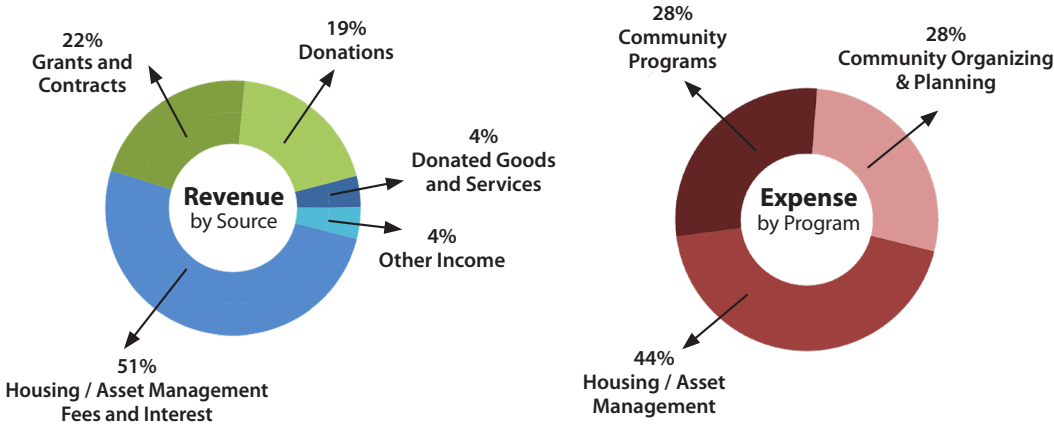


Financial Statement

Donors \$1,000 and above



2022 Financials

Revenue		\$ 2,694,278
Housing / Asset Management Fees and Interest		\$ 1,369,177
Fundraising		\$ 765,187
Grants and Contracts	\$ 174,151	
Donations	\$ 591,036	
Donated Goods and Services		\$ 105,307
Other Income		\$ 108,003
Expenses		\$ 2,073,864
Programs		\$ 1,505,974
Housing and Asset Management	\$ 663,555	
Workforce Development and Resident Services	\$ 426,394	
Community Planning and Organizing	\$ 416,025	
Fundraising		\$ 317,578
Administration		\$ 250,312

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

Balance Sheet

December 31, 2022

Assets		
Current Assets		
Cash	\$4,577,180	
Other Current Assets	\$ 701,910	
Subtotal		\$ 5,279,090
Property and Equipment		\$ 91,877
Other Long-Term Assets		\$ 1,022,639
Total Assets		\$ 6,393,606
Liabilities		
Current Liabilities		\$ 442,159
Long-Term Liabilities		\$ 170,279
Total Liabilities		\$ 612,438
Net Assets		
Unrestricted Net Assets		
Board Designed Reserves	\$1,866,363	
Other Unrestricted Net Assets	\$3,849,365	
Subtotal		\$ 5,715,728
Temporarily Restricted Net Assets		\$ 65,440
Total Net Assets		\$ 5,781,168
Total Liabilities and Net Assets		\$ 6,393,606

Unaudited Internal Statements as of April 2023

PRIVATE FUNDERS

AAFCPAs
Andrew M. Mazgelis
Arlene Ash
Arthur R. Marshall
Beacon Communities
Berkshire Bank Charitable Foundation
Berklee College of Music
BIDMC Community Benefits Fund
Beth Israel Lahey Health
BlueHub Capital
Boston Children's Hospital
Boston University
Brenda McAuliffe
Brendan Crowley
Brendan Murray
Brent Barker
Brookline Bank
Cabot, Cabot & Forbes
Cambridge Savings Charitable Foundation
Carol A. Palmer Winig
Cathay Bank Foundation
CEDAC
Christopher E. DiPetrillo
Community Square Associates
Dana-Farber Cancer Institute
David Nagler
Davis Square Architects
Dawn Nash
Deborah Lewis
Douglas Fiebelkorn & Andrew Hall
Eastern Bank Charitable Foundation
Elkus Manfredi Architects
Emily Achtenberg
Ernst & Young
Eric Tingdahl and Joseph Haley
Eric S. Price
Fenway Health
Forest Properties
Hackett Feinberg P.C.
Harvard Medical School
Harvard T.H. Chan School of Public Health
IQHQ
IRWIN Engineers, Inc.
Jane Steinmetz
James Belliveau
Jennifer Hillenmeyer
John Daniel Knightly
John J. Faherty
John Moriarty & Associates
Joseph R. DeQuattro
Justin Barr
Justin T. Vogel
Katharine V Kruger
Katy J. Barton
Klein Hornig LLP

Lawrence Model Lodging Houses Trust
Leah Camhi & Amy Pitter
Lee Kennedy Co., Inc.
Massachusetts Housing Investment Corporation
Massachusetts Cultural Council
M&T Charitable Foundation
Mark M. Rocca
Mary C. Cochran
Mathew Thall
Michelle B. Mittelsteadt
Mission Hill/Fenway Neighborhood Trust
National Development
Needham Bank
Northeastern University
Oasis Guest House
Paul Clark
Peabody Properties
Red Sox Foundation
Related Beal
Robert G. Frasca
Rosaria Salerno
Rosie and Sajed Kamal
Samuels & Associates
SCAPE
Shaun B. Real
Silicon Valley Bank
Skanska
Steven Connors
Timothy D. Horn and Marie Fukuda
TD Bank Charitable Foundation
The Aiyer Family Fund
The Hamilton Charitable Foundation
The Hyams Foundation
The First Church of Christ, Scientist
The Longwood Collective
The Peebles Corporation
The Schochet Companies
Tim Coakley
Vela Foundation
Victoria Forward
Webster Bank
Wentworth Institute of Technology
Wingate Management Co., LLC
Winna Brown
WNC
WS Development

PUBLIC FUNDERS

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

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, *Director of Community Programs & Career Specialist*
Sage Carbone, *Director of Community Programs*
Richard Giordano, *Director of Policy and Community Planning*
Suneeth John, *Deputy Director & Head of Real Estate*
Hang Le, *Operations Manager*
Carrie McGuire, *Accountant*
Nick Pittman, *Senior Real Estate Project Manager*
Michelle Reinstein, *Director of Finance & Administration*
Leonardo Ruiz Sanchez, *Community Organizer*
Ari Sugerman, *Asset Management Associate*
Iris Tan, *Director of Marketing & Development*
Cassie White, *Lead Community Organizer*

Special thanks to departing staff: Ishraq Boutaleb, Anar Kansara, Madeline Lee, Elaine Lian, and Diego Soler. Special thanks to departing Northeastern University Co-op students: Sam Lee, Jhen Li, and Drefnie Limprevil.

2022 Annual Report



We broke ground in July, 2022, to build 27 affordable units at Burbank Terrace, Fenway CDC's first ground-up development in two decades.



Fenway Community Development Corporation
Improving Lives and Building Community



Fenway CDC
70 Burbank Street
Boston, MA 02115

(617) 267-4637
fenwaycdc.org

Connect with us @FenwayCDC



Dear Friends:

As Fenway CDC marks its 50th year, there is much to celebrate!

At the time of this publication, Haycon Inc. — a local general contractor skilled in sustainable building practices and working in tight urban spaces—is constructing Fenway CDC’s newest affordable housing development. Slated to be completed in Fall 2023, Burbank Terrace will have 27 affordable rental homes—a mix of studios, one bedrooms, and two bedrooms. Several units will be set aside for those who are transitioning out of homelessness as well as individuals served by the Massachusetts Department of Mental Health.

After years of tireless efforts by current residents, community members, and Fenway CDC board members and staff, we are extremely happy that Our Lady’s Guild House—currently operated as a 140-unit single-room-occupancy apartment building located at 20 Charlesgate West - will become permanently protected affordable housing, thanks to a strategic partnership between Fenway CDC and the Planning Office of Urban Affairs. Our Lady’s Guild House was established by a group of Catholic nuns in the 1940s as a safe and affordable residence for women; but recent management changes led to leasing practices catering to a primarily student tenant base. We hope the future rehabilitation will make the property return to its original spirit, and will be permanently preserved as affordable housing for generations to come.

While these complex and lasting real estate projects were taking place, Fenway CDC helped hundreds of residents by working to prevent evictions, providing emergency housing, navigating and accessing public benefits, offering career coaching and job skill building opportunities, as well as opening doors to education. We continued our partnership with Fair Foods and Fenway Cares to distribute over 12,000 bags of produce to residents with food insecurity in the Fenway and Lower Roxbury.

The support from BIDMC Community Benefits Fund enabled Fenway CDC to collaborate with Fenway Cares and Fenway Health to create the Fenway/Kenmore Healthy Neighborhood Initiative. We used community driven data to create new services and set ambitious to improve the lives of residents and the neighborhood. We ensured that residents have equitable access to healthcare, leadership training opportunity, and financial stability.

Fenway CDC’s success is your success. Thank you for making our work possible as a program partner, supporter, and engaged resident!

Sincerely,



Nikki Flionis
Board President



Leah Camhi
Executive Director



Safe, Affordable Homes for Residents

- Burbank Terrace, Fenway CDC’s first ground-up development in decades, is under construction at 72 Burbank Street and will comprise of 27 affordable units.
- 410 units maintained as safe, affordable housing for 650 people with support services available to help with the unexpected and the unwelcome

\$250,000
in Community Investment Tax Credits increased our organization’s capacity



194 Resident, Support, and Workforce Services Delivered

Support Services

- 59 residents benefited from counseling, referrals, and case management
- 30 residents received emergency rental assistance to prevent eviction, stay in their homes, and improve financial stability
- 10 residents were supported by mental health professional referrals
- 47 residents improve their financial stability through accessing resources such as the affordable connectivity program and budgeting workshops

Education and Employment

- 41 residents received career coaching and assistance with resumes and cover letters
- 5 residents received assistance to participate in education or career training programs
- 2 residents enrolled in an education program to earn a Certificate in Cybersecurity



Bringing People Together

- 2,000+ community residents enjoyed the Fenway Porchfest music festival at over 30 sites, jointly organized by Fenway CDC, Fenway Alliance, and Fenway Civic Association
- 60 residents attended Gift Swap and Halloween events
- 20 people learned to eat better, exercise more, and manage stress through Healthy Habits and AgeStrong workshops



Fenway Cares Distributed 10,000+ bags of produce

Fenway CDC partnered with the Audubon Circle Neighborhood Association, Fenway Alliance, Fenway Civic Association, Fenway Community Center, and Operation P.E.A.C.E. to distribute 900+ bags of fresh produce monthly at two sites to residents with food insecurity.

33,000 Pounds of Produce Distributed to Residents In Need

2,600 bags of fresh fruits, vegetables, and bread distributed to residents

- Fenway Fair Foods distributed 1,000 bags of fresh foods weighing 13,000 pounds (January – May)
- Lower Roxbury Fair Foods distributed 1,600 bags of produce weighing 20,800 pounds (April – November)
- 160 residents received Harvest meals at Fengsgiving



Fenway/Kenmore: We’re Here for You Healthy Neighborhood Initiative

Fenway CDC, Fenway Health, and Fenway Cares used community needs assessment data to create new services and ambitious goals for the next two years:

1. 100 residents will receive financial stability services through Fenway CDC and MetroHousing Boston
2. 100 residents will access healthcare through Fenway Health
3. 20 resident leaders will be trained by Fenway Cares to become leaders to organize food access programs for residents with food insecurity

This is made possible by a \$395,000 grant from the Beth Israel Deaconess Medical Center Community Benefits Fund.

Building a Diverse Community

Fenway CDC’s community organizing efforts promoted housing affordability and fostered cohesive neighborhood development as part of a coalition working on state and city policies.

- Statewide: Approximately 200 residents supported the Tenants’ Opportunity to Purchase Act (TOPA) and successfully increased funding for the Mass Rental Voucher Program while lowering the portion of tenant payment from 40% to 30%
- Guided by the Racial and Housing Justice Committee, the Organizing Committee ensured that our housing policy advocacy and campaigns fully support diversity, equity, and inclusion
- Nearly 400 residents attended community meetings and rallies to save the #55 bus line when the MBTA threatened to eliminate this lifeline from the Fenway. Their efforts saved the service from being eliminated

Fenway’s Urban Village Committee

Residents, developers, and city officials reviewed 10 developments to evaluate their impact on Fenway residents and their quality of life.

Fenway Communicate and Connect Committee

20 members connected individuals experiencing homelessness or substance abuse to mental health and social service providers who offered critical assistance.



Housing Justice Advances

Thanks to the Beth Israel Deaconess Medical Center Community Benefits Fund, Fenway CDC led the Community Health via Housing, Equity, Engagement and Resilience (CHEER) coalition, which made progress toward achieving the following policy and legislative efforts:

1. Adjustments to Payment in Lieu of Taxes so large nonprofits such as universities and hospitals pay their share of property taxes
2. Generating more funds for affordable housing in Boston by adding a 2% fee for real estate sales over \$2M
3. Promoting a federal rule change Affirmatively Furthering Fair Housing to address housing discrimination
4. Updating the Inclusionary Development Policy to increase access to affordable housing in the city as part of new market-rate housing developments with a minimum number of units