



2018 Financials (unaudited)

<b>Revenue</b>	<b>\$2,093,819</b>
Housing and Asset Management Fees and Interest	\$ 1,391,696
Fundraising	\$ 645,082
Grants, Contracts, and Donations	\$ 341,139
Special Events	\$ 303,943
Donated Goods and Services	\$ 28,666
Other Income	\$ 28,375
<b>Expenses</b>	<b>\$ 1,247,981</b>
Programs	\$ 762,493
Housing and Asset Management	\$ 362,687
Workforce Development and Resident Services	\$ 191,262
Community Planning and Organizing	\$ 208,544
Fundraising	\$ 286,070
General and Administrative	\$ 199,418

Our administration and fundraising support our programs and services. Please visit [www.fenwaycdc.org](http://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.

Fenway CDC Balance Sheet (unaudited)

December 31, 2018

<b>Assets</b>		
Current Assets		
Cash	\$2,061,515	
Other Current Assets	\$ 765,770	
Subtotal		\$ 2,827,285
Property and Equipment		\$ 56,886
Other Long-Term Assets		\$ 878,712
Total Assets		\$ 3,762,883
<b>Liabilities</b>		
Current Liabilities		\$ 75,526
Long-Term Liabilities		\$229,878
Total Liabilities		\$305,404
<b>Net Assets</b>		
Unrestricted Net Assets		
Board Designed Reserves	\$1,125,728	
Other Unrestricted Net Assets	\$2,253,479	
Subtotal		\$3,379,207
Temporarily Restricted Net Assets		\$ 78,272
Total Net Assets		\$3,457,479
Total Liabilities and Net Assets		\$3,762,883

Audited financials will be available in June 2019.

PRIVATE FUNDERS

Anonymous  
AAFCPAS  
Arlene Ash  
Beacon Communities  
Berkshire Bank  
Beth Israel Deaconess Medical Center  
Boston Children's Hospital  
Boston Community Capital  
Boston Private  
Boston Red Sox and Boston Red Sox Foundation  
Boston University  
Brendan Crowley  
Brent Barker  
Brigham & Women's Hospital  
Brookline Bank  
Burns & Levinson LLP  
Cabot, Cabot & Forbes  
Cathay Bank Foundation  
CBT Architects  
CEDAC  
Christopher A. Maher  
Christopher E. Dipetrillo  
Claremont Companies  
C&W Services  
Community Square Associates  
Cummings Properties  
Dana-Farber Cancer Institute  
David D. MacKinnon  
Davis Square Architects  
Dayton Nordin  
Deborah Lewis  
Denise Guarino  
Dimella Shaffer Architects  
Dimeo Construction Company  
Donald Vaughan  
Douglas Fiebelkorn  
Eastern Bank Charitable Foundation  
El Pelon Taqueria  
Elkus Manfredi Architects  
Emerson College  
Emmanuel College  
Eric S. Price  
Eric Tingdahl and Joseph Haley  
Evan Saura Ramsey  
Ernst & Young  
Fenway Health  
First Church of Christ, Scientist  
Forest Properties  
Gerding Edlen  
Glen T. Giovannetti  
HallKeen Management Inc  
Harvard Medical School  
Harvard University Employees Credit Union  
James Belliveau  
Janitronics Building Services  
Jennifer Hillenmeyer  
Jeremy M. Welford  
John Knightly  
John Moriarty & Associates  
Joseph R. DeQuattro  
Joslin Diabetes Center

BOARD OF DIRECTORS

GREGORY P. HAIG, *President*  
NIKKI FLIONIS, *Vice President*  
TIM COAKLEY, *Treasurer*  
SHENEAL PARKER, *Clerk*

RYAN BOXILL  
BRIAN CLAGUE  
KATHERINE L. GREENOUGH  
NILDA HUGHES  
JOHN LABELLA  
EILEEN LAWLER  
JOANNE MCKENNA  
EVAN SAURA RAMSEY  
MALLORY ROHRIG  
ROSARIA SALERNO  
MATHEW THALL  
MATTHEW WILDMAN

We thank *Iola Key*, our departing board of director for her contribution in 2018.

Klein Hornig LLP  
Kristen E. Keating  
Landmark Structures Corp  
Lawrence Model Lodging Houses Trust  
Leah Camhi and Amy Pitter  
MASCO  
Massachusetts Housing Investment Corporation  
Massachusetts Housing Finance Agency  
Mathew Thall  
Matthew Wildman  
Michelle B. Mittlesteadt  
Mission Hill/Fenway Neighborhood Trust Fund  
M&T Bank  
National Development  
Needham Bank  
NEI General Contracting  
Northeastern University  
Oasis Guest House  
One Dalton LLC  
Pamela A Kelleher  
People's United Bank and Peoples United Community  
Foundation of Eastern Massachusetts  
Pinck & Co, Inc.  
Related Beal  
Residence Inn Boston Back Bay / Fenway  
Richard Capasso  
Richard Pendleton  
Rosie and Sajed Kamal  
Rosaria Salerno  
Samuels & Associates  
Simmons College  
Stantec  
State Street Foundation, Inc.  
Steven Connors  
TD Charitable Foundation  
The Abbey Group  
The Hamilton Charitable Foundation  
The Hyams Foundation, Inc  
The Peebles Corporation  
The Schochet Companies  
Tim Coakley  
Transom Real Estate  
Twins Enterprise Inc  
VHB/Vanasse Hangen Brustlin Inc  
Victoria Forward  
VPNE Parking Solutions  
Waypoint KLA  
Webster Bank  
Wentworth Institute of Technology  
WilmerHale  
Winna Brown  
Wingate Management Co., LLC

PUBLIC

Community Development Block Grant, Boston  
Mayor's Office of Workforce Development  
Community Benefits, Boston Planning and  
Development Agency  
Commonwealth of Massachusetts  
Community Investment Tax Credits, Department of  
Housing and Community Development

STAFF

LEAH CAMHI  
*Executive Director*  
  
KRIS ANDERSON  
*Community Programs Director*  
  
COLLEEN FITZPATRICK  
*Community Organizer*  
  
RICHARD GIORDANO  
*Policy and Community Planning Director*  
  
EMILY KRIBBS  
*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*

Fenway Community Development Corporation

2018 Annual Report



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.



Fenway Community Development Corporation  
Improving Lives and Building Community



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.

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 direction for the next five years. It all began with our shared vision:

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. Together, we build a healthy neighborhood: attractive to long-term and new residents, institutions, and businesses.

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.



Fenway CDC’s 2018 Impact

Thank you for making our work possible!

Housing Development & Preservation



600 residents had safe, affordable homes

- 97 affordable homes were acquired at Newcastle-Saranac protecting residents from displacement (shown above)
- 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

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 community residents attended Fenway’s first ever neighborhood music festival. 62 artists performed across 25 locations.

Engaging Families



578 people attended 8 community events

- 150 members attended the 45th Annual Meeting & Celebration
- 125 people attended Fenway Fun Day
- 111 residents and 31 businesses participated in our Halloween Eat-and-Treat
- 70 people enjoyed “Coco” at Movie Night, co-organized by Emerald Necklace Conservancy & Fenway CDC
- 45 people attended the Mother’s Day Brunch
- 40 residents attended Friendsgiving
- 25 people joined Fenway Family Coalition meetings

Building a Stronger Neighborhood



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

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

Promoting Local Businesses Through Taste of the Fenway



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.

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

Resident Services



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
- 200 people registered for food pantries
- 125 people received referrals for social benefits
- 100 people were assisted with accessing food stamps
- 60 people accessed health care services
- 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



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