

DORCHESTER BAY ECONOMIC
DEVELOPMENT CORPORATION

STRENGTHENING OUR FUTURE



ANNUAL REPORT 2019



Building a community
of strong, empowered
individuals is at the center
of everything we do.

Dear Friends,

There's an old, grainy poster-sized photograph on the wall here at Dorchester Bay that dates all the way back to 1995. Across the middle of the photo, bisecting an aerial view of Uphams Corner and drawing our attention to community leaders at the center are the words, Strong People Build Strong Neighborhoods.

While much has changed in the area over the past twenty five years, those words ring as true today as they did a quarter century ago. Strong people are best equipped to make change in their neighborhoods, whether it's revitalizing property, creating economic opportunity, extending hands to those less fortunate or developing solutions to seemingly intractable challenges.

That's why building a community of strong, empowered individuals is at the center of everything we do. In this annual report, we hope you'll see that our work is focused on community and individual empowerment in many, many ways.

Empowering individuals means first of all providing foundations for healthier living, from building affordable housing to influencing other social determinants of health. Without a safe and



stable home, without nutrition and a supportive environment for children, it is extraordinarily difficult to confront any other challenges.

Building strength also means creating paths to economic independence and freedom, enabling individuals to earn more, accumulate wealth and have meaningful options for themselves and their families. Individuals with adequate means and prospects for economic growth are freer to stand up for themselves and to strengthen their communities.

Finally, stronger neighborhoods are those in which neighbors support each other across the generations, helping the youngest to thrive and ensuring that the most senior have purpose and community.

For more than forty years, Dorchester Bay has been committed to strength and individual empowerment. We know the impact that resilient people can make on their neighborhoods and beyond. We are defined by our commitment to community and to building a more equitable society.

We appreciate and thank you for your unwavering support of our work and our mission.

Perry B. Newman
Chief Executive Officer

Keith Alex Greenaway
President, Board of Directors



Everyone deserves a
safe and stable place
to call home.

Building for a Strong Future

Everyone deserves a safe and stable place to call home. Yet, in a city with some of the highest rents in the nation, the prospect of finding a home and remaining there is jeopardized by the growing housing crisis.

Small businesses are feeling the crunch, too. As the drivers of economic activity and job creation, many small businesses in Dorchester are at risk of displacement due to rising commercial rents and barriers to accessing capital.

A city is only as strong as its neighborhoods, and Dorchester Bay is committed to developing quality affordable housing to ensure that our neighbors can continue to call Dorchester home. And, we're just as committed to developing commercial real estate that allows small businesses to remain, grow, and thrive in the neighborhood.

INDIGO BLOCK

Indigo Block is a mixed-use development that will include 80 mixed-income rental units and 20,000 sq ft of light industrial and office space directly adjacent to the Uphams Corner station on the Fairmount / Indigo Line. The commercial space will accommodate up to 6 tenants, bringing public transportation-accessible jobs to the Uphams Corner neighborhood. Indigo Block will include nine homeownership units for first-time homebuyers.



80

Mixed-income
rental units

20,000 sq ft

Light industrial
and office space

Boston Capital and Escazu Development are our development partners on the rental units. Davis Square Architects designed Indigo Block to be energy and resource-efficient. The project will be the second LEED-certified neighborhood development project in Boston. Construction began December 2019.

Financing for the Indigo Block project was made possible with support from Eastern Bank, Boston Private Bank, The Life Initiative, Boston Capital, MassHousing, Property and Casualty Initiative LLC, Community Based Housing (CBH), and The Northern Trust Company. The project is also supported with local, state and federal funding from the City of Boston Department of Neighborhood Development (DND), Inclusionary Development Program (IDP), a federal block grant from the HOME Investments Partnerships Program, Affordable Housing Trust Fund (AHTF), Low-Income Housing Tax Credits (LIHTC), CATNHP funds from the Department of Housing and Community Development (DHCD), and New Market Tax Credits (NMTC) from Massachusetts Housing Investment Corporation (MHIC) and Local Initiatives Support Corporation (LISC).



DUDLEY TERRACE

Dorchester Bay is rehabilitating Dudley Terrace to preserve 56 units of affordable rental housing to households earning less than 60% of AMI. Twenty units are further restricted for extremely low-income households earning less than 30% of AMI, including formerly homeless households. Two units will be set aside for residents who receive services from the Department of Mental Health. Dudley Terrace is one of 28 statewide recipients of the 2019 Affordable Rental Housing Awards.

The preservation of Dudley Terrace includes the replacement of windows, ventilation systems, and building envelopes that will improve the air quality and comfort of residents.

The Dudley Terrace preservation project is financed in part by Massachusetts Housing Partnership (MHP), the Department of Housing and Community Development (DHCD) with Low Income Housing Tax Credits (LIHTC), rental subsidy vouchers, and additional local funding from the City of Boston. Community Economic Development Assistance Corporation (CEDAC) has provided critical pre-development support for the project.

Dudley Terrace
is one of 28
statewide
recipients of the
2019 Affordable
Rental Housing
Awards.

Community
spaces are
critical design
features
providing
social
opportunities
to reduce
isolation
for senior
residents.

9 LEYLAND STREET

In our neighborhood, seniors are increasingly vulnerable to displacement due to the high cost of housing and gentrification pressures. The 9 Leyland Street development will offer affordable, age-restricted homes in Uphams Corner that will connect senior residents to services like health care, nutrition counseling, and social activities.

In the fall of 2019, the acquisition of this site was made possible by CEDAC, LISC, and the City of Boston's Vacant Site Acquisition Program. On track to be the first senior housing development in Uphams Corner, 9 Leyland will include 43 units affordable to seniors earning below 60% of the Area Median Income (AMI).

The building will have 41 one-bedroom units and 2 two-bedroom units, accessible showers in all units, laundry rooms on two floors, two elevators for redundancy, and a backup generator in case of power failure. Community spaces are critical design features providing social opportunities to reduce isolation for senior residents.





Now more than ever, it's important for us to work collectively to strengthen our neighborhoods.

Community First

People are the most valuable assets in a community. Dorchester Bay believes that the best way to invest in our community is by first building authentic relationships with residents and community partners to address evolving issues and needs.

Boston's fast-paced growth presents new challenges. Where mitigating the effects of longtime disinvestment was a key issue when Dorchester Bay was founded in 1979, today, as a result of significant investment and progress in affordable housing development and economic growth, fighting gentrification and displacement of low-income residents are paramount. Emerging issues like climate and environmental justice and persistent issues like health inequities require special focus. Now more than ever, it's important for us to work collectively to strengthen our neighborhoods.

EQUITY FORWARD: UPHAMS CORNER

In October 2018, the Equitable Uphams Collaborative (EQC) – Dorchester Bay Economic Development Corporation, BlueHub Capital (formerly Boston Community Capital), Boston Medical Center, Corporation for Supportive Housing (CSH), and Community Economic Development Assistance Corporation (CEDAC) – received a planning grant from the JPMorgan Chase & Co. PRO Neighborhoods initiative to develop an equitable development plan for rapidly changing Uphams Corner.

Over ten months, the EQC – with the City of Boston Department of Neighborhood Development (DND) and the Office of Economic Development, Uphams Corner Main Street, Dudley Street Neighborhood Initiative (DSNI), and the Metropolitan Area Planning Council (MAPC) – developed a people and place-based investment roadmap to deploy capital in critical areas to stem the tide of displacement and to boost economic opportunity in Uphams Corner. The plan, *Equity Forward: Uphams Corner*, focuses on improving the health, social, and economic opportunities for Uphams Corner's most marginalized residents.

Read the plan at www.equitableuphams.org.

300

Residents engaged in person at tenant meetings and community events

347

Doors knocked for voter registration for "Get Out The Vote Campaign"

800

Residents called for "Get Out The Vote Campaign"

SUSTAINABILITY IN THE FACE OF CLIMATE CHANGE

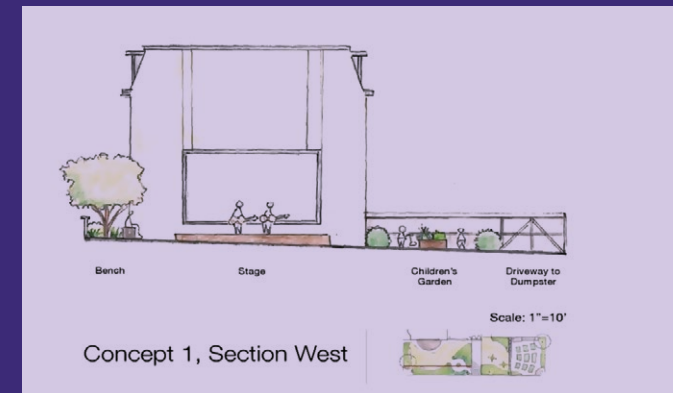
The Kresge Foundation awarded Dorchester Bay and its partners in the Fairmount Indigo CDC Collaborative (FICC) a grant to advance policy solutions aimed at improving climate resilience and reducing climate-based health risks in low-income communities.

The FICC is committed to addressing social determinants of health, like climate and the environment, which affect the residents of Uphams Corner and other neighborhoods along the Fairmount MBTA line from Dorchester to Hyde Park. The funding will support the work of the FICC, its community development partners and collaborators from other disciplines and sectors to develop a multi-year workplan that address community-defined health and climate priorities.

MAGNOLIA GARDENS PROJECT

For five years, residents petitioned the Department of Neighborhood Development (DND) to release vacant land at the intersection of Magnolia and Lebanon streets for a garden and community space.

Residents won their Release the Lot campaign, and a multi-purpose community garden was unveiled in August 2019 in collaboration with Dorchester Bay, Dudley Street Neighborhood Initiative (DSNI), Fairmount Greenway Task Force, COGDesign, and Boston Student Advisory Council (BSAC). BSAC students painted a mural at the garden to represent peace, love, and unity in the community.



ADULT LEADERSHIP DEVELOPMENT INSTITUTE

In September 2019, Dorchester Bay launched the Adult Leadership Development Institute (ALDI), a six-week program which offers 13 modules on advocacy, communication, and leadership. The program is designed to build community leadership skills through classes that increase social, organizing, and public speaking skills.

The ALDI fosters community-building and serves as a platform for residents to amplify their voices and address issues such as violence, substance addiction, and neighborhood development.

The first ALDI cohort of 14 community residents completed the program in October 2019, with one hundred percent reporting increased confidence in speaking publicly at community meetings. The cohort continues to meet monthly and are working on a campaign against marijuana dispensaries opening in the neighborhood. Following the success of the program, the next cohort size will be increased in 2020 to accommodate more participants.



IMPROVING THE UPHAMS CORNER COMMUTER RAIL STATION

The Uphams Corner Station on the Fairmount/Indigo Commuter Rail line is a transportation lifeline that connects area residents to Boston's Financial District within 10 minutes. The short commute improves access for Uphams Corner residents to economic and educational opportunities in other parts of the city.

Local residents had safety concerns over the dimly lit walkway and deteriorated staircase that limited access to the outbound platform of the Uphams Corner Station. Many of the concerned residents were also members of the Fairmount Greenway Task Force (FGTF), a civic group that advocates for improved environmental conditions and healthy, active living along the Fairmount Corridor. Residents

and FGTF members shared their safety concerns with the operator of the station to see what could be done.

The station operator was responsive to community feedback and in spring 2019 began making improvements to the station walkways. Reconstruction of the staircase at the station was completed in October 2019. Residents and FGTF members are working with teens from the neighborhood to create a new mural at the Uphams Corner station.



ROCK & ROLL SENIORS PROGRAM

Dorchester Bay relaunched the Rock & Roll Seniors program in December 2018 to reduce isolation, create leadership opportunities for senior residents, and to improve access to healthy meals. The program featured the Living Well Series – a mini health fair for residents. Our partners at Uphams Corner Health Center, Vetra Health, and Fallon Health conducted workshops on nutrition, health care, and dementia.

One hundred percent of program participants reported feeling less lonely or isolated as a result of participating in the Rock & Roll Seniors program.

SENIOR RESIDENT PROFILE

Maria Santana and her family arrived in the US in 1980. She raised her family in Dorchester, first in Fields Corner, then Uphams Corner. Maria has seen plenty of change after living in the neighborhood for nearly 40 years, and through it all, she has remained an engaged community member.



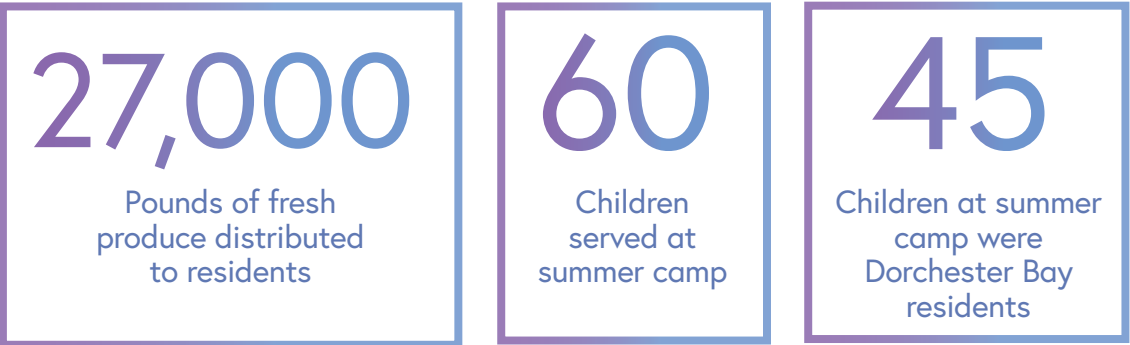
Maria has been a constant resource to neighborhood newcomers. She helps them find housing, apply for food stamps, and informs them of other social services. She accompanies neighbors to appointments and advocates for them.

A retiree, Maria, is a regular participant in the Rock & Roll Seniors Program. "I like attending the seniors program because it feels like family," says Maria. Her friends at the program would probably say that Maria's infectious laugh and kind heart are a huge draw for them.

Despite her many volunteer commitments, Maria remains an active resident at community meetings. Over four decades, she has seen the community change for the better and Maria attributes the improvement to community action. In keeping with her spirit of civic engagement, Maria became one of the first cohort of Dorchester Bay's Adult Leadership Institute (ALDI).

"I like attending the seniors program because it feels like family."

Maria Santana



Esmeralda Alvarado Zayas



Esmeralda is in her third year with the Dorchester Bay Youth Force. Before joining Youth Force, Esmeralda was a counselor-in-training in the Dorchester Bay summer camp program. Her experience in community organizing includes participating in campaigns like the Raise the Age, Rock the Vote, and resident outreach for community meetings.

February vacation week is typically a time for Massachusetts students to rest and have fun. Yet, this past February, Esmeralda braved the cold with hundreds of teens from across the state who boldly marched their way to the State House to fight for youth juvenile justice. Esmeralda urged her fellow youth to join her and speak out against gun violence at the Dreams of Our Future Youth Justice Rally, where she shared the stage with Massachusetts Representative Liz Miranda, Congresswoman Ayanna Pressley, and District Attorney Rachael Rollins.

Esmeralda had a chance to connect with Representative Liz Miranda, and she was proud to learn of some of their similarities – Representative Miranda was a teen community organizer too. "I learned a lot with Rep. Miranda and saw that working in the community can one day lead to working for the community at the State House," said Esmeralda.

Esmeralda says of her hopes to see a better community, "I want more teens to learn more about the community and issues that affect us like youth justice reform."

YOUTH FORCE

Dorchester Bay Youth Force trains and employs teens ages 15 through 19 years to be community leaders and community organizers. Youth Force teens identify and address social issues they care about like gun violence, youth employment, and juvenile justice reform.

Youth Force teens envision a more just, equitable, and democratic society where the voices of young people and their leadership are present in all community and civic decision-making. Youth Force works to ensure that all youth have access to opportunities for healthy development and meaningful engagement. Dorchester Bay will expand the team of youth community organizers and develop workshops and training on youth-led community organizing to be jointly taught by youth leaders on the Youth Force team and adult staff.

Esmeralda says of her hopes to see a better community, "I want more teens to learn more about the community and issues that affect us like youth justice reform."

Esmeralda Alvarado Zayas

Vante Brandao Correia



Vante is a senior in high school with a passion for helping his community. A strong desire to help others and an interest in working in the neighborhood led Vante to join Dorchester Bay Youth Force. Youth Force trains and employs teens as community organizers.

As a Youth Force organizer, Vante has participated in community outreach including coordinating a resident holiday event and organizing program events like the Safe Summer kickoff.

At the Dreams of Our Future Youth Justice Rally in February 2019, Vante delivered a moving call to action that illustrated the imbalance of harsh punishments young people can face despite not having the freedoms of adults. "I'm 18. I can't smoke, drink, or even gamble," said Vante, "but I'm supposed to be able to handle prison?"

As a student juggling two after school jobs, Vante spoke with legislators about the need to create better job opportunities for youth. Vante hopes more youth will get involved in community organizing. "As a Youth Force teen, I learned to work with others and hear their ideas. Community organizing requires dedication and passion," says Vante. "I hope to inspire more youth to become involved."

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Vante Brandao Correia





Advancing mobility through near-term gains to income, savings and wealth.

Promoting and Sustaining Growth

DORCHESTER BAY NEIGHBORHOOD BUSINESS LOANS

In the fall of 2018, Dorchester Bay engaged small business owners and our lending community partners to learn more about the needs of local small businesses. The findings from in-depth market research, a focus group of small business owners, and client surveys culminated in a new identity for our small business program, and a new name – Dorchester Bay Neighborhood Business Loans.

Dorchester Bay developed a comprehensive marketing and outreach plan to target local small business owners, primarily women and people of color, in Dorchester, Roxbury, Mattapan, Jamaica Plain, Roslindale and Hyde Park where resources are most needed.



60

Jobs retained

36

Full-time jobs retained

24

Part-time jobs retained

50

Jobs created

42

Full-time jobs created

This year, Dorchester Bay Neighborhood Business Loans made 24 loans totaling \$296,916, a 220 percent loan approval increase over 2018. Sixty-six percent of the businesses we loaned capital to are owned by women of color – a significant increase over fifty three percent last year. Most of the women business owners are head of households with an average household size of three.

In November 2019, Dorchester Bay was named the Massachusetts Breakout Microlending Intermediary of the Year by the U.S. Small Business Administration.

\$296,916

Amount lent



66%

Of business owners are women of color

24

Number of loans made

SMALL BUSINESS OWNER PROFILE

Denise O'Marde



Denise O'Marde immigrated to the U.S. as a young adult from her native Antigua in 1982. She built a career as a paralegal and had a good life. Despite her success, she wasn't entirely satisfied with her career. She knew that she would want a change someday. In 2007, Denise purchased a commercial investment property in her Mattapan neighborhood and leased it out. Years would pass before Denise would convert the property into a bustling juice cafe.

Over time, Denise began to notice that her Mattapan neighborhood lacked healthy food choices. She knew that Mattapan had high instances of chronic illnesses like heart disease, diabetes, and high blood pressure, and she wanted to do something about it. She decided to open a healthy juice cafe.

Opening the cafe wasn't without challenges. Denise encountered many bumps in the road that delayed the opening of her business. The retail space had to be renovated to be compliant with city regulations. Business partners kept backing out. Yet, Denise persisted.

In January 2019, Denise O'Marde and business partner Fiex Thevenin opened Cafe JuiceUp with an SBA microloan from Dorchester Bay Neighborhood Business Loans to cover construction costs. The City of Boston's ReStore Boston program and Dorchester Bay helped Denise get storefront signage. Word spread quickly about Cafe Juice Up and customers started coming in from all over Boston. As demand grew, Denise hired additional employees. Cafe Juice Up continues to thrive.

"Dorchester Bay believed in what I am doing and gave me a chance. Sometimes all you need in life is a chance to guide you on the path to turning your dream into a reality," Denise says about the support she received from Dorchester Bay Neighborhood Business Loans. "I want to leave a mark for the next person, and I want them to know there are resources out there. I am an example that help is available."

"I want to leave a mark for the next person, and I want them to know there are resources out there. I am an example that help is available."

Denise O'Marde

REENTRY PROFILE

Keith

In 2016, Keith was determined to get back on his feet after his release from prison. He reached out to the Dorchester Bay Reentry Team to get help with his resume and job search, and soon after, he landed a job at a local automotive store.*

Three years later, Keith has been promoted to general manager. His hard work has caught the attention of corporate executives, and Keith is on track to be a district manager.

Now that he's in a position to hire, Keith often recruits job seekers referred by the Dorchester Bay Reentry Team. Not only is he proud of his professional success and the opportunity to help reentry citizens find employment, Keith is proud of his personal relationships. Keith is a loving husband, an engaged father, and a soon-to-be grandfather.

"I look back now and see so many positive changes in my life," Keith reflects.

*A pseudonym is being used to protect the client's identity.

REENTRY PROGRAM

The Dorchester Bay Reentry Program connects people who have returned to the community from incarceration to supportive services that foster stabilization, which contributes to lessening recidivism. The reentry team provides coaching and pre-release counseling to individuals while incarcerated, and supports individuals with ongoing case management, career coaching, and job referrals upon release.

Of the 56 new reentry citizens received at intake this year, 41 were connected to stable employment with positions held for more than one year. Eleven were placed in food and vocational training with our partners at New England Center for Arts & Technology (NECAT), Community Servings, and Community Work Services.

Reentry citizens have pressing needs for access to housing, healthcare, educational, and employment services to support their return to the community.

Job skills training, apprenticeships, and employment services that are CORI-friendly open pathways to self-sufficiency.

52

Job and training placements

270

Client visits

780

Outreach calls made to clients

REENTRY PROFILE

Christian

Christian grew up in Roxbury and was recruited into a gang in his early teens. He spent most of his young adult life behind bars. As an expectant father when he entered prison for the last time, Christian knew that he wanted more for his life and for his child. Christian was still in prison when his son was born, and for nine long years, Christian's only contact with his son was from behind prison walls. The experience of missing out on the best moments of his child's life made Christian determined to be the father his child deserved. Christian knew that he was done with prison once and for all.



Upon his return home, Christian began to look for a job. He reached out to the Dorchester Bay Reentry Team. Job placement counselors helped him write a resume, practice interview techniques, and gave him job leads to CORI-friendly employers. Christian went to work on rebuilding his family, too. He grew closer to his son who was navigating life with autism, and when familial challenges arose, Christian embraced the new role of being a single father.

Christian's challenges and successes led him to start an online support group for single dads. He began to encounter others with experiences similar to his, and he could see that children of incarcerated parents and parents who were reuniting with their children after incarceration needed wrap-around support. Mentoring teens who may be heading down destructive paths, and being a resource for families and children affected by incarceration became Christopher's calling and his way to give back. Now, Christian partners with various programs through the Department of Public Health, Department of Mental Health, and other social service partners to discuss fatherhood and mental health.

"I started to understand that my prior actions had ripples in the community," says Christian on the work he feels he must do for his community to be a positive example for others.

"I started to understand that my prior actions had ripples in the community."

Christian

ECONOMIC MOBILITY AGENDA

In 2019, Dorchester Bay advanced its Economic Mobility Agenda in partnership with Junior Achievement, Budget Buddies, Compass Working Capital, and Generations Incorporated. The agenda features direct impact programs that advance mobility through near-term gains to income, savings, and wealth. It combines this effort with indirect impact programs focused on long-term enablers of mobility in the form of human and social capital development.

Direct Impact Programs

WORKFORCE DEVELOPMENT, PLACEMENT, AND SUPPORT:

Dorchester Bay will position itself as an intermediary connecting workforce stakeholders such as job seekers, employers, job training programs, and government agencies. Employer referrals and in-demand skill acquisition programming will be complemented by career management services such as resume review and interview preparation. Dorchester Bay plans to enter into 25 workforce and industry partnerships that facilitate sustainable employment and job training opportunities for 50 Dorchester Bay job seekers.

FAMILY SELF-SUFFICIENCY: This program features a collaboration between Dorchester Bay, HUD, Compass Working Capital, and Winn Companies to promote employment,

savings, and financial security for residents of Dorchester Bay's Cottage Brook property. FSS works by (1) Capturing into an escrow account, increases in rent that occur as a result of increases to residents' income (2) Utilizing a case management approach that includes goal-oriented financial coaching to accelerate career advancement and individual needs assessments to facilitate access to wrap-around services. Dorchester Bay will enroll 15 residents into FSS in Year 1 and a total of 45 residents by Year 3. The 3-year objective is to graduate 33 residents, achieve a total projected increase in resident income of \$208,537, and total reduced derogatory debt of \$25,269 upon conclusion of the 3-year horizon.

ECONOMIC EMPOWERMENT FOR LOW-INCOME WOMEN:

This partnership with Budget Buddies empowers Dorchester Bay's low-income women residents through a

comprehensive financial education program emphasizing financial goals and overcoming specific difficulties that have historically obstructed economic mobility. Beginning in March 2020, 10 low-income women will be enrolled in 12 consecutive financial education workshops delivered on a weekly basis. Each resident will be matched with a personal financial coach to provide support and champion their attainment of financial self-sufficiency and upward economic mobility. The program will assess baseline financial acumen and consumer behavior and measure individual gains relative to baseline in areas such as (1) knowledge of financial literacy principles and ability to navigate investment and savings decision (2) percentage of monthly bills paid on time (3) percentage of money saved (4) utilization of budgets, and (5) percentage who have confidence in their money management skills.

WEALTH GENERATION FOR LOW-INCOME INDIVIDUALS WITH DISABILITIES:

This program is made possible by the Achieving a Better Life Experience Act (ABLE) of 2014. Dorchester Bay and the Massachusetts Educational Financing Authority have partnered on this initiative to advance the economic mobility of low-income individuals with disabilities by facilitating their access to preferential tax free accounts. Participants of the program can save up to \$15,000/ year without impacting federal need-based aid. Importantly, beneficiaries of this program can utilize escrowed funds for qualified disability expenses related to education, housing, transportation, employment training, assistive technologies, personal support services, and health. Dorchester Bay will mobilize an energetic campaign throughout its properties to enroll 20 eligible low-income individuals with disabilities into these tax smart savings accounts.

Indirect Impact Economic Mobility Programs

TEEN ENTREPRENEURSHIP: Dorchester Bay and Junior Achievement are partnering to implement an entrepreneurship program composed of high school students from Dorchester and Roxbury. Students will (1) Identify a community need, (2) Ideate solutions to address that need, and (3) Create a real company to make and sell a real product or service. The program provides students with visibility into key business concepts and instills important life skills/ executive functions such as entrepreneurial mindsets, leadership, critical thinking, decision making, communication, teamwork, and empathy. This 15-week program kicked off in December 2019 and will run through May 4th 2020..

CHILDHOOD LITERACY SKILLS: Dorchester Bay and Generations Incorporated will implement an intergenerational program to advance the literacy skills of K-3rd graders living in Dorchester Bay properties. The program will be delivered by volunteer elder citizens living in Dorchester Bay housing. Achieving satisfactory reading proficiency at an early age is considered crucial to future academic achievement, a critical enabler of economic mobility. In July 2020, Dorchester Bay will integrate this literacy component into its existing summer programs for children. Our target is to recruit 10-15 elder residents to deliver individualized classroom instruction to 25-30 K-3rd graders. Dorchester Bay will collaborate with elementary school educators to establish the literacy baseline of students as a means to measure individual progress and total impact of the program.



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William Riordan
Senior Accountant

**The Dorchester Bay staff would like to acknowledge David Scott Morrison, our dear colleague who passed away in January 2020. Scott worked at Dorchester Bay for 9 years as Senior Real Estate Accountant.*

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Sharon Cho
Junior Project Manager/Kuehn Fellow

John Mahony
Construction Project Manager

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Chanie Infante Louisma
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Kimberly R. Lyle
Director of Strategy and Development

Angela S. Yarde
Director of Private Giving and Donor Relations

Financials

STATEMENT OF FINANCIAL POSITION

Assets	11,461,534
Liabilities	5,167,959
Net Assets	6,293,575
Liabilities & Net Assets	11,461,534

STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS

Operating Revenues	4,436,752
Operating Expenses	4,627,829
Operating Income /(Loss)	(191,077)
Non Operating Income /(Loss)	440,870
Net Income (Loss)	249,793

**as of 12/31/18*

Ways to Give

COLUMBIA CIRCLE GIVING SOCIETY

The Dorchester Bay Columbia Circle Giving Society was founded in 2018 with passionate corporate supporters and individual donors who are deeply committed to Dorchester Bay's mission.

Columbia Circle members commit to a gift of \$5,000-10,000 annually for five consecutive years. Columbia Circle contributions are eligible for the Massachusetts Community Investment Tax Credit (CITC) which provides a fifty percent tax credit against Massachusetts tax liability. To learn more about becoming a Columbia Circle member, contact us at citc@dbedc.org.

ONLINE GIVING

Dorchester Bay takes pride in the impact of four decades of developing quality affordable housing and in delivering high-impact programming. The generosity of our donors makes it possible for us to carry out our mission. One-time and recurring gifts of any amount can be made by visiting our donate page: <http://bit.ly/SupportDotBay>.

Gifts of \$1,000 or more are eligible for a fifty percent refundable state tax credit through the Community Investment Tax Credit (CITC) program. For more information about the CITC program, contact us at citc@dbedc.org.



DONATE AT <http://bit.ly/SupportDotBay>

2019 Fundraising Events and Open House



Dorchester Bay thanks our generous donors for their ongoing support.

Grant Funders

The Boston Foundation
Boston Private Bank
Department of Housing and Development Choice Neighborhood Initiative
Church Home Society
City of Boston, Boston Center for Youth and Families
City of Boston, Department of Neighborhood Development
Civic Engagement Initiative
Dedham Savings
East Boston Savings Bank Charitable Foundation

Eastern Bank Charitable Foundation
Enterprise Community Partners
Fieldstone Foundation
G. H. Shaw Foundation
JP Morgan Chase & Company, PRO Neighborhoods
Keolis Commuter Services
Kuehn Charitable Foundation
The Little Family Foundation, Inc.
Local Initiatives Support Corporation (LISC Boston)
Massachusetts Growth Capital Corporation
MassHousing Youth Resident Activities Program

The Overbrook Foundation
Paul and Edith Babson Foundation
Santander Bank Foundation
State Street Foundation, Inc.
TD Bank Foundation
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40 Years Rising, Annual Fundraising Event





About Dorchester Bay

Dorchester Bay Economic Development Corporation was founded in 1979 by local civic associations to address the problems of economic disinvestment, unemployment, crime, community tensions and the shortage of quality affordable housing undermining Boston's Dorchester neighborhoods.

Today, with both economic growth and income inequality on the rise, many of these problems remain, even as we face new challenges such as gentrification and displacement.

Our mission is more relevant than ever before. Visit www.dbedc.org to learn more about our efforts to support strong people in building stronger, more secure and safer neighborhoods.

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