



Allston Brighton
COMMUNITY DEVELOPMENT CORPORATION®



ALLSTON BRIGHTON CDC

2022

ANNUAL REPORT

A MESSAGE FROM OUR BOARD PRESIDENT & EXECUTIVE DIRECTOR

Dear Friends,

2022 was a year of growth and change in the Allston Brighton community. Despite the challenges that we faced together, 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.

While our staff has been continuing to focus on the four key pillars of our organization (Real Estate Development, Homeownership, Resident Services, and Community Engagement), this past year brought unexpected new opportunities to the neighborhood. Some of these new opportunities included the expansion of our Brighton Future Forward program to serve youth, as well as our heightened focus on mitigating climate change and pushing the decarbonization of our affordable housing units forward. Our neighborhood is rapidly changing, and we want to continue adapting to these shifts and helping to bring all community members to the table.

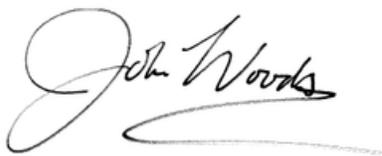
As you read through the Annual Report, please remember that the important work described is made possible through the support and generosity of the wide variety of funders and donors who acknowledge that our activities are crucial to the well-being of the Allston Brighton neighborhood. Our successes 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 past successes to help make 2023 another positive year in our 40+ year effort to ensure that all Allston Brighton community members can thrive.

With gratitude,



John Heaster
Board President



John Woods
Executive Director



REAL ESTATE DEVELOPMENT

ABCDC's Real Estate Development team was busy in 2022! With 5 projects in our development pipeline, our staff has not only maintained the physical and financial health of our 520 affordable units, but they have worked to pursue the development and rehabilitation of new properties in the neighborhood.

- *6 Quint Avenue*: ABCDC worked to move this project forward to create **14 new units of deeply affordable housing** for individuals in the advanced stages of recovery. The project is on track to begin construction in early 2023 and we look forward to welcoming residents next Fall.
- *Carol Avenue*: ABCDC secured multiple sources of funding to rehab our existing **33-unit property**.
- *Ashford Street*: Our team completed General Contractor bid process and selection for the 2023 rehab of this **12-unit property**.
- *Brian J. Honan Apartments*: This project was accepted into RMI's 1,000-Apartment Decarbonization Challenge, through which RMI will serve as our **Deep Energy Retrofit** advisor on this upcoming 2024 rehab.



Spotlight on Hano Homes Deep Energy Retrofit (DER)

Hano Homes is a 20-unit rental property, comprised of ten rowhouses on Hano Street in Allston, MA. The building was purchased by Allston Brighton CDC in the early 1980s and has not been renovated since 2003. This rehab will adhere to Passive House guidelines, a performance-based certification earned by dramatically reducing energy use. The Hano Homes DER will include an airtight upgrade of the building's envelope, electrification of all heating and cooling systems, and installation of rooftop solar panels. These improvements are expected to reduce energy use by 70%!

Once complete, this DER will decarbonize the building, add a renewable energy source, and ensure the added comfort and safety of residents for decades to come.

Through this project, ABCDC hopes to act as a model to show how medium-sized affordable housing projects can achieve significant energy and emissions reductions. This is part of our larger effort to decarbonize our entire affordable housing portfolio by 2040.



RESIDENT SERVICES

ABCDC is committed to providing more than just high-quality housing; we offer support services for the nearly **1,000 residents** who call ABCDC-owned affordable rental housing home. Our Resident Services programming supports all individuals who live in our housing to stabilize their tenancies, increase economic self-sufficiency, access new opportunities, and remove barriers which prevent individuals and families from being fully engaged in their community. In 2022;

- Our staff provided direct case management services to 65 households. ABCDC was able to help these residents access over **\$125,000 in rental relief funds**.
- **382 residents** attended both virtual and in-person resident events and programming. These programs included computer literacy classes, visual and wearable arts workshops, our Haunted Hallway event, and more!
- **17 school-aged youth** enrolled in our All Bright Afterschool program in collaboration with tutors from Boston College.



ALL BRIGHT BLOCK PARTY

ABCDC and resident volunteers celebrated our first in-person Block Party and backpack drive since 2020! We had over 80 residents stop by Brian J Honan apartments to enjoy delicious food from local restaurants, face painting, and an art workshop from the Eliot School of Fine & Applied Arts.



COMMUNITY ENGAGEMENT

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.

Community Ambassador Program

With funding from Charlesview Charitable and Point32 Foundation, ABCDC began recruitment to expand our Community Ambassador program. In this model, we identify neighborhood residents to act as leaders who promote CDC activities and recruit other residents to participate. The Ambassadors door knock their neighbors and have one on one conversations with people who live in Allston Brighton. Ambassadors work to further educate their neighbors on development in Allston Brighton and work to create deeper and more meaningful engagement with community members. We look forward to working with our Community Ambassadors in 2023 and beyond!

HOMES WE CAN AFFORD

To amplify the voices of those who are being impacted by rising rents and displacement from the neighborhood, and to recognize those fighting for more affordable housing and tenant protections, Allston Brighton CDC's Affordable Housing Action Committee launched the Homes We Can Afford campaign, a new initiative to increase visibility about how housing affects the diverse communities that make up Allston Brighton!

If you would like to share your story as part of the Homes We Can Afford Campaign, please email info@allstonbrightoncdc.org or join the virtual conversation by using #HomesWeCanAfford



Photography by: @edwardboches

BRIGHTON FUTURE FORWARD (BFF)

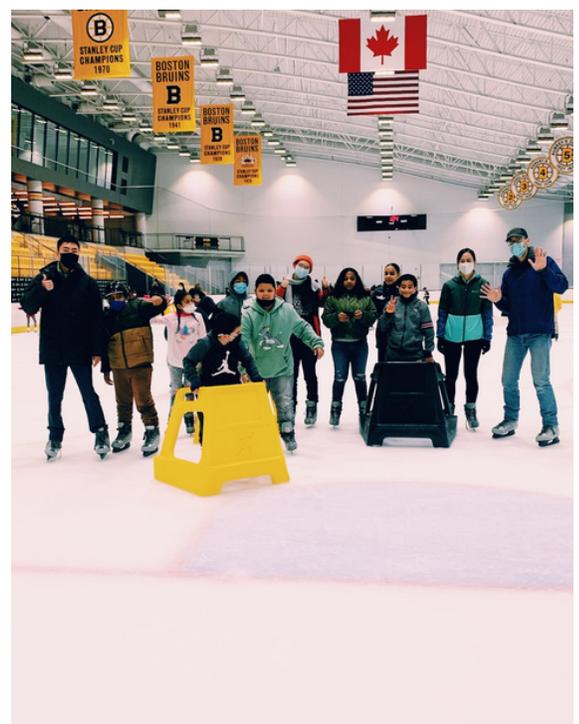


The BFF Youth program is operated to offer the positive youth development of young people living at two of the Boston Housing Authority/BHA developments in Brighton (Commonwealth Apartments/Fidelis Way and Faneuil Gardens). The BFF program developed a focus on social and emotional development. This emerged from observation of behavioral issues at both sites, such as frequent outbursts and conflict in play. To improve outcomes, Youth Program Coordinators took actions to engage youth through emotional validation, emotional regulation, and positive peer interaction. In 2022;

- Our Youth Coordinators ABCDC served 74 youth at both properties
- Staff offered BFF programming during the summer for the first time
- ABCDC offered six field trips for youth during the grant period to improve community cohesion and educate youth on various topics. Some of these trips included bowling, field day, and a trip to the Franklin Park Zoo!

From when I started volunteering until now, it is remarkable to witness the improvement in many of the kid's conflict resolution skills. Earlier on, an adult would almost always have to become involved when a dispute broke out. Now, the same kids are often able to apologize or step away from a situation without being redirected.

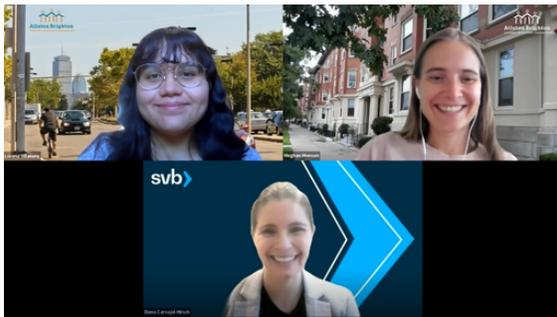
Lydia, BFF Volunteer



HOMEOWNERSHIP & COUNSELING

Allston Brighton CDC's Homeownership and Counseling Programs grew immensely in 2022. Not only did we have the largest Homebuying 101 class with 106 graduates, but we also had our largest Spanish course to date with over 30 graduates! Additionally, our staff has continued to focus on educating low-to-moderate (LMI) income buyers and people of color to reduce barrier to homeownership. In 2022;

- ABCDC offered **17 Homebuying 101** classes in English and four in Spanish
- **1,333 individuals** graduated from one of these classes
- Our staff provided pre-purchase counseling to **108 clients** where ABCDC HUD-certified housing counselors create individualized action plans and serve as an objective resource throughout their homeownership journeys
- **83 clients** graduated from our Framework online Homebuying course which gives clients the option to take a homebuying class at their own pace



Allston-Brighton Homeownership Program

At the beginning of 2022, a new homebuying assistance program was put in place to help prevent displacement and overcome barriers for LMI homebuyers in Allston and Brighton. First-time homebuyers can qualify for up to \$50,000 in down payment and closing cost assistance to make homeownership a reality. ABCDC partnered with the Boston Home Center to provide outreach and increase program awareness in 2022.

I had a huge sense of relief when I closed on my home, and I also had a new sense of responsibility. I'm appreciating the new sense of stability and I'm happy to know exactly what to expect with this new place.

Polly, New Homebuyer Through Allston Brighton Down Payment Program

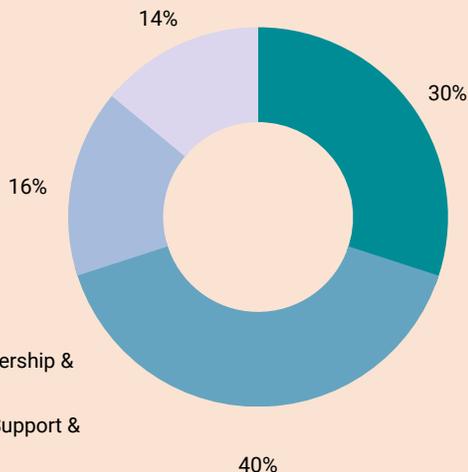


We want to thank our donors for their ongoing support! A special thank you to all of our individual donors and volunteers for continuing to strengthen our community year after year!

- AAFCPAs
- Accent Home Inspection
- Aegon Transamerica Foundation
- Allston Yards Apartments LLC
- American Fundraising Foundation
- Bank of America
- Berkshire Bank Foundation
- BlueHub Capital
- Boston Home Inspectors
- Boston Planning and Development Authority
- Boston University
- Brian J. Honan Charitable Fund
- Brighton Elks #2199
- Brighton Marine Health Center
- Brookline Bank
- Bushrod H. Campbell and Adah F. Hall Charity Fund
- Cambridge Savings Charitable Foundation
- Cambridge Trust Company
- Capital One Services LLC
- Carpenters Local Union 328
- Charles River Community Health
- Charlesbank Homes Foundation
- Ciccolo Family Foundation
- Citizens Bank
- Citizens' Housing And Planning Association
- Coldwell Banker
- Community Square Associates LLC
- CrossCountry Mortgage
- Davis Square Architects
- Deborah Munroe Noonan Memorial Fund
- Dedham Savings
- Eastern Bank
- Eastern Bank Foundation
- GBH
- Harbor One Foundation
- Harvard Business School
- Harvard Public Affairs and Communications
- Harvard University
- Hilton Realty Homes
- Houghton Chemical Corporation
- Housing Ministries of New England
- Jackson Home Inspection
- JP Morgan Chase
- Kajko, Weisman & Colasanti, LLP
- Klein Hornig LLP
- LAER Realty
- Lawrence Model Lodging Houses Trust
- Leader Bank Charitable Foundation Corporation
- Lee & Associates
- Liberty Mutual Foundation
- Local Initiatives Support Corporation
- Maloney Properties
- Massachusetts Housing Investment Corporation
- Massachusetts Housing Partnership
- MassHousing
- MetroHousing Boston
- Music With Heart
- Needham Bank
- New Balance
- PNC Foundation
- Point32 (Tufts) Health Plan Foundation
- Prime Realty
- RE/MAX Select Realty
- Rockland Trust Company
- Santander Bank
- Silicon Valley Bank
- St. Gabriels
- Starry Inc.
- SVB Foundation
- The Community Builders
- The Hamilton Company Charitable Foundation
- The M&T Charitable Foundation
- The Narrow Gate Architecture LTD
- The Presentation School Foundation
- The W. Bradford Ingalls Charitable Foundation Trust
- Thread Real Estate
- Thumbprint Realty
- Tishman Speyer
- United Wholesale Mortgage
- Webster Bank Charitable Foundation
- Wegmans Food Markets Inc
- Wells Fargo Foundation
- Whole Foods
- YMCA of Greater Boston

2022 Operating Expenses

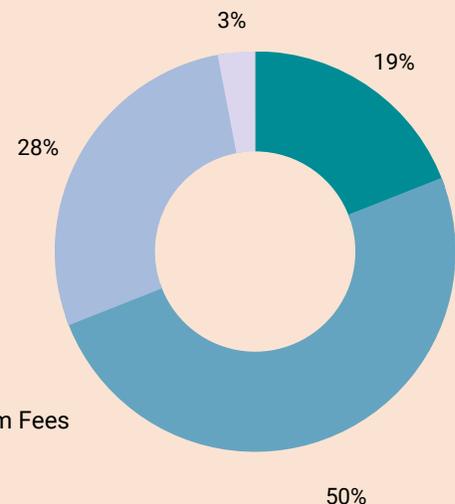
\$2,038,402



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

2022 Operating Income

\$1,942,455



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

BOARD & STAFF

Board

John Heaster: *President*

Greg Rittchen: *Vice President*

Aida Franquiz: *Treasurer*

Regina Pagan: *Clerk*

Kwasi Agbleke

Sarah Doracaj

Lauren Erlingheuser

Michael Helsmoortel

Tahir Hussain

Enoh Johnson

Diane Kline

Brighton Lew

Patricia Nuñez-Salas

Andrew Schwartz

Wanda Velez-Jusino

Charlie Vasiliades

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Jason Boyle: *Manager of Community Building and Engagement*

Temmie Brier: *Director of Finance*

Denisha Bullock: *Youth Program Coordinator*

Noah Coolidge: *Real Estate Development Project Manager*

Regina Fink: *Resident Services Coordinator*

Malik Hamm: *Youth Program Supervisor*

TD Byrd Hughes: *Community Engagement Fellow*

Lai Lai Liu : *Youth Program Coordinator*

Meghan Monson: *Homeownership and Counseling Programs Manager*

Evelyn Otero: *Housing Counselor*

Rachel Regis: *Deputy Director*

Caitlin Robillard: *Director of Real Estate Development*

Troy Rothman: *Resident Services Manager*

Sophia Saccente: *Youth Program Coordinator*

Kayleigh Shuler: *Youth Program Coordinator*

Sean Tatar: *Resource Development & Communications Manager*

John Woods: *Executive Director*

Lorena Villatoro: *Housing Counselor*





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