HEART OF COMMUNITY

Dorchester Bay
Economic
Development
Corporation

ANNUAL REPORT 2020
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,

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

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.

30,000 pounds of fresh food distributed in collaboration with The Food Project and DSNI

3,000 meals served or distributed in collaboration with other partners- EatWell Meal Kits and Cape Verdean Association of Boston
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 Lazada, Uphams Corner resident

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.

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

4,000 of essential supplies distributed

4,000 grocery bags distributed

23 youth served
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

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 donations and continued support.

**GRANT FUNDERS**

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

**CORPORATE AND INDIVIDUAL DONORS**

- AAFCPAs
- Allen & Major Associates
- Bilt-Rite Construction, Inc.
- Blue Dynasty Entertainment & Travel
- Blue Hub Capital
- Boston Private Bank and Trust Company
- Building Envelope Technologies, Inc.
- BWA Architecture
- J. Kevin Bynue
- Jeffrey & Elise Caputi
- Daniel Dennis & Company LLP
- Davis Square Architects, Inc.
- Dedham Institution for Savings Foundation
- Fieldstone Foundation
- Philip Hillman
- Insourse Services, Inc.
- Jemadari Kamara
- Kaplan Construction
- Klein Hornig LLP
- Eric & Harry Klose
- Lund Financial Group
- Maloney Properties Inc.
- Mass Housing Investment Corporation
- Narrow Gate Architecture Ltd.
- Needham Savings Bank
- NEI General Contracting
- Perry and Sharon Newman
- Progressive Electric Systems, Inc.
- Sawyer Parks Charitable Foundation
- Seder Law
- Stull & Lee Inc.
- TEK Building Services, Inc.
- UHM Properties
- West Insurance Agency
- Winn Residential Limited Partnership

“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
2020 Financials

As of 12/31/19

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<td>Net Income (loss)</td>
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Board of Directors

Keith Alex Greenaway, President
Paul Black, Vice President
Leighton Richardson, Treasurer
Maria Andrade, Clerk
David Bellinger
An Duong
Kristen Haltlbert
Philip Hillman
Rosalyn Johnson
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Brian Welch
Lorraine Payne Wheeler
Daryl Wright

Eliab Rams
Junior Project Manager
K. Leah Whiteside
Associate Director of Real Estate
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
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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Chief Executive Officer

ECONOMIC DEVELOPMENT
Julia J. Parker
Director of Economic Development
Brenda Guerra
Loan Officer - Compliance

FINANCE AND ADMINISTRATION
Mona Fuller Childs
Accountant
Charles McVea
Director of Finance and Administration

REAL ESTATE DEVELOPMENT
Tim Caplice
Associate Director of Asset Management

RESIDENT INITIATIVES AND COMMUNITY ORGANIZING (R.I.C.O)
Eliab Monteiro
Associate Director of Community Affairs

RESEARCH AND RESOURCE DEVELOPMENT
Margaret Doherty-Lopez
Grants Manager

STRATEGY AND RESOURCE DEVELOPMENT
Chanie Infante Louisma
Communications Manager
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.

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