

**PRIVATE FUNDERS**

AAFCPAs  
 Alan W. Bloom  
 Anthony Jordan  
 Arlene Ash  
 Barry G. Braunstein  
 Berkshire Bank Charitable Foundation  
 Beth Israel Lahey Health  
 Boston Children's Hospital  
 Boston Private  
 Brenda McAuliffe  
 Brendan Crowley  
 Brent Barker  
 Brookline Bank  
 Cabot, Cabot & Forbes  
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 Community Square Associates  
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 Deborah Lewis  
 Douglas Fiebelkorn & Andrew Hall  
 Eastern Bank Charitable Foundation  
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 Mark M. Rocca  
 Mary C. Cochran  
 Mathew Thall

Michael Charles Beaty  
 Michael Comeau  
 Michelle B. Mittelsteadt  
 Mission Hill/Fenway Neighborhood Trust  
 National Development  
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 Rosie and Sajed Kamal  
 Samuels & Associates  
 SCAPE  
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 Steven Connors  
 TD Bank  
 The Abbey Group  
 The Aiyer Family Fund - Dr. Kamesh Ramakrishna Aiyer and Ms. Geeta Bhide Aiyer  
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 The Peebles Corporation  
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 Vela Foundation  
 Victoria Forward  
 WaypointKLA  
 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  
 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

**2021 Financials**

<b>Revenue</b>	<b>\$ 2,420,195</b>
Housing and Asset Management Fees and Interest	\$ 1,072,196
Fundraising	\$ 765,187
Grants and Contracts, and Donations	\$ 174,151
Donations	\$ 591,036
Donated Goods and Services	\$ 49,922
Other Income	\$ 346,163
<b>Expenses</b>	<b>\$ 1,360,127</b>
Programs	\$ 983,206
Housing and Asset Management	\$ 427,745
Workforce Development and Resident Services	\$ 235,146
Community Planning and Organizing	\$ 320,315
Fundraising	\$ 170,607
General and Administrative	\$ 206,314

Our administration and fundraising support our programs and services. Please learn more about our work at [www.fenwaycdc.org](http://www.fenwaycdc.org).

**Balance Sheet**

December 31, 2021

Unaudited Internal Statements as of March 2022

<b>Assets</b>	
Current Assets	
Cash	\$3,706,306
Other Current Assets	\$ 721,434
Subtotal	\$ 4,427,740
Property and Equipment	\$ 67,383
Other Long-Term Assets	\$ 994,906
<b>Total Assets</b>	<b>\$ 5,490,029</b>
<b>Liabilities</b>	
Current Liabilities	
Long-Term Liabilities	\$ 111,550
Total Liabilities	\$ 257,550
<b>Net Assets</b>	
Unrestricted Net Assets	
Board Designed Reserves	\$1,912,518
Other Unrestricted Net Assets	\$3,182,796
Subtotal	\$5,095,314
Temporarily Restricted Net Assets	\$ 137,165
<b>Total Net Assets</b>	<b>\$5,232,479</b>
<b>Total Liabilities and Net Assets</b>	<b>\$5,490,029</b>

**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, *Community Programs Director*  
 Richard Giordano, *Policy & Community Planning Director*  
 Suneeth John, *Real Estate Director*  
 Anar Kansara, *Community Health Coordinator*  
 Hang Le, *Office Manager*  
 Madeline Lee, *Project Coordinator*  
 Drefnie Limplevil, *Northeastern University co-op*  
 Nick Pittman, *Real Estate Project Manager*  
 Michelle Reinstein, *Finance & Administration Director*  
 Diego Soler, *SCI AmeriCorp Fellow*  
 Iris Tan, *Marketing & Development Director*  
 Cassie White, *Community Organizer*

Special thanks to departing board members - Holly Berry and Evan Saura Ramsey; staff - Jaya Aiyer and Jasmine Vargas; and co-op student Fenner Dreyfuss-Wells.



building



nourishing



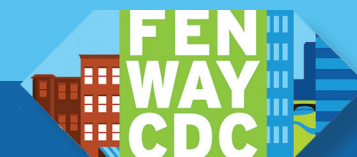
educating



preserving



erving



**Dear Friends:**

The pandemic made life harder for those who were already struggling, for those who couldn't work from home, and for housebound residents without decent access to the internet. Thanks to your support, Fenway CDC was a vital resource, responding to immediate needs of individuals in crisis while working toward long-term solutions that will improve the neighborhood and the city.

**Understanding Needs in the Neighborhood:**

Fenway CDC undertook an extensive community listening project to better understand the issues facing residents now. We held four community conversations, hosted focus groups for seniors, students, young professionals, and families, and surveyed more than 1,000 residents. The major challenges that emerged centered on economic struggles, access to food, and access to health care. This community input will shape Fenway's work going forward.

**New Affordable Housing:**

Fenway CDC has always believed that reliable affordable housing is central to helping people live better lives and making the Fenway a vibrant neighborhood. We are proud to announce that for the first time in 20 years, we are moving forward with a new affordable construction project. The financing for Burbank Terrace is secured, and it will be home for 27 low-income households. A range of studios, one-bedrooms, and two-bedrooms will provide housing for a variety of families. The ground-breaking will take place in Summer 2022.

**Improving Affordable Housing:**

Completed renovations at Newcastle Saranac means 97 apartments have been updated and improved. Demand was so great that several thousand applications were received for 35 available units.

**Partnering for a More Equitable City:**

Fenway CDC worked with organizations across Boston to train citizens to advocate for improved housing policies that would protect families from eviction; create more funding for affordable housing; and increase the number of affordable housing units within the city.

**Serving the Community:**

We helped the city's most vulnerable residents get the help they needed to navigate how to stay in their homes, have enough to eat, find childcare, get a job, and learn how to manage their money.

Fenway CDC helped residents improve their economic stability. Through tenant education and financial literacy, residents learned money management, how to build assets, tips for saving, debt management, and budgeting, tailored to their financial situations.

Thanks to your support, Fenway CDC addressed community-wide issues, building a corps of engaged residents, while also helping individuals and households improve their lives. We continued to support local businesses and build social connections that are essential to a thriving community. We thank you for being our partners in this work.



Nikki Flionis  
Board President



Leah Camhi  
Executive Director



**Housing Development and Preservation**

**650** residents lived in safe, affordable homes

- 97 units substantially renovated at Newcastle Saranac in Lower Roxbury
- 27 affordable new homes to be developed at Burbank Terrace, 72 Burbank Street; Fenway CDC's first ground-up development in decades
- 410 units were maintained
- Thanks to Northeastern University for supporting multiple co-op students who bolstered Fenway CDC's housing development projects, organizing, and community work.



**Fenway Fair Foods**

**3,188** bags (35,068 lbs) of fresh fruits, vegetables, and bread were distributed to food insecure residents

**\$200,000** in Community Investment Tax Credits were invested in our community



**Building a Stronger Neighborhood**

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

**Community Planning and Organizing**

- Supported the city's efforts to waive parking minimums for affordable development
- In line with the Racial Justice Housing Justice Committee, the Organizing Committee worked to ensure that our housing policy advocacy and campaigns fully support diversity, equity, and inclusion

**Fenway's Urban Village Committee**

- 12 meetings attended by residents, developers, and city officials to discuss impact of seven developments on Fenway residents
- 100 or more residents attended meetings, a community hearing, and six rallies to show community support for the #55 bus. Their actions generated coverage in eight media outlets and saved this essential bus line from being eliminated by the MBTA.

- 110 residents weighed in on transit needs in the Fenway

**Fenway Communicate and Connect Committee**

- 15 members connected individuals experiencing homelessness or substance abuse to mental health and social service providers



**Policy and Legislative Matters**

Fenway CDC broadened its coalition of groups working together on housing policy at the city and state levels. Thanks to Beth Israel Deaconess Medical Center's Community Benefits fund, Fenway CDC continued to lead the Community Health via Housing, Equity, Engagement and Resilience (CHEER) coalition meetings, which advanced housing policies to prevent displacement and homelessness, address racial inequities, create and preserve affordable housing, and empower communities.

- 12 CHEER Coalition meetings on affordable housing policy
- 6 meetings attended by residents and elected officials to discuss housing and transportation needs. Together, the coalition made progress on these housing justice policies:
  - Tenant Opportunity to Purchase Act
  - Payment in Lieu of Taxes
  - Boston Transfer Fee
  - Affirmatively Furthering Fair Housing
  - Inclusionary Development Policy

**Community and Resident Services**

**672** services improved the economic, health, and social well-being of residents

**Support Services**

- 48 people accessed social benefits and health insurance
- 400 people received goodie bags or meal boxes at Halloween and Fensgiving events
- 37 people received RAFT and SHERA to improve financial stability
- 22 people joined Healthy Habits program to improve physical, mental, and financial well-being



**Education and Workforce Development**

- Partnered with Cambridge College, Northeastern University, and Wentworth Institute of Technology to create stronger career pathways for residents
- 47 people benefitted from education and employment assistance

- 6 people attended college and 1 attended nursing school

**Community Needs Assessment**

**We're Here for You: Fenway/Kenmore**  
Special thanks to Beth Israel Deaconess Medical Center's Community Benefits funds for supporting our Healthy Neighborhood Initiative Project. Fenway CDC partnered with Fenway Health and Fenway Cares to engage 111 residents and stakeholders through public meetings, focus groups, and 1-1 interviews; and over 1,000 survey respondents shared needs and ideas to improve lives.

**Fenway Cares**

**670** services provided monthly to community residents

- 5 non-profits collaborated with Fenway CDC to distribute fresh produce, hot meals, and COVID resources. Special thanks to Audubon Circle Neighborhood Association, Fenway Alliance, Fenway Civic Association, Fenway Community Center, and Operation P.E.A.C.E.