



PRIVATE FUNDERS

AAFPCAs
 Arlene Ash
 Beacon Communities
 Berkshire Bank Charitable Foundation
 Beth Israel Deaconess Medical Center
 BlueHub Capital
 Boston Children's Hospital
 Boston Private
 Boston Red Sox & Red Sox Foundation
 Boston Resiliency Fund
 Brenda McAuliffe
 Brendan Crowley
 Brent Barker
 Brookline Bank
 Cathay Bank Foundation
 C&W Services
 CEDAC
 Christopher E. Dipetrillo
 Community Square Associates
 Dana-Farber Cancer Institute
 David M Heaney
 David D. MacKinnon
 Davis Square Architects
 Deborah Lewis
 Douglas Fiebelkorn & Andrew Hall
 East Boston Savings Bank
 Eastern Bank Charitable Foundation
 Elkus Manfredi Architects
 Emily Achtenberg
 Eric & Holly Klose
 Eric S. Price
 Fenway Health
 Forest Properties
 Gerardus J. Verweij
 Gerding Edlen
 HallKeen Management Inc
 Harvard Medical School
 Harvard T.H. Chan School of Public Health
 Hong Wu
 IQHQ
 James Belliveau
 Jennifer Hillenmeyer
 Jessica Pearson
 John Daniel Knightly
 John J. Faherty
 John Moriarty & Associates
 Keith Construction, Inc.
 Klein Hornig LLP
 Lawrence Model Lodging Houses Trust
 Leah Camhi & Amy Pitter
 MASCO
 Massachusetts Housing Investment Corporation
 MassHousing

Mark M. Rocca
 Mary C. Cochran
 Mary E. Martini
 Mathew Thall
 Meredith Management
 Michael Charles Beaty
 Michael Comeau
 Michelle B. Mittelsteadt
 Mission Hill/Fenway Neighborhood Trust
 M&T Bank
 National Development
 Needham Bank
 Northeastern University
 Pamela A. Kelleher
 Peoples United Community Foundation of Eastern Massachusetts
 Related Beal
 Robert E. Wadley
 Rosaria Salerno
 Rosie and Sajed Kamal
 Samuels & Associates
 SCAPE
 Shaun B. Real
 Skanska
 Stantec
 State Street Foundation, Inc.
 Stephen Huebner
 Steven Connors
 TD Bank
 The Abbey Group
 The Hamilton Charitable Foundation
 The Hyams Foundation
 The Life Initiative
 The Peebles Corporation
 The Schochet Companies
 Three-Kay Consulting
 Tim Coakley
 Vela Foundation
 Victoria Forward
 Waypoint KLA
 Webster Bank
 Wentworth Institute of Technology
 William J. Campbell
 Wingate Management Co., LLC
 Winna Brown
 WS Development

PUBLIC

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

BOARD OF DIRECTORS

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 James Smith
 Matthew Wildman

Special thanks to departing board and staff:

Eileen Lawler Devito, Jaya Savita Aiyer, Sam LaTronica, Margarita Mateo, and Phuong Nguyen.

STAFF

Leah Camhi
Executive Director
 Kris Anderson
Community Programs Director
 Richard Giordano
Policy and Community Planning Director
 Suneeth John
Real Estate Director
 Anar Kansara
SCI AmeriCorp Fellow
 Hang Le
Operations Manager
 Madeline Lee
Project Coordinator
 Nick Pittman
Real Estate Project Manager
 Michelle Reinstein
Finance & Administration Director
 Iris Tan
Marketing and Development Director
 Jasmine Vargas
Resident Services Coordinator

When COVID-19 hit Boston in March 2020, Fenway CDC responded quickly. We arranged for fresh food to be delivered to homebound households. We assisted



those who were suddenly unemployed with securing benefits, building their resumes, and learning new skills that would help them land better jobs. We helped families to fight evictions. We offered wellness checks to keep our neighbors mentally and

physically healthy. We joined forces with other organizations to advocate for affordable housing

2020 ANNUAL REPORT



policies for the City of Boston. During this crisis, we helped make Fenway strong as we have done for 48+ years.



Fenway Community Development Corporation
 Improving Lives and Building Community

2020 Financials

Revenue	\$ 2,179,967
Housing and Asset Management Fees and Interest	\$ 1,307,794
Fundraising	\$ 765,187
Grants, Contracts, and Donations	\$ 174,151
Special Events	\$ 591,036
Donated Goods and Services	\$ 88,042
Other Income	\$ 18,944
Expenses	\$ 1,413,935
Programs	\$ 990,936
Housing and Asset Management	\$ 572,215
Workforce Development and Resident Services	\$ 209,401
Community Planning and Organizing	\$ 209,320
Fundraising	\$ 213,821
General and Administrative	\$ 209,178

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

Balance Sheet
 December 31, 2020
 Unaudited

Assets	
Current Assets	
Cash	\$2,958,422
Other Current Assets	\$ 781,948
Subtotal	\$ 3,740,370
Property and Equipment	\$ 185,408
Other Long-Term Assets	\$ 559,691
Total Assets	\$ 4,485,469
Liabilities	
Current Liabilities	
	\$ 97,844
Long-Term Liabilities	\$ 308,427
Total Liabilities	\$ 406,271
Net Assets	
Unrestricted Net Assets	
Board Designed Reserves	\$1,976,061
Other Unrestricted Net Assets	\$2,030,768
Subtotal	\$4,006,829
Temporarily Restricted Net Assets	\$ 72,369
Total Net Assets	\$4,079,198
Total Liabilities and Net Assets	\$4,485,469

Dear Friends:

When the city shut down last March, you stood with Fenway Community Development Corporation. Thank you. In the midst of the crisis, your commitment to this community made it possible for Fenway CDC to assist vulnerable residents. Because of you, Fenway CDC could be a backstop to their fears and could help people begin to rebuild their lives. As you read through this impact report, I hope you will be proud of what you made possible.

Here are some highlights:

Responding to the Crisis: When Fenway Fair Foods closed down in mid-March, Fenway CDC worked with seven organizations including food pantries to ensure that residents didn't go hungry. When Fenway Fair Foods was permitted to reopen, we distributed 25,100 pounds of fresh foods in 1,674 bags.

Extraordinary Service to the Community: Fenway CDC's Resident Services and Workforce Development helped neighbors restart their education as an important step to increasing their earning power. New partnerships with some of Boston's esteemed colleges and universities will help residents learn what they need to land an IT job. Fenway CDC helped under-employed and suddenly unemployed residents improve their resumes and get job readiness skills, so they could secure jobs in a tough job market. Our virtual financial coaching and referral services helped stabilize residents' lives.

Keeping People in their Homes: The dramatic loss of jobs put thousands of households in danger of eviction when the MA moratorium on evictions expired in October. Fenway CDC helped these residents stay in their homes. We partnered with residents to promote affordable housing policies in Boston and at the State House, furthering racial justice and economic equity.

A Vibrant and Diverse Neighborhood: We envision the Fenway as a vibrant, diverse community. For the first time in 20 years, we are planning 27 new affordable units at 72 Burbank Street. We maintained nine properties to enable 650 residents to live in affordable homes.

Keeping the Neighborhood Vibrant: After cancelling several spring events, we worked with neighborhood groups to keep the arts alive by hosting a virtual Porchfest that featured local musicians. We promoted local restaurants and small businesses through our communication channels. These efforts remind us why the Fenway is such a special place.

Recognizing Fenway CDC's work, the Massachusetts Department of Housing and Community Development awarded \$200,000 in Community Investment Tax Credits, which strengthened our work and increased our impact.

Together, we are building a healthy neighborhood: attractive to long-term and new residents, institutions, and businesses. 2020 was certainly a year where we saw how Fenway CDC remains a lifeline for so many and we couldn't have helped the people we did without you. A heartfelt thank you on all their behalf.

Nikki Flionis

Nikki Flionis
Board President



Leah Camhi

Leah Camhi
Executive Director

Housing Development & Preservation

650 residents lived in safe, affordable homes



- 27 affordable homes planned at 72 Burbank Street - Fenway CDC's first ground-up development in two decades
- 97 homes substantially renovated at Newcastle Saranac
- 8 other residential properties maintained to protect residents from Covid-19

Education & Workforce Development

172 services improved the financial stability of residents



- Partnerships with Northeastern University, Wentworth Institute of Technology, and Cambridge College created IT/Technical career pathways for residents
- 57 people benefitted from education and employment assistance
- 50 people received financial coaching
- 42 people had job skills training
- 20 people obtained education certificates

Third Fenway Porchfest Goes Virtual



645+ community members viewed or participated in Fenway's music festival video, organized by Fenway CDC, Fenway Alliance, and Fenway Civic Association

Resident Services

3,459 services improved the economic and social well-being of 269 residents



- 1,370 recreational services and 1,353 support services helped residents live healthier
- 263 people obtained healthcare services
- 240 people received food
- 65 people attended Fensgiving Grab-and-Go
- 60 people attended Halloween Grab-and-Go
- 58 people accessed social benefits & health insurance
- 50 people received housing services
- 15 people joined Healthy Habits program

Building a Stronger Neighborhood

468 community engagements prevented homelessness, promoted housing affordability, and fostered cohesive neighborhood development



- **Community Organizing Committee**
 - 11 monthly meetings attended by 13 attendees
 - 160+ postcards sent to MA Attorney General and 11 residents advocated to protect residents of Our Lady's Guild House and extend Eviction Moratorium
 - 150+ constituents met to discuss City and State housing policies, racial justice, and economic equity which impacted policy development
 - 12,000 points-of-contact within the Fenway neighborhood promoted the 2020 Census
 - 500 points-of-contact promoted voter registration and participation in the 2020 Elections
- **Fenway's Urban Village Committee (UVC)**
 - 25 meetings attended by UVC, residents, developers, and City Officials to discuss impact of 7 developments on Fenway residents
- **Communicate and Connect Group**
 - 15 members discussed issues and brought mental health and social service providers to individuals experiencing homelessness and substance users
- **Neighborhood Improvement Committee (NIC)**
 - 35 residents and NIC discussed homelessness prevention, Berklee plans, and safety measures
- **Policy and Legislative Matters**
 - 15 meetings with coalitions to prioritize housing policy and legislation at City and State level
 - 6 meetings with elected officials to discuss housing, transportation, and budget needs for residents

\$200,000

in Community Investment Tax Credits leveraged to invest in our community

Food Access Programs

8 non-profits collaborated with us during Covid-19 pandemic to serve residents with food



- **Lifeboat Boston:** Introduced Fair Foods and contributed 1,000 pounds of food weekly
- **Homes for Families:** Distributed food to 120 homeless families
- **Fair Foods:** Provided fundraising support to sustain their operations serving over 8,000 families weekly
- **Fenway Cares:** Partnered with 5 non-profits to provide mutual aid and produce to families in need

Fenway Fair Foods

1,674 bags (25,110 lbs) of fresh fruits, vegetables, and bread were distributed to food insecure residents



Local Businesses Promoted

30 businesses helped, including restaurants affected by the pandemic

- Local customers reached through our e-news and we encouraged 1,800 stakeholders to eat and shop locally

