### Financial Statement

#### 2018 Financials (unaudited)

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing and Asset Management Fees and Interest</td>
<td>$1,125,728</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$ 165,082</td>
</tr>
<tr>
<td>Grants, Contracts, and Donations</td>
<td>$ 341,339</td>
</tr>
<tr>
<td>Special Events</td>
<td>$ 303,943</td>
</tr>
<tr>
<td>Donated Goods and Services</td>
<td>$ 286,666</td>
</tr>
<tr>
<td>Other Income</td>
<td>$ 28,375</td>
</tr>
<tr>
<td><strong>Expenses</strong></td>
<td><strong>$1,247,981</strong></td>
</tr>
<tr>
<td>Programs</td>
<td></td>
</tr>
<tr>
<td>Housing and Asset Management</td>
<td>$ 362,687</td>
</tr>
<tr>
<td>Workforce Development and Resident</td>
<td>$ 191,262</td>
</tr>
<tr>
<td>Community Planning and Organizing</td>
<td>$ 208,544</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$ 286,070</td>
</tr>
<tr>
<td>General and Administrative</td>
<td>$ 199,418</td>
</tr>
</tbody>
</table>

Our administration and fundraising support our programs and services. Please visit www.fenwaycdc.org to view our annual report, program impact, events, and volunteer opportunities. Fenway CDC’s 2018 audited financials will be available in June 2019. Please contact our staff to request a copy.

### Donors $1,000 and Above

PRIVATE FUNDERS
- Anonymous
- AARP/MA
- Arlene Ash
- Beacon Communities
- Berkley Bank
- Beth Israel Deaconess Medical Center
- Boston Children's Hospital
- Boston Community Capital
- Boston Private
- Boston Real Estate and Boston Red Sox Foundation
- Boston University
- Brandon Crowley
- Brent Bailey
- Brigham & Women's Hospital
- Brookline Bank
- Burns & Levinson LLP
- Cabot, Cabot & Forbes
- Cahoy Bank Foundation
- CET Architects
- CDGC
- Christopher A. Maher
- Christopher E. Diganowitz
- Clarendon Properties
- CM&W Services
- Community Squares Associates
- Cummings Properties
- Dana-Farber Cancer Institute
- David D. Mackinnon
- Davis Square Architects
- Dayton-Bodin
- Deborah Lewis
- Denise Guarrico
- Dimella Shaffer Architects
- Dimeo Construction Company
- Donald Vaughan
- Douglas-Federbush
- Eastern Bank Charitable Foundation
- Elliott Sequare
- Fenway CDC
- FPC Global Architects
- Emerson College
- Ennequid College
- Eric S. Pope
- Eric Tongdahl and Joseph Haley
- Evan Saar Raemy
- Erin & Young
- Fenway Health
- First Church of Christ, Scientist
- Forest Properties
- Gerding Edlen
- Glen T. Guavettini
- Hallman Management Inc
- Harvard Medical School
- Harvard University Employees Credit Union
- James Bellway
- Jamborston Building Services
- Jennifer Willemeyer
- Jeremy M. Welford
- John Knightly
- John Mozerski & Associates
- Joseph R. DeQuattro
- Joslin Diabetes Center

### Fenway CDC Balance Sheet (unaudited)

**December 31, 2018**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Current Assets</td>
<td>$2,061,575</td>
</tr>
<tr>
<td>Other Current Assets</td>
<td>$ 755,770</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$ 2,817,345</td>
</tr>
<tr>
<td>Property and Equipment</td>
<td>$ 36,896</td>
</tr>
<tr>
<td>Other Long-Term Assets</td>
<td>$ 878,712</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$3,762,933</td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td></td>
</tr>
<tr>
<td>Current Liabilities</td>
<td>$ 75,536</td>
</tr>
<tr>
<td>Long-Term Liabilities</td>
<td>$229,878</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>$305,404</td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Unrestricted Net Assets</td>
<td>$1,125,728</td>
</tr>
<tr>
<td>Board Designated Reserves</td>
<td>$ 125,728</td>
</tr>
<tr>
<td>Other Unrestricted Net Assets</td>
<td>$ 253,479</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$ 1,592,639</td>
</tr>
<tr>
<td>Temporarily Restricted Net Assets</td>
<td>$ 78,272</td>
</tr>
<tr>
<td>Total Net Assets</td>
<td>$1,670,911</td>
</tr>
<tr>
<td>Total Liabilities and Net Assets</td>
<td>$3,762,933</td>
</tr>
</tbody>
</table>

Audited financials will be available in June 2019.

### Staff

**LEAH CAMHI**  
Executive Director

**KRIS ANDERSON**  
Community Programs Director

**COLLEEN FITZPATRICK**  
Community Organizer

**RICHARD GIORDANO**  
Policy and Community Planning Director

**EMILY KRIEBS**  
Volunteer Outreach Coordinator

**SAM LATRONICA**  
Project Manager

**MARGARITA MATEO**  
Operations Manager

**HELEN MURPHY**  
Special Projects Coordinator

**PHUONG NGUYEN**  
Marketing and Project Manager

**MICHELLE REINSTEIN**  
Finance & Administration Director

**IRIS TAN**  
Marketing and Development Director

**NEWCASTLE-SARANAC**: Fenway CDC’s recent acquisition of 97 units at Newcastle-Saranac enabled us to protect existing tenants from displacement and preserve the long-term affordability of the property. This was the second 13A expiring-use property preserved in two years.
Dear Friends:

Fenway CDC celebrated a milestone year in 2018. Throughout our 45th anniversary we continued to advance our mission across every aspect of our work. We look forward to working with our partners, neighbors, and members to make this Vision a reality. Thank you for your continued support; we couldn’t do this work without you.

Working in partnership with The Schochet Companies, we proudly acquired Newcastle-Saranac, a 97-unit affordable housing building at risk of being converted to market-rate apartments. With help from City, State, and private partners, we were able to preserve these homes and protect the existing tenants from displacement. This acquisition brought us to over 400 units of affordable, safe housing across nine total properties.

Fenway CDC’s “Walk to Work” Resident Services and Workforce Development program reached even more Boston residents this year, providing education, advancement programs, job skills training, and financial literacy. Our bi-annual career fairs with Roxbury Community College connected hundreds of job-seekers with potential employers for placement and advancement opportunities. We distributed thousands of bags of fresh, affordable produce to community residents in partnership with Fair Foods and Holy Trinity Orthodox Cathedral.

Fenway CDC’s organizing and planning team continued to monitor proposed Fenway developments and advocate for inclusive housing policies. We worked with City officials and community organizations to pass a citywide ordinance to regulate Airbnb, successfully converting thousands of units of housing back to much-needed long-term rentals. We championed the fight for residents at Our Lady’s Guild House who were being evicted due to age discrimination and are determined to continue this work in 2019.

We worked with community partners to expand annual events and develop new ones such as Fenway Porchfest. This free, accessible music festival was the first ever collaboration with both the Fenway Civic Association and Fenway Alliance, and featured more than 60 local performers across 25 different sites around the neighborhood.

In recognition of Fenway CDC’s high impact work, the Massachusetts Department of Housing and Community Development awarded us $150,000 in Community Investment Tax Credits, the maximum allocation. These credits allowed us to increase our capacity and expand our impact.

We are also excited to announce that beyond the individual facets of our work, our board and staff have developed a new strategic plan to guide our comprehensive approach. This plan is informed by competitive assessments, best practices from across the field, and input from residents, stakeholders, and partners. Our strategic plan will guide us through 2023 in the work we’ve been doing for so long – building a healthy neighborhood: attractive to long-term and temporary residents, safe, vibrant, and welcoming to all.

Together, we build a healthy neighborhood: attractive to long-term and temporary residents, safe, vibrant, and welcoming to all. To preserve this vibrancy, and the arts. As a community, we cherish the vibrant racial, cultural, and economic mix of all who call the Fenway home. To preserve this vibrancy, we must work together relentlessly to protect the rights of all who want to live and thrive here, especially low- and moderate-income people.

We envision the Fenway as a unique neighborhood with extraordinary access to jobs, education, healthcare, housing, open space, public transit, and the arts. As a community, we cherish the vibrant racial, cultural, and economic mix of all who call the Fenway home. To preserve this vibrancy, we must work together relentlessly to protect the rights of all who want to live and thrive here, especially low- and moderate-income people.

We look forward to working with our partners, neighbors, and members to make this Vision a reality. Thank you for your continued support; we couldn’t do this work without you.

From the Board President and Executive Director

Greg Haig
Board President
Leah Camhi
Executive Director

Fenway CDC's 2018 Impact

Thank you for making our work possible!

$150,000 in Community Investment Tax Credits leveraged to invest in our community

2,914 bags of fresh produce were distributed to community residents through Fenway Fair Foods

281 residents were provided with specialized services by HallKeen Management

100 people were assisted with accessing food stamps

55 people applied for health insurance

25 people were referred for mental health counseling

10 people applied for childcare

Celebrating Partnerships at the Fenway Ball

8 tenant organizing meetings helped protect at-risk residents from displacement

200 people accessed health care services

55 people applied for health insurance

22 meetings of the Community Organizing Committee were held to plan strategies for promoting and preserving affordable housing

200 people registered for food pantries

125 people received referrals for social benefits

1,111 residents and 31 businesses participated in our Halloween Eat-and-Treat

1,408 people attended the 45th Annual Meeting & Celebration

8 tenant organizing meetings helped protect at-risk residents from displacement

Over 800 people attended Fenway's first ever neighborhood music festival. 62 artists performed across 25 locations.

Over 800 community residents attended Fenway’s third annual food festival. Fenway CDC partnered with Samuels & Associates to create this fun event that featured celebrity chefs, food and drink tastings, live music, and art. 33 Fenway restaurants and businesses participated.

Over 600 people attended our third annual food festival. Fenway CDC partnered with Samuels & Associates to create this fun event that featured celebrity chefs, food and drink tastings, live music, and art. 33 Fenway restaurants and businesses participated.

Engaging Families

578 people attended 8 community events

285 people attended 35 meetings and took action to improve City housing and development policy

Building a Stronger Neighborhood

22 meetings of the Community Organizing Committee were held to plan strategies for promoting and preserving affordable housing

5 Boston Planning and Development Agency Article 80 meetings were attended by community members who shared comments on the impact of development

Education & Workforce Development

808 people served to improve their economic security and overcome poverty

431 job seekers attended 2 career fairs to network with 50 hiring employers

212 people were served through financial education and counseling

80 people gained job readiness skills

35 people secured full-time positions

30 people obtained education certificates

20 people worked part-time

Fenway Porchfest

Over 800

600 residents had safe, affordable homes

• 97 affordable homes were acquired at Newcastle-Saranac

• 52 homes were renovated at Burbank Gardens

• 7 other residential properties were maintained to ensure safety and security

• 3 new construction projects are in our development pipeline

Taste of the Fenway

Promoting Local Businesses Through Taste of the Fenway

339 professionals from the private sector and Fenway’s academic, medical, arts, and cultural institutions attended this gala to support Fenway CDC’s work.