



2020

Community Report

Working Together, Building Community



Allston Brighton
COMMUNITY DEVELOPMENT CORPORATION®



Allston Brighton CDC

40th Anniversary Edition



WELCOME LETTER

Dear Friends,

Thank you for your continued dedication to the mission of the Allston Brighton Community Development Corporation. **We were delighted to celebrate our 40th anniversary this year** and we are grateful to everyone who has helped us make an impact throughout the decades. It is truly inspiring to see how the work of a few community members has grown into a neighborhood-wide coalition for housing equity and justice.

What you are about to read summarizes this past year in the history of the Allston Brighton CDC. As we all know, 2020 was a year of turbulence for everyone. Our neighbors have been reeling from the impacts of overlapping pandemics-- COVID-19, the resulting economic crisis, and systemic racism. The public health crises of 2020 have only exacerbated existing racial and ethnic inequities, producing devastating effects on low-to-moderate income residents and communities of color. In recognition of the much-needed work ahead of us, ABCDC has worked to refocus our actions and pivot towards equitable recovery and racial justice.

As we look at the path ahead, Allston Brighton CDC is committed to provide and protect affordable housing, empower local leaders, build family economic self-sufficiency, and foster community cohesion. **Thank you to those who helped us impact the lives of more than 1,800 people in our neighborhood this year through affordable housing, resident services, first-time homebuyer education, leadership development, and community-building initiatives.**

We invite you to join us in 2021 and beyond as we continue our work to create a more equitable neighborhood in which everyone has an affordable home and a place in our community.

With gratitude,



Amelia Youngstrom
Board President

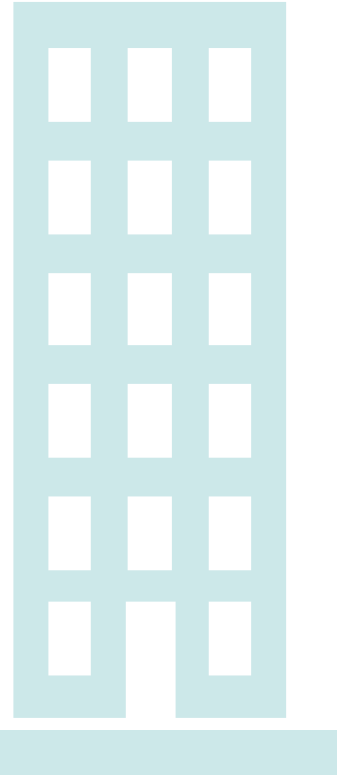




RESIDENT SERVICES

In 2020, ABCDC reaffirmed its commitment to our residents. Our staff has worked to ensure that all residents living in ABCDC housing have access to the services and resources they need to secure tenancies, to avoid homelessness, and to foster a stable environment. Many of our residents have been deeply affected by the COVID-19 pandemic and have continued to struggle with housing, education, jobs, food, health, and basic needs. To meet this pressing crisis in our neighborhood, our Resident Services staff worked directly with our residents to stabilize tenancies and address household needs.

- Our staff worked with **80 residents to provide direct case management** to households who fell behind on rent payments due to a loss of income and the COVID-19 pandemic.
- **47 residents** attended a virtual resident meeting to discuss their needs and updates.
- 20 youths enrolled in our **virtual Homework Help** program in partnership with tutors from Boston College.
- **426 residents** attended both virtual and in-person resident events and programming, included Coffee Hours, Yoga classes, and even virtual Paint Nights!
- 258 households received food from our **Mobile Food Pantry** in collaboration with ABCD Allston-Brighton Neighborhood Opportunity Center.



HOMEOWNERSHIP & COUNSELING

As of March 2020, all Homebuying 101 classes and counseling appointments have been conducted virtually. While there was a learning curve to establish protocol and set up systems such as Zoom, the classes during the last two quarters of 2020 have been more widely attended than ever!

- ABCDC offered **14 Homebuying 101 classes** and two of these were offered in Spanish.
- A total of **718 first-time homebuyers** graduated from our Homebuying 101 classes.
- **110 individuals** graduated from our Framework online Homebuying 101 course.
- 61 individuals received **one-on-one housing counseling** to receive personalized information on the homebuying process.
- In collaboration with Zone 3, ABCDC offered **three virtual financial seminars** to Allston Brighton residents. Topics included an introduction to Homebuying, personal finance, and rental counseling. A total of 134 people attended these workshops.

Interview With A Homebuying 101 Graduate: Luis Menendez-Antuña

"I have friends that told me 'you came to Boston and you rocked the Boston housing market' because I bought the first place I saw. I put an offer in and it got accepted. So it was a pretty linear and clean process. However, it was so linear because I came to the table prepared for it. I knew my price, what I wanted in terms of lifestyle, and I had a Realtor recommended. All the pieces were in place. All the previous info I got took away the anxiety of jumping into the pool and left me very prepared to go into the process. It took the anxiety away."



REAL ESTATE DEVELOPMENT



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 staff has continued to work to increase the supply of affordable rental and homeownership housing in Allston Brighton.

Here's what the team accomplished this year:

- ABCDC purchased two (2) houses through the **All Bright Homes** program and sold five (5) homes, increasing owner-occupancy in North Allston/ North Brighton.
- We are in the process of acquiring a **16-unit licensed lodging house** in Allston.
 - We were awarded **15 Section 8 Project-Based Vouchers** from the Boston Housing Authority, \$2 million from the City of Boston and \$2 million of funding from the Commonwealth of Massachusetts for this project
- Our staff is continuing to work on the redevelopment of the **Hill Memorial Baptist Church** which will create 25 homeownership units and an updated worship space.





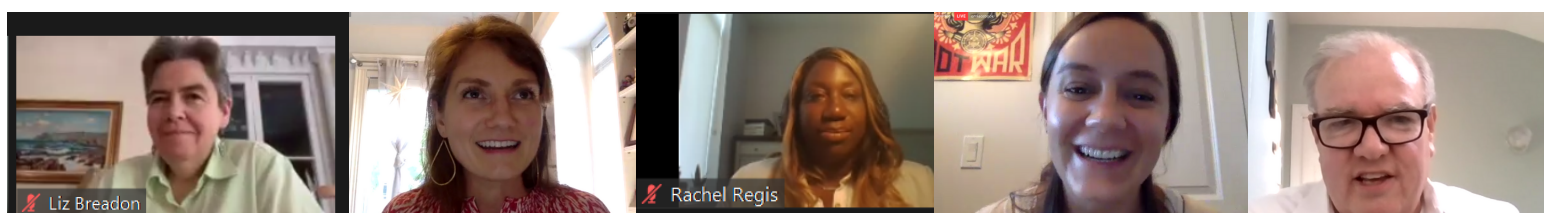
COMMUNITY ENGAGEMENT

The importance of engaging Allston Brighton residents in neighborhood development is more important than ever. Since our community is rapidly changing, it is essential that the CDC work to educate and engage residents on the imminent changes coming to this community. Further, this past year has underscored the importance for a focus on racial justice in all of the work within our organization.

- Our Community Engagement Department updated their work plan to focus on policy advocacy work – specifically on the statewide eviction moratorium, rent relief, and tenant rights/tenant protection.
- Staff collaborated with community members to organize a candlelight vigil at the Sisters of St. Joseph's campus in the wake of the tragic murders of George Floyd and Breonna Taylor and in support of the **Black Lives Matter** movement and our Black neighbors. Over **140 community members come out and 724 viewed** the Facebook livestream.
- ABCDC held two virtual Community Engagement workshops in 2020. The first focused on Article 80 and the Boston Zoning Code and the second was a pilot workshop on Impact Advisory Groups (IAGs).

ABCDC's 2020 Annual Meeting

ABCDC is proud to have brought together a diverse array of neighborhood advocates during our 2020 Annual Meeting. This meeting was a community conversation on how Allston Brighton was being affected by the pandemic as well as a discussion on equitable recovery. The meeting was moderated by Anna Leslie of the AB Health Collaborative. The panel discussion featured State Rep. Kevin Honan, City Councilor Liz Breadon, and representatives from Charles River Community Health and the Brazilian Women's Group. The event also focused on framing our core principles as a community around racial justice and equitable recovery. Over 250 people attended our Zoom meeting or viewed it on our Facebook Livestream.



CELEBRATING 40 YEARS OF ABCDC

Thank you to everyone who has supported ABCDC over the past 40 years. It is inspiring to see how the work of a few community members has grown into a neighborhood-wide fight for housing equity and justice. To date, we have worked together to create and protect **over 500 units of affordable housing** in the neighborhood. Additionally, we have educated over **6,500 first-time homebuyers** to equip them with the knowledge necessary to become responsible homeowners. Finally, we have educated **over 1,000 neighbors** in the development process and created advocates and community leaders across Allston Brighton.



40 ALLSTON BRIGHTON HEROES

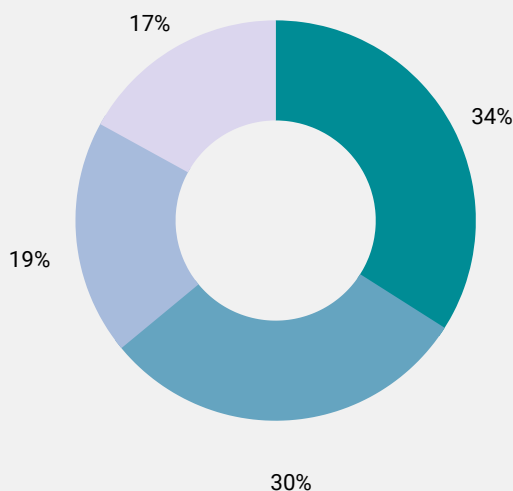
To celebrate our 40th anniversary, we put out a call for community members to nominate the 40 people and organizations that impacted Allston Brighton over the past 40 years. We received countless nominations and were struck by the depth of community involvement that has marked the very essence of Allston Brighton during these last four decades. **We want to highlight one of our nominees, Sister Pat Andrews from Sister's of St. Joseph's.**

For 17 years Sr. Pat has led The Literacy Connection, which provides ESOL instruction to immigrants, as well as Citizenship classes and advocacy for those in need. Sr. Pat works tirelessly to meet the needs of "the dear neighbor," a term near and dear to the Sisters of St. Joseph. **Thank you Sister Pat, for your commitment to making Allston Brighton great!**



2020 Operating Expenses

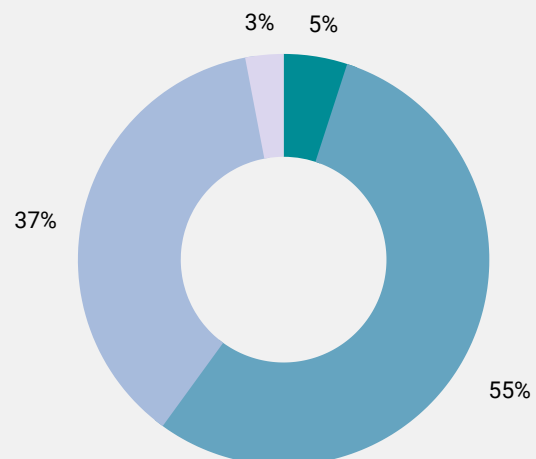
\$1,361,047



- #1: Homeownership & Counseling
- #2: Program Support & Development
- #3: Resident Services & Real Estate Development
- #4: Community Engagement

2020 Operating Income

\$1,313,130



- #1: Program Fees
- #2: Misc.
- #3: Public Grants
- #4: Contributions



DONOR RECOGNITION

A special thank you all of our individual donors and volunteers for continuing to strengthen our community year after year!

ABCD Allston-Brighton Neighborhood

Opportunity Center

Bank of America Merrill Lynch

Berkshire Bank

Boston College

Boston Home Center

Boston Private

Boston Resiliency Fund

Boston University

Brookline Bank

Cambridge Savings Bank

Cambridge Trust

Centre Realty

Charles River Community Health Center

Charlesview Charitable Fund

Chase Bank

Ciccolo Family Foundation

City of Boston

Coldwell Banker

CrossCountry Mortgage

Davis Square Architects

Division of Banks

East Boston Savings Bank Charitable
Foundation

Eastern Bank

Fairway Independent Mortgage

GBH

Harvard Allston Partnership Fund

Harvard Transactional Law Clinic

Harvard University

Houghton Chemical Corporation

Jackson Home Inspection

Kajko, Weissman, and Colasanti

Klein Hornig

Maloney Properties

Narrow Gate Architecture

New Balance

Next Phase Studios

People's United Community Foundation

RE/MAX Select Realty

Rockland Trust

Santander

St. Elizabeth's Medical Center

The Hamilton Company Charitable
Foundation

The TD Charitable Foundation

Thumbprint Realty

United Way of Massachusetts Bay &
Merrimack Valley

United Wholesale Mortgage



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