



2017 COMMUNITY REPORT

Working together,
building community



Allston Brighton
COMMUNITY DEVELOPMENT CORPORATION®



Dear Friends,

Thank you for working with Allston Brighton Community Development Corporation to continue building a stronger, more stable Allston Brighton community. Your enthusiastic support positively impacted the lives of more than 1,500 people in our neighborhood this year through affordable housing, resident services, first-time homebuyer education, leadership development, and community-building initiatives.

At Allston Brighton Community Development Corporation, we recognize that housing creates a foundation for community health, neighborhood stability, and positive outcomes. In 2017, we added a Director of Real Estate to our team to increase the supply of affordable rental and ownership housing in our community. We also increased our Resident Services staff to provide even more resources and support for our tenants. Your generosity in 2017 enabled us to create and launch the All Bright Community Center in one of our rental properties. At the All Bright Community Center, we're serving residents using a holistic approach that considers their financial, physical, and social well-being as they work toward successful outcomes.

As we work through a leadership transition, I'm happy to share with you that the organization continues to be financially strong; our programs are thriving and exceeding their goals; and our board, staff, and volunteers are committed to furthering Allston Brighton CDC's mission.

For 37 years, Allston Brighton CDC has provided the tools for neighbors to achieve their vision for the community's future. In the coming year, we will build and support the leadership and economic self-sufficiency of underserved people in Allston Brighton and bring more voices than ever before to the conversations about our community's future.

This Community Report provides a glimpse into our people, projects, programs, and services. It highlights the transformative work you made possible, including several stories that highlight the resiliency of members of our community. Please join us in the year ahead as we advocate for, create, and support affordable housing, resident leadership, and equitable development and transportation in Allston Brighton.

With gratitude,



Aida Franquiz
President, Board of Directors



Your enthusiastic support positively impacted the lives of more than 1,500 people in our neighborhood this year through affordable housing, resident services, first-time homebuyer education, leadership development, and community-building initiatives.

Resident Services

Allston Brighton CDC provides high-quality affordable rental housing and case management services for over 500 units in the neighborhood. We opened the All Bright Community Center at one of our rental properties on Commonwealth Avenue in 2017 to further expand our resident services programming:

- **Provided 208 residents** with expanded referrals, support, and new programs
- **Hosted 21 health and wellness events**, including yoga, food pantries, and more
- **Held 31 education sessions**, including ESOL workshops and tutoring
- **Hosted 11 social events**, including senior coffee hours, movie nights, and holiday celebrations
- **Delivered backpacks for 12 students** during our School Backpack Giveaway with our partners at Action for Boston Community Development (ABCD)
- **Held three (3) ABCD food pantries** with an average of 32 resident recipients each time
- **Supported 66 at-risk households** so that they could stabilize their housing situations through our case management and referral services
- **Addressed 72% of resident concerns in-house** or in collaboration with Maloney Properties, our property management contractor

Testimonial

Shirley Arias

Resident

Shirley Arias has been a member of the Allston Brighton community for more than 17 years. Her nine-year-old son Evan was born with cerebral palsy and epilepsy and when he was just three years old, his father passed away in a tragic car crash, leaving Shirley as his sole caretaker.

She recently decided to make a major life change and work with Goal Getters, Allston Brighton CDC's financial coaching program for residents of our housing. Just days after applying, Shirley found organizational assistance to provide transportation and caretaking for her son, so she could dedicate more time to finding a job. She began applying to jobs in the early childcare field and quickly landed a position as lead teacher at a preschool in our community! Her new employer will support her professional development by paying for some of her classes, which will help Shirley fulfill another of her goals.



Community Engagement

Allston Brighton CDC has supported 900+ neighbors since 2015 as they identify and address community concerns of their choosing. We work with our neighbors to build stronger connections among diverse residents, civic groups, government, and community partners.

- **Nearly 90 Allston Brighton CDC volunteers** took on leadership roles this year
- **358 neighbors attended Allston Brighton CDC events**, work groups, and committee meetings
- **60% of volunteer engagement activities** addressed housing stability and community planning and development
- **11 Allston Brighton CDC housing residents graduated** from the Leadership Development Academy program



Our Community Engagement and Resident Services team collaborated on the launch of a six-week Leadership Development Academy to promote the development of leadership skills in residents of our housing. The Leadership Development Academy provides residents with tools and training to recognize their potential as civic leaders in their community. We will offer this curriculum biannually in the future.

The Homebuying Mentors®

Since 1994, Allston Brighton CDC has provided over 5,500 Massachusetts residents with first-time homebuyer education through in-person classes and online sessions. For those seeking additional support, our staff and volunteers provide both short- and long-term financial coaching.

- **In 2017, 255 first-time homebuyers graduated** from The Homebuying Mentors® (THM) classes
- **84% of graduates of our in-person classes rated class quality as “excellent”**
- **We provided financial coaching to 52 clients** during their homeownership journeys, averaging 165 minutes of support per client
- **53 graduates of THM classes purchased homes in 2017** – of those, 29 had graduated from classes in 2017

“I took ABCDC’s homebuying class when I was just starting to look at homes. The course made me more confident in my search and taught me the right questions to ask in such a scary process. After the class, their coaching services helped me create a realistic action plan and feel prepared for any setback in my journey toward homeownership. Today I am proud to call myself a homeowner.”

In the summer of 2017, Sewhareg Getahun bought her first condo.



"After years of renting in Allston Brighton, the time was right for me to buy a home, but houses were selling before I could even take a look or make an offer. The All Bright Homeownership program allowed me to compete in the market and buy a home in a neighborhood I love."

– Kevin Wong Wong Keet,
All Bright Homeownership
homebuyer

Stew Milne Photography



Real Estate Development and Management



Allston Brighton CDC's Real Estate team maintains the physical and financial health of our affordable rental housing portfolio by planning for long-term productivity and stability, monitoring regulatory compliance, and supervising our property management company.

Our team also buys and sells properties through the All Bright Homeownership Program to increase the number of owner-occupied homes in Allston Brighton. Here's what the team accomplished this year:

- **Owned and managed our portfolio of 506 affordable rental units and renovated 235 affordable rental units** for energy efficiency savings
- **Housed 13 households that were homeless or at-risk of homelessness** in stable, affordable rental housing
- **Purchased two (2) All Bright Homeownership properties and sold six (6) units to owner occupants** in the North Brighton and North Allston neighborhood
- **Created three (3) new owner-occupied homeownership units** in the North Brighton and North Allston neighborhood through condo conversion projects
- **Executed a Purchase and Sales Agreement to acquire a 33-unit co-op building** in Brighton, which will be added to Allston Brighton CDC's affordable rental portfolio

Testimonial

Mark Sullivan,

Volunteer financial counselor and generous donor

"As I approached retirement, I began looking for new challenges that would build on my experiences in business while providing me with a continual learning opportunity. With Allston Brighton CDC, I'm providing one-to-one coaching and counseling to first-time homebuyers who have attended the Homebuying Mentors HB 101 training course. I can't imagine more rewarding work!

The homebuying process can be daunting, especially for first-time homebuyers – and even more so in a challenging housing market like Boston. I find that many folks appreciate having a coach and partner in their corner through this process. My clients will bounce ideas off me, ask me to provide feedback on their plans and next steps, ask me for help to generate options and alternatives, and look to me for suggestions and referrals. Having been through the homebuying process many times with my family's frequent work-related relocations, I can relate to their excitement and anticipation, as well as to their concerns, issues and challenges.

One third of my 100+ clients have already purchased their first homes in the past two years. It's been a great privilege for me to serve as their coach, whether that means a few questions answered by email or a dozen meetings over the course of a year.

Thanks to Allston Brighton CDC and the other nonprofits I've been blessed to work with, there are no dull moments in my retirement!"

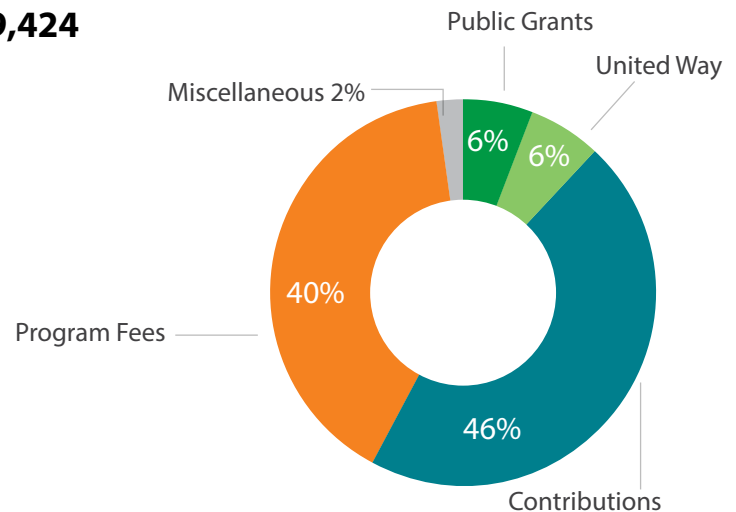


Mark Sullivan

Operations

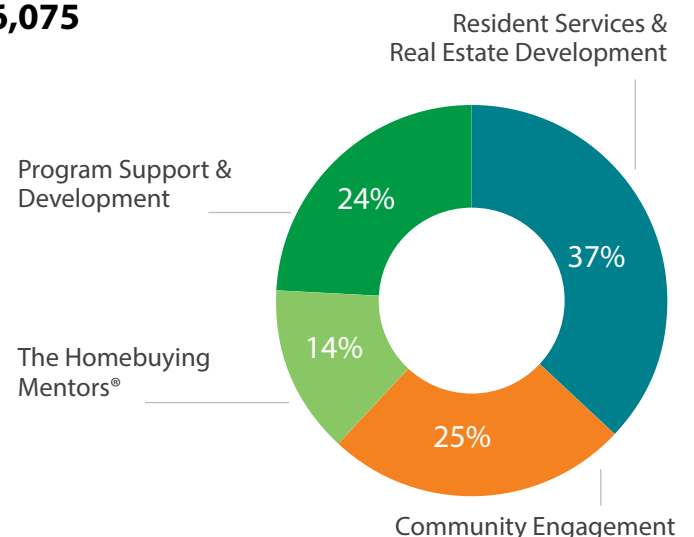
2017 OPERATING INCOME

\$1,389,424



2017 OPERATING EXPENSES

\$1,336,075



NEW OFFICE

Late last year, Allston Brighton CDC moved its office from Linden Street in Allston to 18R Shepard Street in Brighton. The new office is close to St. Elizabeth's Hospital and Brighton Center. We're looking forward to hosting many more meetings and events at our welcoming and accessible new space.

COMMUNITY INVESTMENT TAX CREDIT (CITC)

These client successes and program achievements would not have been possible without the Community Investment Tax Credit (CITC). We successfully leveraged \$300,000 in CITC funds in 2017 and have been awarded the maximum amount of credits again for 2018. We expect credits to be claimed quickly, so please contact Jenna Connolly at connolly@allstonbrightoncdc.org to pledge your CITC gift today.

Donor Recognition

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Maloney Properties
Kevin Cleary
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Pennrose Properties, LLC
People's United Community
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Sandy Rose & Joe Bearak



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Bianca Perez, *Resident Services Specialist*

Andrea Shapiro, *Interim Executive Director*

Megan Sharkey, *Resident Services Manager*

Scott Shaw, *Director of Real Estate*

Emily Welden, *Community Engagement Fellow*

With gratitude, we thank the following board and staff members who worked with us for part of 2017:

Carol Ridge-Martinez, *Executive Director*

Jorge Colon, *Director of The Homebuying Mentors®*

Ivette Morillo, *Director of The Homebuying Mentors®*

Marcia Chong, *Board of Directors*

Galen Mook, *Board of Directors*

Alana Olsen, *Board of Directors*

Michelle Harrison, *Resident Services Coordinator*

Delaney Frier, *Resident Services Intern*



Allston Brighton

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