



Allston Brighton
COMMUNITY DEVELOPMENT CORPORATION®

ALLSTON BRIGHTON CDC

2023

ANNUAL REPORT



A MESSAGE FROM OUR BOARD PRESIDENT & EXECUTIVE DIRECTOR

Dear Friends,

Thank you for your continued dedication to the mission of the Allston Brighton CDC. Your support positively impacted the lives of more than **2,500 people in our neighborhood** this year through affordable housing development, resident services, first-time homebuyer education, and community building initiatives.

2023 marked the completion of the first construction project from ABCDC since 2007. With the completion of the rehab at 6 Quint Avenue, ABCDC and our partners created 14 deeply affordable units of housing for folks in the advanced stages of addiction recovery. Our staff did not stop there, and construction also began at Carol Avenue Apartments in Brighton! When construction is completed, the project will feature 33 fully rehabilitated units which are home to 80 residents.

On top of this extremely productive work from our Real Estate Development staff, ABCDC also made strides in homeownership education, resident services, and community engagement. As our community continued to rapidly change, we want to continue providing needed services to residents across our community to create a more inclusive, safe, and affordable environment for all.

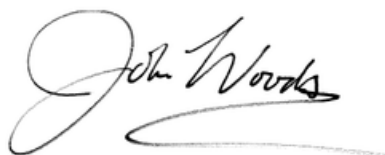
None of the activities and accomplishments of ABCDC would have been possible without generous and enthusiastic community partners, donors, elected officials, and community leaders. Our successes reflect that important connection between those who share our vision and the direction and support of the Board Members, volunteers, and staff who help turn that vision into real results.

We invite you to join us in 2024 as we look to build on our past successes and work 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 2023! With four 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.

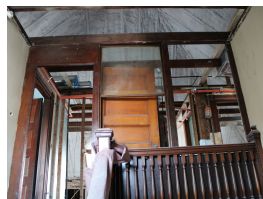
- **Carol Avenue:** The \$12MM rehab of Carol Avenue Apartments began in September of 2023 and is expected to last 15-months. This project is preserving 33 units of rental housing, 29 of which are income restricted. The project is a Deep Energy Retrofit (DER), whereby the buildings will be completely decarbonized, rooftop solar panels will be added, and energy usage will be reduced by over 50%.
- **Ashford Street:** This \$1.6MM rehab will help to preserve 12 units of affordable and supportive housing. Construction is expected to begin in mid-2024 and will include envelope and insulation improvements, electrical improvements, plumbing improvements, and HVAC improvements.
- **Hano Homes:** This \$4MM+ DER has made great strides in the pre-development phase and construction is anticipated to start in the summer of 2024. This rehab will completely eliminate all fossil fuels from the property, add an on-site renewable energy source (rooftop solar panels), include a new highly insulated envelope, achieve at least a 70% reduction in energy usage, and seek Passive House Certification.
- **Hill Memorial Baptist Church:** ABCDC purchased the Hill Memorial Baptist Church site, located on North Harvard Street in Allston, using City funds made available through Harvard University. Now that the site is secured, ABCDC will pick up on the ongoing effort to build an affordable elderly rental development in partnership with Brighton Allston Elderly Housing (BAEH), known locally as the McNamara House.



Spotlight On The William (Bill) E. McGonagle Recovery House

ABCDC and project partners completed construction at our 6 Quint Avenue in November of 2023. This property, now named The William (Bill) E. McGonagle Recovery House, was an existing Licensed Lodging House building that was 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. The 15th unit is reserved for an on-site service Recovery Resident Manager who will connect residents with the supportive services they require from various community-based organizations including the Charles River Community Health Center, the Addiction Treatment Centers of New England, Granada House, and Allston Brighton PAUSES.

This \$3MM rehab included replacement of the inefficient oil-fired boiler (beyond useful life) with electric heat pumps to providing heating and cooling throughout, installation of a handicap chair lift, creation of three fully accessible units, addition of new fresh air ventilation system, upgraded life safety systems, and updates to the shared kitchen and bathrooms.



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 2023:

- Our staff provided direct case management services to 47 households. ABCDC was able to help these residents access **nearly \$180,000 in rental relief funds**.
- **642 residents** attended both virtual and in-person resident events and programming. These programs included fitness and movement workshops, arts and wellness classes, movie nights, and more!
- **14 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 came together to hold a community block party in the summer. We had nearly 200 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.

We would like to thank all our amazing volunteers for helping make this event possible, as well as the City of Boston, Blue Cross Blue Shield of MA, and Wegmans for their support.

Photography by: Isaac Madera-Cepeda



COMMUNITY ENGAGEMENT

In 2023, ABCDC worked with neighbors to encourage engagement and involvement in the community. 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 Fund and Point32 Foundation, ABCDC expanded 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. In 2023 alone, we had **16 Community Ambassadors connect with over 3,000 Allston Brighton residents!**

Allston Brighton Needs Assessment

ABCDC acted as a grassroots outreach partner on the 2023 Allston Brighton Needs Assessment in collaboration with the Boston Planning and Development Agency. The goal of this assessment was to examine services within the Allston Brighton community under three main categories: **1. Basic needs; 2. Access to opportunity; 3. Community.**

Through 15 in-person community events, as well as door-knocking activities, our Community Engagement staff, along with our Community Ambassadors, surveyed **over 1,200 Allston Brighton residents.**



HOMEOWNERSHIP & COUNSELING

ABCDC started its long successful road to providing homebuyer education and counseling in 1994. Today, our graduates hail from all over Eastern Massachusetts, and they buy homes throughout the region. Our staff has continued to focus on educating low-to-moderate (LMI) income buyers and people of color to reduce barriers to homeownership. In 2023:

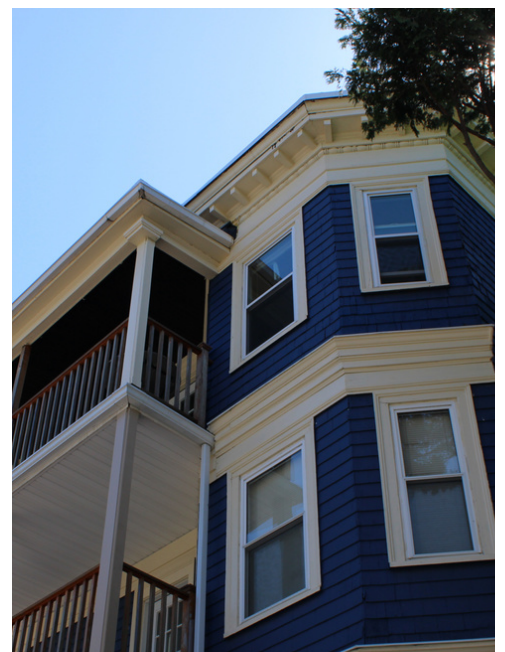
- ABCDC offered **16 Homebuying 101 classes**, with four of the classes being offered in Spanish. **Over 1,000 first-time homebuyers** graduated from one of these classes.
- **115 individuals** received one-on-one housing counseling to receive personalized information on the homebuying process.
- ABCDC launched **three new homeownership workshops** in 2023; Homebuying 100: Introduction to Homebuying, Homebuying 102: Downpayment Assistance, and Homebuying 202: Condo Ownership. Nearly **250 clients** attended one of these workshops!
- **87 clients** graduated from our Framework online Homebuying course which gives clients the option to take a homebuying class at their own pace



A Homebuyer's Story: Valerie

No one buys a property alone... For those of us who don't have the network to give that kind of wealth, we have programs offered locally and federally, and places like Allston Brighton CDC to keep us educated about them!

Valerie
2023 Homebuying 101 Graduate

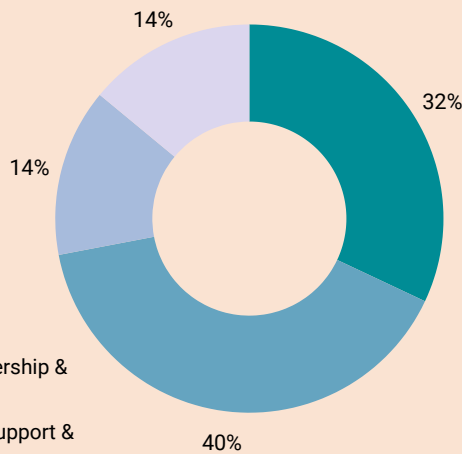


We want to thank our donors for their ongoing support! A special thank you to all of our individual donors and volunteers for continuing to strengthen our community year after year!

- AAFCPAs
- Action for Boston Community Development (ABCD)
- Adelard A. and Valeda Lea Roy Foundation
- Aegon Transamerica Foundation
- Allston Yards Apartments LLC
- Bald Hill Builders
- Bank of America
- Berkshire Bank Foundation, Inc.
- Blue Cross Blue Shield of Massachusetts
- BlueHub Capital
- Boston Home Inspectors Inc.
- Boston Housing Authority
- Boston University
- Brian J Honan Charitable Fund
- Brighton Lodge of Elks #2199
- Brookline Bank
- Bushrod H. Campbell and Adah F. Hall Charity Fund
- Cambridge Savings Charitable Foundation, Inc.
- Cambridge Trust Company
- Cambridge Trust Charitable Foundation
- Carpenters Local #328
- Center for Community Recovery Innovations (CCRI))
- Charlesbank Homes, Inc.
- Ciccolo Family Foundation
- Citizens' Housing and Planning Association (CHAPA)
- City of Boston
- Coldwell Banker
- Commonwealth of Massachusetts
- Community Economic Development Assistance Corporation (CEDAC)
- Community Square Associates LLC
- CrossCountry Mortgage
- Deborah Munroe Noonan Memorial Fund
- Dedham Savings
- Dedham Savings Community Foundation
- Digital Federal Credit Union
- Eastern Bank
- Eversource
- Eversource Energy Foundation
- First Citizens Bank
- GBH
- The HarborOne Foundation
- Harvard Allston Partnership Fund
- Harvard Business School
- Harvard Public Affairs & Communications
- Harvard University
- Houghton Chemical Corporation
- Housing Ministries of New England
- JPMorgan Chase
- Kajko, Weisman & Colasanti, LLP
- Klein Hornig LLP
- Lawrence Model Lodging Houses Trust
- Leader Bank
- Leader Bank Charitable Foundation Corporation
- Liberty Mutual Foundation
- Local Initiatives Support Corporation (LISC)
- Low-Income Energy Affordability Network (LEAN)
- M&T Bank
- Maloney Properties
- Mass Save
- Massachusetts Clean Energy Center
- Massachusetts Housing Investment Corporation (MHIC)
- Massachusetts Housing Partnership (MHP)
- Metro Housing Boston
- Needham Bank
- NEI General Contracting
- New Balance
- Next Phase Studios, Inc.
- Prime Realty Group
- Re/ Max Select Realty
- Rockland Trust
- Santander
- Silicon Valley Community Foundation
- The Community Builders Inc.
- The Hamilton Company Charitable Foundation
- The Narrow Gate architecture LTD
- The Presentation School Foundation Community Center
- The Salem Five Charitable Foundation
- Tishman Speyer
- United Wholesale Mortgage
- Webster Bank Charitable Foundation
- Wells Fargo Foundation
- Whole Foods

2023 Operating Expenses

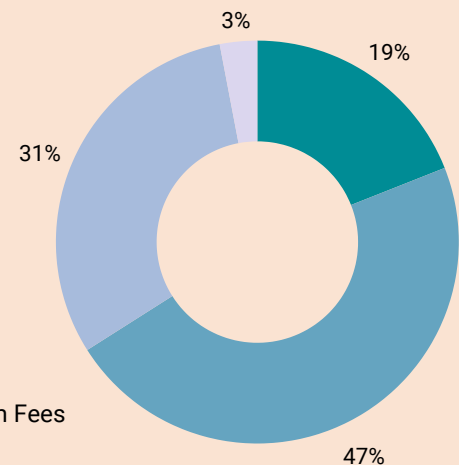
\$2,366,482



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

2023 Operating Income

\$2,423,495



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

BOARD & STAFF

Board

John Heaster: *President*

Greg Rittchen: *Vice
President*

Michael Helsmoortel:
Treasurer

Regina Pagan: *Clerk*

Kwasi Agbleke

Lauren Erlingheuser

Tahir Hussain

Jeffrey Jobson

Enoh Johnson

Diane Kline

Brighton Lew

Patricia Nuñez-Salas

Wanda Velez-Jusino

Charlie Vasiliades

Staff

Temmie Brier: *Director of Finance*

Regina Rink: *Resident Services Coordinator*

Tina-Marie Johnson: *Real Estate Development Project
Manager*

Meghan Monson: *Homeownership and Counseling
Programs Manager*

Rachel Regis: *Deputy Director*

Caitlin Robillard: *Director of Real Estate Development*

Troy Rothman: *Resident Services Manager*

Sean Tatar: *Resource Development & Communications
Manager*

Mara Tu: *Real Estate Development Associate Project
Manager*

Lorena Villatoro: *Housing Counselor*

John Woods: *Executive Director*







ALLSTON BRIGHTON CDC

18R Shepard St #100
Brighton, MA 02135
617-787-3874
allstonbrightoncdc.org

