart growth vision begins with a more coordinated and consistent approach to community planning that includes: a mix of housing to meet the diverse needs of residents; vibrant community assets such as schools, common spaces and services



PHOTO COURTESY OF MANUEL DELGADO  
 Lovely tree lined streets and abundant green open space contribute to the neighborhood's appeal.

to support resident needs; a safe and clean environment that fosters public health and wellbeing; and transit-oriented features that promote economic vitality and accessibility for residents and visitors.

### Planning for a Sustainable Fenway

During the past year, a dozen resident volunteers monitored more than 20 proposed development projects and institutional master plans through their participation on the Urban Village Committee (UVC), citizen advisory planning committees and institutional master planning task forces. Through UVC meetings and trainings, we educate residents on the importance of citizen engagement in the planning and development process. In the future, we will seek opportunities to work with developers, institutions, planning agencies, elected officials and other community groups to create a more coordinated approach to planning and development that promotes environmental sustainability, public health and economic equity for all residents.

### Sustaining Our Buildings: We're Going Green!

As a landlord, Fenway CDC has an obligation to care for both its tenants and the buildings they live in. One way to do both is to add energy efficiency improvements. Residents of our West Fenway and Burbank Street properties will see

their homes improved this summer. Work planned includes new kitchens and baths for many tenants, new windows throughout the buildings, new lighting in the units and hallways and new heating systems.

Tenants will save money on their electricity bills after the renovation because the new lighting and appliances will be less costly to operate. The buildings will see savings in energy use because the windows will insulate better and the new heating systems will run more efficiently. At West Fenway we are also adding a solar-powered system. Finally, new low-flow shower, toilet and faucet fixtures will save water and money for the building.

We have been tracking utility use at all of our properties for the past year, so we will be able to see exactly how much energy and water we save with the new improvements. While our West Fenway property consumes over 100 gallons per bedroom per day in water, efficient properties only consume 50 gallons per day. So we have a long way to go here. Saving the planet is a worthy goal, but it is even better when you can save money while doing it!

### Sustaining Our Community: The "Common Ground" Campaign

The Fenway is one of only two neighborhoods in Boston without a community center. To address the need for more spaces to host community activities and programs, Fenway CDC officially launched the Common Ground Campaign in the spring of 2010.

#### Starlight Movies

With support from the Abbey Group, My Summer in the City (a Boston Foundation initiative) and the Mission Hill Fenway Neighborhood Trust, we hosted Starlight Movies, two performance and movie nights in early August on a parking lot in the West Fenway. The event was produced by MIT intern Cassandra Campbell with support from staff and volunteers. Both nights featured youth and seniors performing music and original poetry.

#### Community Needs Assessment

Fenway CDC conducted a community needs assessment to identify gaps in local services and programs. The results of the needs assessment will be used to advocate for more community spaces in the Fenway. We have collected surveys, held focus groups, conducted phone and in-person interviews, and created maps showing existing community spaces in the neighborhood.

### Sustaining Our Working Residents: Stabilizing Lives and Creating Economic Opportunity in Difficult Times

For the past sixteen years, Walk to Work has helped over 500 low and moderate income residents to build a successful future in the Fenway. In the past two years, Walk to Work has evolved to more comprehensively meet the needs of low income residents by providing up-front support service coordination and referrals to job training and education programs. Our goal is to help all Fenway residents to build a sustainable and productive future in our neighborhood. During the past year, our efforts focused on building stronger, more engaged partnerships that will enable the program to have greater impact. We are working more closely with the one-stop career centers, the Career Collaborative and other workforce development agencies to increase the impact of our resources. We have also entered into a promising partnership with Children's Hospital Boston which, along with the Boston Public Health Commission, has generously provided a multi-year funding commitment for Walk to Work.

### Sustaining Our Seniors: Fenway Active Living

The Peterborough Senior Center offers programs and services that stabilize and strengthen our community of elders. Our focus this year has been on promoting healthy lifestyles for Fenway elders through Fenway Active Living. These programs support the health and wellness of Fenway elders holistically by providing active physical exercise and/or intellectual engagement. Each of these programs promotes increased social engagement, decreased social isolation and improved quality of life for seniors. Last year, we served more than 125 seniors through more than 400 activities. The Peterborough Senior Center continues to work closely with neighboring institutions to provide high quality, low cost programs. Drawing upon the considerable talent and resources of local institutions—colleges and universities, cultural institutions and medical institutions—we are able to offer many of these events, trainings, performances and trips at little or no expense to the Center's participants.

## FENWAY CDC'S 2010 ACCOMPLISHMENTS

- ◆ **Completed** a new business plan to guide Fenway CDC for the next five years (2011-2015)
- ◆ **Secured** financing for the renovation of 80 units of affordable housing to promote energy efficiency and other building upgrades
- ◆ **Developed** the leadership skills of more than 25 residents through workshops and technical assistance on tenant organizing, media outreach, public speaking and the Article 80 planning process
- ◆ **Mobilized** broad support for the Keep Fenway Affordable/Keep Burbank Affordable! Campaign by gathering nearly 500 petition signatures and over 30 support letters from community groups and elected officials
- ◆ **Monitored and analyzed** 20 proposed real estate development projects and institutional master plans, which would result in over 6 million square feet of new development
- ◆ **Supported** 35 residents to move toward economic stability through Walk to Work
- ◆ **Offered** 400 health, wellness, education and cultural programs for the benefit of 125 elderly residents at the Peterborough Senior Center
- ◆ **Conducted** a community mapping project that generated more than two dozen maps about community space, land use, land ownership, institutions and housing
- ◆ **Supported** the Fenway Family Coalition to organize our annual "Eat and Treat" Halloween party attended by over 100 family members
- ◆ **Launched** the Common Ground Campaign to identify common gathering spaces throughout the neighborhood for community activities and programs
- ◆ **Held** "Starlight Movie" Nights in August on the former McDonald's lot in the West Fenway

### Keep Burbank Affordable, Keep Fenway Affordable!

When long-time member Conrad Cizek alerted Fenway CDC to the pending loss of subsidized units at the Burbank Apartments, we helped tenants to form the Burbank Apartments Tenant Association (BATA). BATA mobilized widespread support, engaged in lively protests at the owners' downtown



PHOTO COURTESY OF MATTI KNIVA SPENCER

offices and obtained media coverage from Channel 5 and The Boston Globe.

The 173-unit Burbank Apartments accounts for nearly 10% of the neighborhood's affordable housing. Owners William and Robert Kargman took advantage

of federal subsidies to fund Burbank Apartments 40 years ago. In the last 5 years, 98% of the affordable apartments lost in Boston were in developments owned by the Kargmans.

At a hearing in March 2011, elected officials joined hundreds of community members in condemning the owners' decision. Despite the valiant efforts of BATA, the Kargmans converted Burbank to market rate. With the help of Greater Boston Legal Services, we have filed a lawsuit and will explore legislative approaches, continuing the fight to keep the Fenway affordable!

The Halloween party is an annual tradition for families with children.



PHOTOS COURTESY OF VALARIE SEABROOK (LEFT, RIGHT) AND CHARLOTTE MACAUSLAND (ABOVE)

Seniors participate in weekly exercise and yoga classes at the Peterborough Senior Center.



Families participated in a focus group about community space needs.