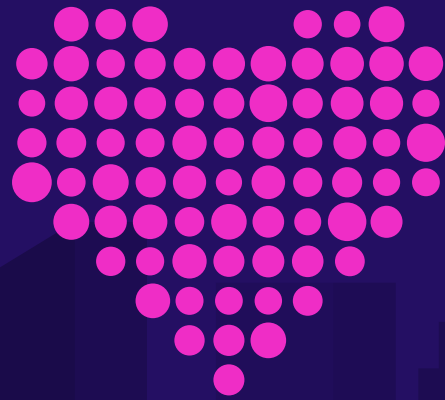


HEART OF COMMUNITY

Dorchester Bay
Economic
Development
Corporation



ANNUAL REPORT 2020

Dorchester Bay Economic Development Corporation is at the heart of the community, serving the people who make it great.

Dear Friends,

The theme of this year's Dorchester Bay EDC Annual Report is "*Heart of the Community*." While some might construe that phrase as reflecting Dorchester Bay's central role in the community, it's equally a way of raising up the community itself and centering attention on just how extraordinary, vibrant and strong – like a beating heart – this community is.

None of us in our lifetimes has experienced anything quite like 2020. In addition to a corrosive political environment and a relentless and methodical assault on equity, the Dorchester Bay community and surrounding neighborhoods bore the tragic brunt of the pandemic's impact. Rates of infection and mortality have been among the highest in the Commonwealth, and even now nearly a year into the pandemic, concerns over equity in the process of vaccine availability loom large.

Through all of 2020, however, the community kept its focus on keeping healthy, keeping watch over those less fortunate, keeping faith with those in positions of care and responsibility, and keeping the focus on equity.

Ours is a community with heart.

It is therefore a privilege to share with you this 2020 annual report, recapping a year like no other. We are proud to have played an important role in providing meals to those in need, providing personal protective equipment to our residents, reaching out to seniors and those most vulnerable, providing growth and leadership opportunities for our teens, stabilizing businesses in distress and, remarkably, breaking ground on our long-awaited Indigo Block project, all in the middle of a pandemic.

A community with such heart deserves no less than the very best we can deliver to it.

On behalf of the Board of Directors and the entire staff of Dorchester Bay, thank you for your support and partnership.

Sincerely,

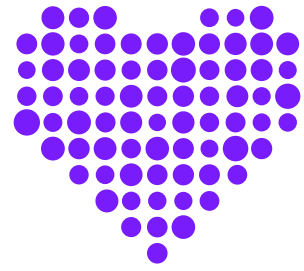


Perry B. Newman
Perry B. Newman
Chief Executive Officer



Keith Alex Greenaway, Esq.
Keith Alex Greenaway, Esq.
President, Board of Directors



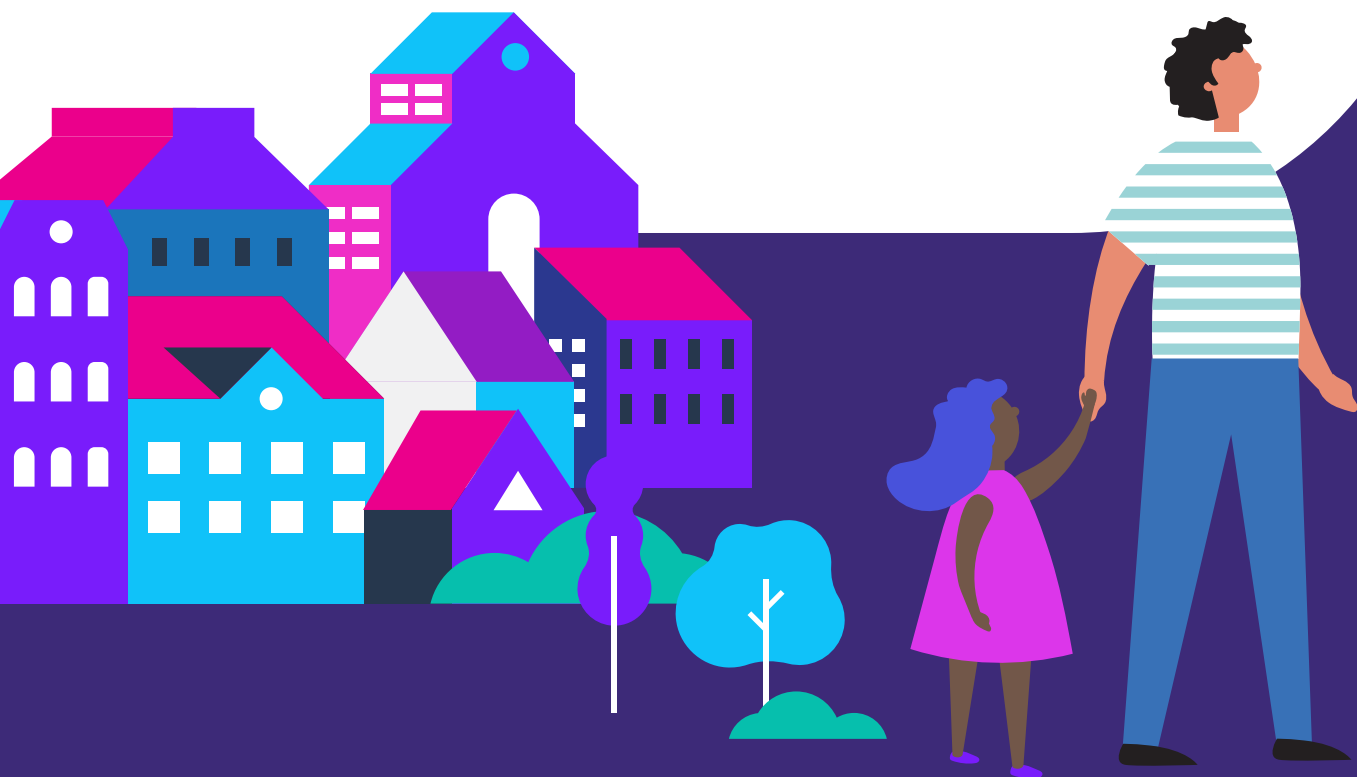


Introduction

For 42 years, Dorchester Bay Economic Development Corporation has worked to fulfill its mission to build a strong, thriving, and diverse community in Boston's Dorchester neighborhoods through civic engagement, leadership development, creating economic development opportunities in Dorchester for businesses and individuals.

We began this work in 1979, and to-date have built and preserved 1,100 units of affordable rental & owner-occupied homes, more than \$4.2M in small business capital to entrepreneurs, and served 3,100 residents and families.

This is possible thanks to the support of residents, and community partners, and donors— indeed, **the very heart of the community.**



Resident Initiatives and Community Organizing

COVID-19 COMMUNITY OUTREACH

COVID-19 has disproportionately impacted Dorchester residents. Many families and senior residents struggled to access food and essential supplies at the height of the pandemic. Our community partners sprang to action to help us provide emergency assistance to the varied needs of youth, families, and senior residents in our community.

We are deeply grateful to our partners who answered the call to help provide much-needed food and essential supplies for our residents. Special thanks to EatWell Meal Kits, Cape Verdean Association of Boston, Family Nurturing Center, Bowdoin Street Health Center, and South Bay Stop & Shop for donating meal kits, over 800 bags of groceries, diapers, and emergency funds.





“



I have been a Dorchester Bay resident for 20 years, and see how Dorchester Bay serves our community. The

COVID-19 pandemic made it difficult to get groceries, face masks, and sanitizers. My family accessed emergency supplies available through Dorchester Bay. ”

—Luis Lozada, Uphams Corner resident

4,000
of essential supplies
distributed

4,000
grocery bags
distributed



Youth Force

Youth are important community members. Through the Dorchester Bay Youth Force program, we support the development of youth as community leaders. The challenges of the COVID-19 pandemic ignited an innovative spark in the Dorchester Bay Youth Force program. Youth Force teens found new ways to connect and work together as community organizers and published the program's first electronic magazine on climate change.

23
youth served



“ *I first participated in Dorchester Bay Youth Force in the fall of 2019. Being a part of the Dorchester Bay Youth Force taught me that I could play an important role in raising awareness in my community. The program has given me the confidence and training to go out in the world and start an action project in my community. I feel like I can do anything!* ”

—Dayanara Mendez, Youth Force Teen

Economic Development / Small Business

Dorchester Bay provides capital and technical assistance to small businesses in Dorchester, Roxbury, Mattapan, Hyde Park, Jamaica Plain, and Roslindale. Most of these neighborhoods are some of the hardest hit by COVID-19.

Dorchester Bay Neighborhood Business Loans lent \$344,500 to 24 small businesses and supported the creation and preservation of 75 local jobs (including 43 jobs created and 32 retained).

Dorchester Bay Neighborhood Business Loans assisted 155 small business owners with Payroll Protection Program (PPP) loan applications and 200 Economic Injury Disaster Loan (EIDL) grant applications through virtual one-on-one sessions and workshops.

\$344,500

Lent to small businesses

155

Clients assisted with PPP loan applications

200

Clients assisted with Emergency Disaster Relief Loans or Economic Injury Disaster Loans (EIDL)

24

Number of loans lent to date

43

Number of local jobs created of those 23 full-time and 20 part-time jobs

32

Jobs retained of those 21 full-time and 11 part-time jobs



I am grateful to Dorchester Bay for believing in my vision and for allowing me the much-needed support to keep the business afloat while also helping me help others. Their support helped me, my business, and the many people employed by JaMa Professional Cleaning, Inc.

—Maria Rivera Brown, JaMa Professional Cleaning, Inc.



Reentry Program

1,197
Outreach calls
placed

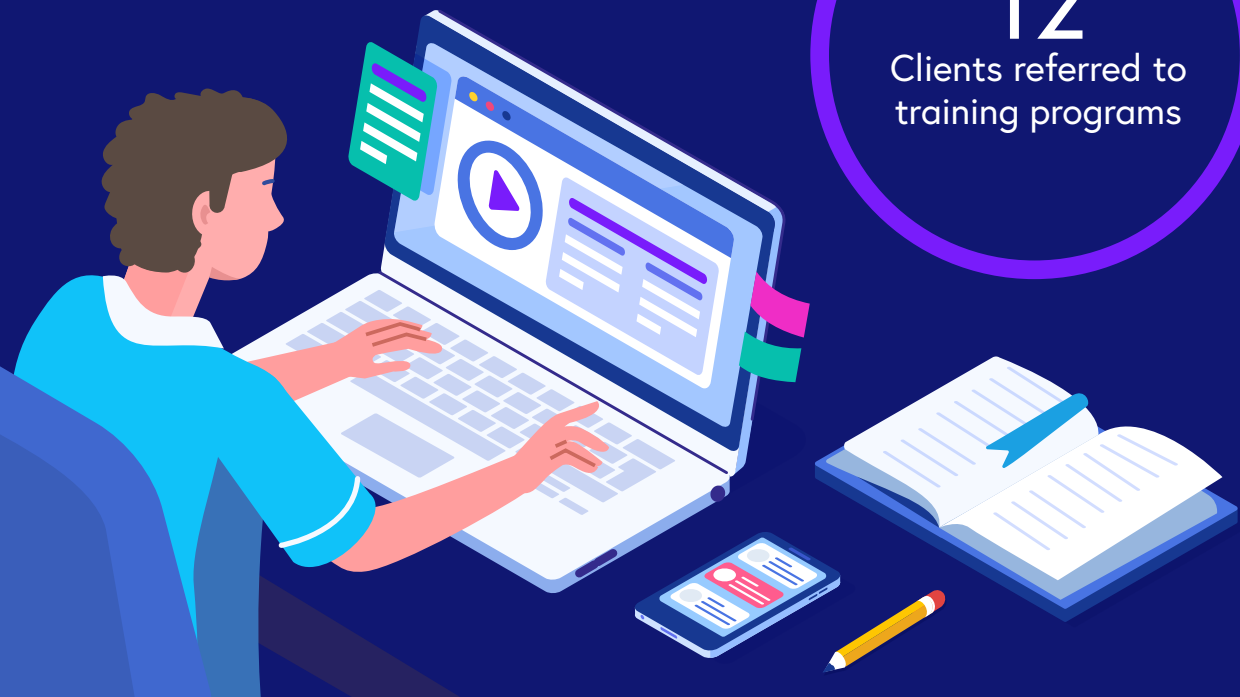
65
Successfully
placed in job and
education training

“At first, I had mixed feelings about getting back out there and getting a job. The job coaching from the Dorchester Bay Reentry Program helped me prepare and apply for jobs and training programs. I can proudly share that I found a job and accepted into the New England Culinary Arts Training (NECAT). The support I received from the program assured me that I am not alone and can start a new beginning.”

—Bradley F., Participant, Dorchester Bay Reentry Program

91
New clients served
of those 40 served in-person
prior the pandemic and 51
virtually during the pandemic

12
Clients referred to
training programs



Affordable Housing and Commercial Development

The creation of affordable housing and economic opportunity in the Upham's Corner community is as critical as ever in the wake of the COVID-19 pandemic and its disproportionate health and economic impact on the people we serve. Dorchester Bay remains committed to applying the principle of equitable development to our real estate work - we build homes that are affordable for people in Upham's Corner, and we build commercial spaces where local businesses can stabilize, grow, and create jobs for local residents.

At a moment when Uphams Corner is poised to see highly anticipated revitalization come to the area, Dorchester Bay is leading the way in providing affordable housing and commercial space that allows residents to remain, grow, and thrive in the neighborhood.

“Dorchester Bay Economic Development Corp has been an outstanding partner on the Indigo Block development. Throughout our partnership since 2015, there is one constant theme that I've observed – the people in their organization are truly passionate about providing housing and economic development opportunities to the Dorchester community. The group brings a tremendous amount of enthusiasm and positive energy to these efforts. We are thrilled to be part of a team with Dorchester Bay.”

—Richard Mazzocchi, Boston Capital Development Managing Director



DUDLEY TERRACE



The preservation of Dudley Terrace prioritizes residents' access to safe, stable, and affordable housing. The rehabilitation project will preserve 56 units of affordable rental housing to households earning less than 60% of AMI, of which 21 units are further restricted for extremely low-income households earning less than 30% of AMI, including formerly homeless households. Dorchester Bay will set aside three units for residents who receive services from the Department of Mental Health.

INDIGO BLOCK

Indigo Block began construction at the end of December 2020, and in August 2021 Dorchester Bay will deliver 80 new mixed-income apartments for rent, nine condominium units for sale, and 20,000 SF of light industrial and office space that will accommodate up to six commercial tenants. This large-scale development adjacent to the Upham's Corner station on the Fairmount Line will bring new affordable housing with easy transit access as well as jobs to the neighborhood.



PIERCE BUILDING



For over 40 years, the historic Pierce Building has been Dorchester Bay's home. The long-awaited rehabilitation and restoration project began in December 2020 and is expected to be completed by Spring 2022. The restoration project includes accessibility improvements and façade preservation. The interior modernization will improve the second floor space as an incubator for creative businesses and support local entrepreneurs. This major renovation project will stabilize this historic asset to last into the next century. Our investment in the building marks a turning point in the long-planned revitalization of Upham's Corner as an arts and innovation district.

Ways to Give

COLUMBIA CIRCLE

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

The giving circle meets twice a year. The financial commitment is between \$5000 - \$10,000 per year over a period of five years. Contributions of the Columbia Circle are eligible for the Massachusetts Community Investment Tax Credit (CITC).

DORCHESTER BAY ANNUAL FUNDRAISER

Dorchester Bay's work could not be possible without the generous support of our donors and partners. We want to extend special gratitude to State Representative Charlotte Golar Richie (1995-1999) and Thomas P. Glynn, PhD, both Thomas Shepherd Award recipients, for their support over the years.

We also thank Sheriff Steven W. Tompkins, Sophia Haynes-Cardwell, and Dr. Beverly Daniel Tatum for their continued leadership and dedication to service.



We extend our warmest thanks to our donors for their generous donors and continued support

GRANT FUNDERS

Boston Private Bank	Local Initiatives Support Corporation (LISC Boston)
Department of Housing and Development Choice Neighborhood Initiative	Massachusetts Attorney General's Office
Church Home Society	Massachusetts Growth Capital Corporation
City of Boston, Boston Center for Youth and Families	MassHousing Youth Resident Activities Program
City of Boston, Boston Resiliency Fund	The Overbrook Foundation
City of Boston, Community Preservation Fund	Paul and Edith Babson Foundation
City of Boston, Department of Neighborhood Development	Rockland Trust
Civic Engagement Initiative	Santander Bank Foundation
Dedham Savings	State Street Foundation, Inc.
Eastern Bank Charitable Foundation	TD Bank Foundation
Enterprise Community Partners	Toys for Tots
Fieldstone Foundation	U.S. Department of Treasury, Community Development Financial Institutions Fund
George B. Henderson Foundation	U.S. Small Business Administration
G. H. Shaw Foundation	United Way of Massachusetts Bay and Merrimack Valley
JP Morgan Chase & Company	Webster Bank
Kuehn Charitable Foundation	

“



I have always felt a connection to the different ways in which Dorchester Bay impacts the community. From creative community organizing programs, small business lending to developing multi-family housing or creative mixed-use projects,

Dorchester Bay has always found ways to impact the surrounding community in a variety of ways. Getting to know some of the Dorchester Bay team and board members over the years has shown me the depth of their passion for the community. It is a pleasure to be able to help Dorchester Bay through the Columbia Circle and I look forward to seeing future plans.”

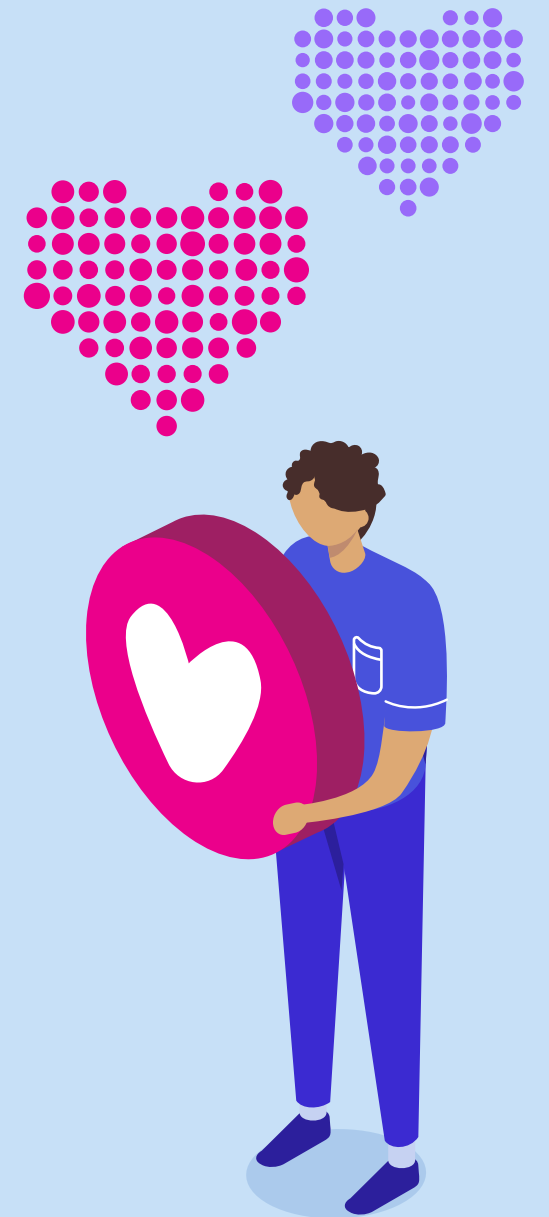
—David Kelleher, CPA, CGMA, Partner, AAFCPAs

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Blue Hub Capital
Boston Private Bank and Trust Company
Building Envelope Technologies, Inc.
BWA Architecture
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Insource Services, Inc.
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TEK Building Services, Inc.
UHM Properties
West Insurance Agency
Winn Residential Limited Partnership

THE COLUMBIA CIRCLE GIVING SOCIETY

AAFCPAs
Boston Private Bank
Klein Hornig LLP
Maloney Properties
Perry and Sharon Newman
NEI General Contracting
Pinck & CO
TEK Services, Inc.
Winn Management



2020 Financials

As of 12/31/19

Assets	44,428,877
Liabilities	29,324,819
Net Assets	15,104,058
Liabilities and net Assets	44,428,877
Operating Revenues	4,768,025
Operating Expenses	4,979,733
Operating Income (loss)	(253,914)
Non-Operating Income	9,020,039
Net Income (loss)	8,810,483



Staff

EXECUTIVE LEADERSHIP

Perry B. Newman
Chief Executive Officer

ECONOMIC DEVELOPMENT

Julia J. Parker
Director of Economic
Development

Brenda Guerra
Loan Officer - Compliance

Linda Mello
Re-entry Job Placement
Consultant

Reverend Clovis Turner
Re-entry Consultant

FINANCE AND ADMINISTRATION

Mona Fuller Childs
Accountant

Charles McVea
Director of Finance and
Administration

Helena Pimentel
Office and Property
Manager/Executive Assistant

Vincent C. Pina
Director of Human Resources

William Riordan
Associate Director of
Accounting

REAL ESTATE DEVELOPMENT

Tim Caplice
Associate Director of Asset
Management

Sharon Cho
Project Manager/Kuehn
Fellow

K. Beth O'Donnell
Director of Real Estate

Gabriel Ramos
Junior Project Manager

K. Leah Whiteside
Associate Director of Real
Estate

RESIDENT INITIATIVES AND COMMUNITY ORGANIZING (R.I.C.O.)

Elias Monteiro
Associate Director of
Community Affairs

Dychell Reeves
Director of Resident
Initiatives & Community
Organizing

Denise Roman
Resident Services
Coordinator

Karen Cookie Sheers
Resident Services
Coordinator

Michelle Wiener
Youth Force Manager

STRATEGY AND RESOURCE DEVELOPMENT

Margaret Doherty-Lopez
Grants Manager

Chanie Infante Louisma
Communications Manager

Kimberly R. Lyle
Director of Strategy and
Development

Angela S. Yarde
Director of Private Giving and
Donor Relations

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President

Paul Black,
Vice President

Leighton Richardson,
Treasurer

Maria Andrade,
Clerk

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An Duong

Kristen Halbert

Philip Hillman

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Brian Welch

Lorraine Payne Wheeler

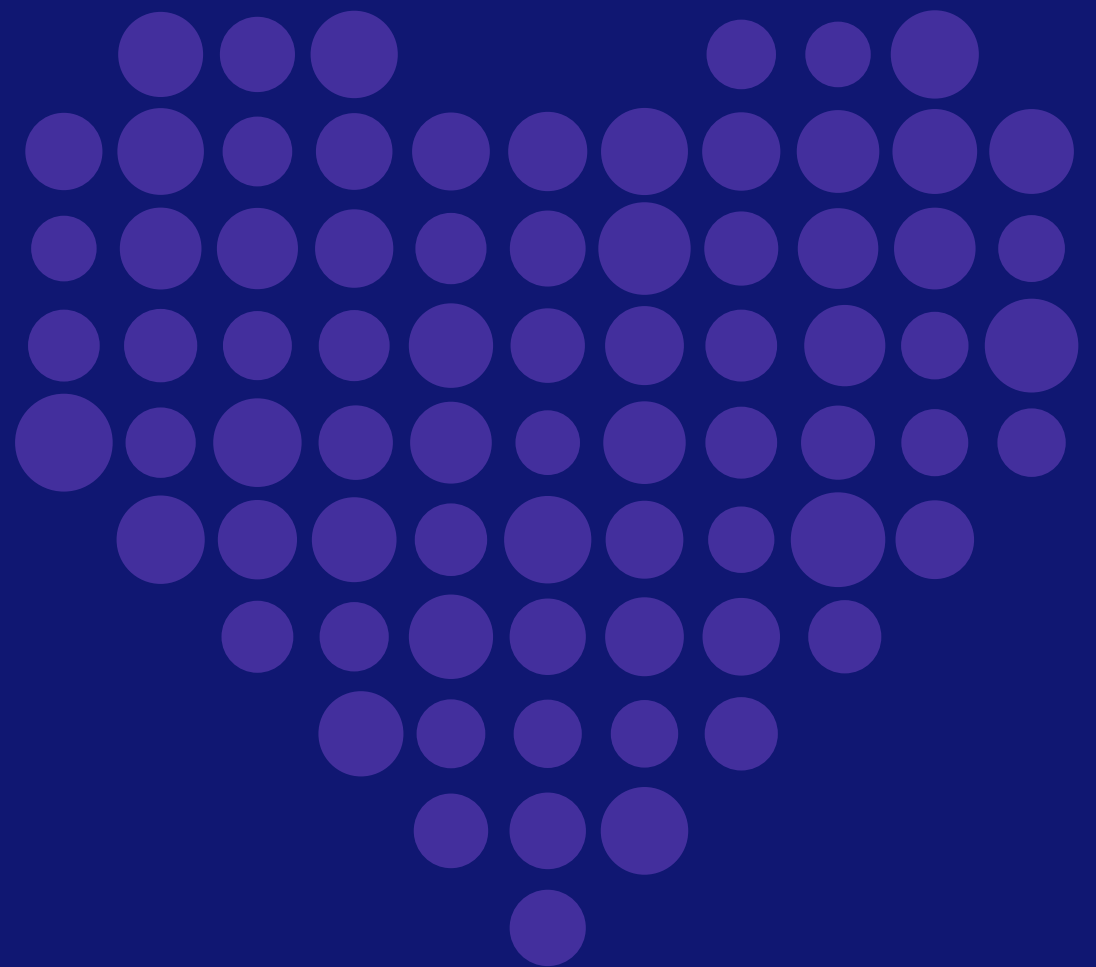
Daryl Wright

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.



OURS IS A COMMUNITY
WITH HEART.



Graphic design: Olga Vanegas/Intercreativa Design

Dorchester Bay
Economic
Development
Corporation

594 Columbia Road, Suite 302,
Dorchester, MA 02125
Phone: 617.825.4200
www.dbedc.org

