2021
Community Report

Allston Brighton CDC

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Dear Friends,

Despite the challenges we faced in 2021, Allston Brighton CDC managed to not only continue meeting its mission of improving the quality of life for residents of Allston Brighton, but also managed to expand and enhance the activities within the community to help meet new challenges.

ABCDC stayed focused in on providing services aimed at advancing the four key pillars of our organization; creating and preserving affordable housing, promoting homeownership and financial stability, providing effective resident services, and engaging the community to ensure all residents have a voice. In addition, ABCDC stepped up its activities to help address the specific challenges that surfaced during a tumultuous year impacted by the continuation of the COVID-19 pandemic and an unstable economy.

As you read through our Community Report, please remember that the important work described is made possible through the support and generosity of the wide variety of funders and donors who acknowledge that our activities are crucial to the well-being of the Allston Brighton neighborhood. Our successes reflect that important connection between those who share our vision and the direction and support of the Board Members, volunteers, and staff who help turn that vision into real results.

With your continued help and support we look forward to building on our successes from 2021 to help make 2022 another positive year in our 40+ year effort to help the residents of Allston Brighton.

With gratitude,

Kwasi Agbleke
Board President

John Woods
Executive Director
In 2021, ABCDC continued supporting residents who were affected by the COVID-19 pandemic. To meet the needs of our tenants, our Resident Services staff worked directly with tenants to provide them with any assistance necessary to identify additional funding and support for households in need. In 2021:

- Our staff offered personalized case management to **165 households** in 2021.
- The main need of residents in 2021 was rental assistance. Our staff assisted residents in accessing **$310,342.21** in rental funds for **85 households**.
- **175 households** received food from our Mobile Food Pantry in collaboration with ABCD.
- **16 school-aged youth** enrolled in our All Bright Afterschool program in collaboration with tutors from Boston College.
- **493 residents** attended both virtual and in-person resident events and programming. These programs included our computer classes, flower arranging workshops, our Haunted Hallway event, and more!

**Resident Spotlight: Amanda**

ABCDC resident, Amanda, moved into her apartment on Glenville Ave. with her mother in 1999. Amanda has a strong connection to Allston Brighton and she always gives back to those around her. She will always lend a hand to her elderly neighbors and will even help carry groceries from the monthly mobile food pantry to folks with mobility issues. She has also been a longtime volunteer at our All Bright Community Center and has helped decorate for events and fold our monthly newsletter. ABCDC is fortunate to have Amanda as such an engaged member of our community and we are glad to provide support to her and her neighbors!
Homeownership and Counseling

Allston Brighton CDC’s Homeownership and Counseling Programs grew immensely in 2021. Through generous funding from Division of Banks, ABCDC was able to hire an additional Housing Counselors to increase program capacity. In 2021:

- ABCDC offered **15 Homebuying 101** classes. Three of these classes were offered in Spanish.
- In 2021 alone, **718 individuals** graduated from one of these Homebuying 101 classes.
- **71 individuals** received one-on-one housing counseling to receive personalized information on the homebuying process.
- **72 individuals** graduated from our Framework online Homebuying 101 course.

### Advantages

- Owning your own home
- Stability
- Tax Advantages
- Forced savings through building equity
- Property value could appreciate over time
Real Estate Development

Allston Brighton CDC’s Real Estate team maintains the physical and financial health of our 520 units of affordable rental housing by planning for long-term productivity and stability, monitoring regulatory compliance, and overseeing 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 in 2021:

- ABCDC was awarded nearly $800K from the State of MA to rehab our Ashford Street property.
- In 2021, we purchased two houses through the All Bright Homes program and sold two. These homes will be owner-occupied in perpetuity.
- With the support of RMI’s REALIZE MA program, ABCDC is embarking on a deep energy retrofit at Hano Homes.
- We are continuing to work towards the acquisition and redevelopment of the Hill Memorial Baptist Church. This project will create 25 homeownership units and a new worship space.
Community Action

The importance of engaging Allston Brighton residents in neighborhood development is more important than ever. As the community is rapidly changing with the development pipeline continuing to grow, it is essential that the CDC work to educate and engage residents on the imminent changes coming to this community. In 2021:

- ABCDC offered its POWER Institute (formerly the Leadership Development Academy) to build community leadership with **15 residents** in attendance.
- ABCDC offered four virtual workshops through the People’s Planning Initiative (PPI) focused on topics including community planning and Impact Advisory Groups (IAGs). **Over 60 total residents** attended these workshops.

Launch of Brighton Future Forward (BFF)

*Allston Brighton CDC’s BFF is a new program made possible through a State grant focused on the positive youth development of young people living at two of the Boston Housing Authority/BHA developments in Brighton (Commonwealth Apartments/Fidelis Way and Faneuil Gardens). In 2020, Senator Will Brownsberger along with other elected officials, identified a need to offer youth programming in the two BHA properties. These elected officials saw a rise in violence and drug arrests at these properties, and acknowledged the need for positive youth development, mentorship, programming, and case management support programs for young people. ABCDC’s two Youth Program Coordinators strive to increase the social, physical, and emotional well-being of participating youth.*
In 2021, ABCDC acquired a 16-unit licensed lodging house in Allston. This property will be renovated and converted into 15 units, 14 of which will be permanently affordable supportive housing units for extremely low-income individuals advancing through the addiction recovery process.

There are major gaps in the housing continuum for people in recovery. Permanent supportive housing is truly needed in the community, but these valuable spots are limited. There are few, if any, affordable housing opportunities for people ready to transition from those sites and continue their recovery process in an independent setting within a stable, affordable housing arrangement. ABCDC, along with countless partners in the community, have come together to fill this critical housing gap in Allston Brighton.

This project is being made possible by a number of funding sources including BlueHub Capital, the City of Boston, the Davis Company, and the Massachusetts Department of Housing and Community Development (DHCD).

In July, ABCDC brought together a diverse array of partners to celebrate the acquisition of this property. This included elected officials (Mayor Kim Janey, City Councilor Liz Breadon, State Senator Will Brownsberger, and State Senator Mike Moran) and project partners from Allston Brighton PAUSES, The Addiction Treatment Center of New England, Granada House, and Charles River Community Health Center.
We want to thank our donors for their ongoing support! A special thank you to all of our individual donors and volunteers for continuing to strengthen our community year after year.

- AAFCPAs
- Accent Home Inspection
- Aegon Transamerica Foundation
- Bank of America Merrill Lynch
- Berkshire Bank Foundation
- BlueHub Capital
- Boston College Allston-Brighton Community Fund
- Boston Private Bank & Trust
- Boston University
- BPDA-Harvard Allston Partnership Fund
- Brian J. Honan Charitable Fund
- Brighton Main Streets
- Brookline Bank
- Cambridge Savings Charitable Foundation
- Capital One
- Carpenters Local Union No. 328
- Charles River Community Health Center
- Ciccolo Family Foundation
- Citizens’ Housing And Planning Association
- City of Boston
- City Realty
- Commonwealth of Massachusetts
- Community Square Associates LLC
- CrossCountry Mortgage
- Davis Square Architects
- Digital Equity Fund
- Division of Banks
- East Boston Savings Bank Charitable Foundation
- Eastern Bank
- Harvard Business School
- Harvard Public Affairs and Communications
- Houghton Chemical Corporation
- Klein Hornig
- Leader Bank Charitable Foundation
- Local Initiatives Support Corporation
- Maloney Properties
- Massachusetts Housing Investment Corporation
- Metro Housing Boston
- Narrow Gate Architecture
- Needham Bank
- New Balance
- Next Phase Studios
- People’s United Community Foundation of Eastern Massachusetts
- Point32Health Foundation
- Presentation School Foundation
- Prime Realty
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- TD Charitable Foundation
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- The HarborOne Foundation
- The Paul and Edith Babson Foundation
- The Rabbi Abraham Halbfinger and Charlesview Charitable Fund at Charlesview, Inc.
- The Sisters of St Joseph of Boston
- Tishman Speyer
- Wells Fargo Foundation
- WGBH

### 2021 Operating Income

**$1,541,233**

- **29%**: #1: Program Fees
- **18%**: #4: Contributions
- **33%**: #3: Public Grants
- **51%**: #2: Misc.

### 2021 Operating Expenses

**$1,617,815**

- **18%**: #1: Homeownership & Counseling
- **18%**: #3: Resident Services & Real Estate Development
- **29%**: #2: Program Support & Development
- **35%**: #4: Community Action
### Board of Directors

- **Kwasi Agbleke**: President
- **Aida Franquiz**: Vice President
- **Michael Helsmoortel**: Co-Treasurer
- **Wanda Velez-Jusino**: Co-Treasurer
- **Regina Pagan**: Clerk
- **Christina Blamire**
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- **Diane Kline**
- **Brighton Lew**
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- **Patricia Nuñez-Salas**
- **Andrew Schwartz**
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### Staff

- **Isabelle Biajoni**: Youth Program Coordinator
- **Kelly Blewitt**: Community Action Intern
- **Temmie Brier**: Director of Finance
- **Noah Coolidge**: Real Estate Project Manager
- **Jason Desrosier**: Manager of Community Action
- **Danielle Flores**: Resident Services Intern
- **Malik Hamm**: Community Action Fellow
- **TD Byrd Hughes**: Community Action Fellow
- **Meghan Monson**: Homeownership and Counseling Programs Manager
- **Evelyn Otero**: Housing Counselor
- **Sarah Pelayo**: Resident Services Manager
- **Rachel Regis**: Deputy Director
- **Caitlin Robillard**: Director of Real Estate Development
- **Troy Rothman**: Resident Services Coordinator
- **Anna Schuessler**: Real Estate Development Intern
- **Kayleigh Shuler**: Youth Program Coordinator
- **Sean Tatar**: Resource Development & Communications Manager
- **John Woods**: Executive Director
- **Lorena Villatoro**: Housing Counselor