

Housing Development & Preservation

554 units maintained as safe, affordable housing for over 750 residents
131 units under development

Fenway CDC's 2024 Impact

Thank you for making our work possible!



Burbank Terrace

27 affordable units at Burbank Terrace – Fenway CDC's first ground-up development in decades – were completed in October 2024 and are now 100% occupied.



112 Queensberry Street

Fenway CDC acquired the 112 Queensberry parcel to build 24 units of 100% affordable rental housing aimed at 60% AMI or below. The project has been awarded city funding and is currently seeking state funding.

The Guild House

Since 2023, in partnership with the Planning Office for Urban Affairs, Fenway CDC has been operating The Guild House (TGH), a 140-unit single room occupancy building in Kenmore. Our organizations are working to secure funding to substantially rehabilitate the building to provide 86 units that will be affordable, inclusive, accessible, sustainable, and foster a sense of community.



New Fenway Westland

Fenway CDC continued the renovation of New Fenway Westland, a 97-unit mixed-income portfolio on Westland Avenue in Fenway. The rehab work improves the quality of life for the residents and will allow the building to continue providing affordably priced housing for years to come.



43 Hemenway Street

Fenway CDC is converting 43 Hemenway, a 6-unit marketrate rental building to 6 affordable homeownership units for households earning 80-to-100% Area Median Income (AMI). This will be the first affordable homeownership project for Fenway CDC and when completed, will increase the

income-restricted homeownership units in the Fenway neighborhood by 33%!

27-29 Hancock Street

Fenway CDC was selected to redevelop 27-29 Hancock Street on Beacon Hill into 15 affordable homeownership units, a small step toward addressing the neighborhood's affordable housing needs.



Fenway Community
Development Corporation
Improving Lives and
Building Community

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fenwaycdc.org

Connect with us @FenwayCDC



Updated as of 3/31/2025

Community Programs

Improving financial, health, and social well-being of residents through career services, economic mobility programs, and arts & cultural events

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386 Support and Workforce Services

- 230 attendees participated in the career fair, with 41 resumes reviewed and mock interview sessions
- 45 residents received career counseling
- 40 residents attended employment workshops
- 23 residents accessed eviction prevention and financial stability services
- 30 residents applied for ID renewals and affordable connectivity program
- 12 residents secured living wage jobs
- 6 residents obtained job skills certificates and 4 residents enrolled in ESOL class



Enriching Lives

- 1,000+ community residents savored musical talent at 16 different sites during Fenway Porchfest, organized by Fenway CDC and Fenway Community Center
- 130 youth and family members participated in art classes, music events, focus groups, and a Fall Fest
- 2 community events collaboration - Mass Ave Festival with Chester Square Neighbors and Holiday Wreath-Making with Claremont Neighborhood Association



Improving Social and Mental Well-Being

- 400+ residents attended 12 Free Markets to recycle and rehome over 12,000 lbs of household items
- 200+ residents enjoyed baseball games, movie nights, and events of Boston Red Sox; 4 residents enjoyed *Cirque du Soleil* show; 15 residents experienced Disney on Ice at Agganis Arena; and 7 residents saw Blue Man Group
- 50+ families benefitted from Boston Badminton & Tennis Club Holiday Gift Drive
- 19 plots of food and flowers were planted by residents
- 7 residents received free tickets to Blue Man Group



Fenway Cares: 10,750 Bags Totaling 52,000 Pounds of Produce Distributed to Address Food Insecurity

Fenway CDC partnered with the Audubon Circle Neighborhood Association, Fenway Civic Association, Fenway Community Center, Fenway Alliance, and Operation P.E.A.C.E. to distribute fresh produce to over 400 residents every two weeks. The East Fens food share site also offered 25 health screenings sessions to 389 community residents provided by Mass General Brigham Community Care Van.



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Equitable Transportation

- With the #55 Bus Coalition, Fenway CDC has elevated the needs of Fenway residents who rely most on the #55 bus and advocated with the MBTA for improved service.
- 50 residents joined rallies, attended community meetings, and helped plan our “We love the 55” and storytelling campaigns to fight for better bus service.

Fenway's Urban Village Committee

- Residents reviewed development and engaged in various planning processes including the modernization of Boston's review process and the Fenway Transportation Action Plan.

Housing Justice Advances

Fenway CDC's policy advocacy efforts promoted housing affordability as part of coalitions working on state and city policies.

- **Inclusionary Zoning:**
 - Achieved an increase in the percentage of affordable units required in Boston's housing development.
- **Community Investment Tax Credit:**
 - Through the Affordable Homes Act, secured a permanent program which matches private donations and raises critical revenue for community development corporations.

• Rent Control:

- 30 residents participated in a postcard campaign mobilizing Fenway residents to contact their state legislators in support of rent control.
- We collaborated with City Life Vida Urbana to host a learning workshop on the history and upcoming action for rent control in Massachusetts, empowering residents with knowledge and tools for advocacy.
- Fenway CDC participated in the statewide coalition, Homes for All MA and their State House lobby and rally day. These actions amplified the voices and needs of Fenway residents.

• Payment in Lieu of Taxes:

- We advocated for a more impactful program where community benefits from Boston's large nonprofit institutions are aligned with community-identified needs.

• Transfer Fee:

- We advocated for additional revenue for affordable housing in Boston by adding a new fee for sale of property over \$2M.

• Tenant Opportunity to Purchase Act:

- We supported legislation in MA to help slow displacement by giving residents a right to purchase their property should they go on the market.

Fenway CDC Launched New Strategic Planning Initiative

Fenway CDC started its new strategic planning efforts by eFenway CDC started its new strategic planning efforts by engaging stakeholders to hear their voices and ideas on ways to improve the quality of life for community residents and the neighborhood. More than 80 program participants and residents participated in focus groups and interviews. Small group meetings will be held in early 2025. The strategic plan is expected to be completed in Summer 2025.



Resource Development

Promoting economic opportunities and celebrating partnerships

Fenway CDC's 2024 Impact

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Fenway Ball 2024

Over 200 supporters celebrated Fenway CDC's accomplishments at The Fenway Ball, "Sharing Visions, Celebrating Innovation" with business and community leaders from Samuels & Associates, IQHQ, and Longwood Collective.



Taste of The Fenway 2024

For the love of food and community, 28 restaurants and business owners provided food and drink tastings to over 600 attendees from Greater Boston.



Community Investment Tax Credits (CITC)

Fenway CDC was awarded \$300,000 in Community Investment Tax Credits (CITC) from the Executive Office of Housing & Livable Communities, recognizing our high-impact work and strengthening our organizational capacity.



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