

HONORING THE PAST &
PREPARING FOR THE FUTURE

ASIAN COMMUNITY
DEVELOPMENT CORPORATION

2017 ANNUAL REPORT

LETTER FROM THE LEADERSHIP



This year marks an important milestone for the Asian Community Development Corporation (ACDC) as we reach 30 years of community building in Boston's Chinatown and in the Greater Boston Asian American communities. It is apt that we will complete the final phase of One Greenway this December, creating new affordable condos for 51 families who will be able to establish roots in Chinatown.

Over the last three decades, our theory of change has evolved into to a holistic approach of empowering families and strengthening communities in addition to creating affordable homes. We understand that there is more to community development than the bricks and mortar. Empowered residents and community-driven preservation of a neighborhood's history and culture keep it vibrant, especially in the face of gentrification. This year, youth from our A-VOYCE youth program explored ways of strengthening Chinatown's identity through creative placemaking projects along Chinatown's boundaries. To

enhance our successful first-time homebuyer education and counseling program, we also piloted a matched savings program this summer to help residents save for downpayments.

This year has brought many challenges to the communities we serve, from threats of funding cuts to uncertainties in immigration policy. We expect the coming year to be equally, if not more challenging. However, with our partners and supporters who have invested in the community and fueled ACDC's work, we remain deeply committed to our mission in building strong and healthy communities for Asian Americans in Greater Boston.

Paul W. Lee
Board President

Angie Liou
Executive Director

STAFF

Angie Liou
Executive Director

Kathy Chang
Malden Financial & Housing Counselor

Debbie Chen
Community Planner & Project Manager

Hamilton Ho
Chief Operating Officer

Jeena Hah
Youth Programs Manager

Suzie Kim
AmeriCorps Massachusetts Promise Fellow
Youth Programs Associate

Michelle Li
Housing Counselor

Lee Lin
Housing Counseling Manager

May Lui
Community Outreach & Resident
Engagement Coordinator

Michelle Miller
Grants Manager

Christine Nguyen
Development & Communications
Manager

Kyle Sullivan
Director of Real Estate

Michelle Zhang
Office Manager

BOARD OF DIRECTORS

Paul W. Lee
President

Terry Kwan
Vice President

Jeffrey Wong
Treasurer

Geoffrey Why
Vice Treasurer

Michael S. Greco
Clerk

Nick Chau

Steven Chen

Yongmei Chen

Amy Cheung

Kenneth Fan

Eugene Ho

Justin Kang

Amanda Linehan

Rebecca A. Lee

Peter Madsen

Michael Tow

BUILDING AFFORDABLE HOMES

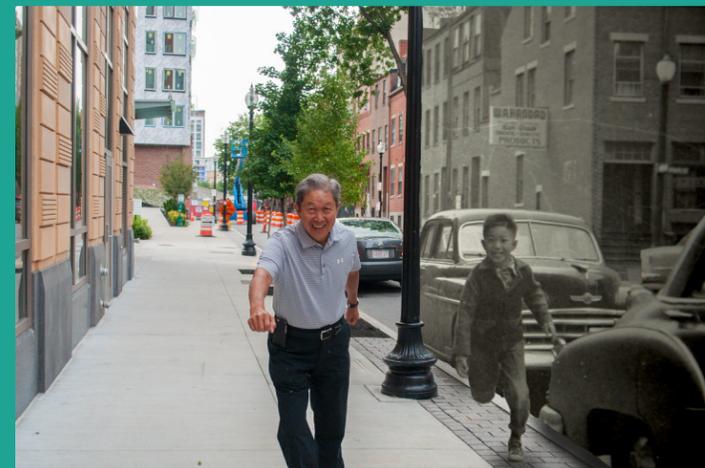
Revitalizing Hudson Street with 51 Affordable Condos



This year, ACDC is completing construction on 51 affordable condos. We received over 1,500 applications for the selection lottery (meeting to announce lottery winners pictured on the bottom left). Caroline Chang, founding ACDC Board Member and former Hudson Street resident, visited the construction site this fall with her family (center left, in the top photo with our Director of Real Estate, Kyle Sullivan and Community Planner & Project Manager Debbie Chen).

ACDC is proud to bring back a total of 146 affordable homes to this historic part of Chinatown. 95 of those homes were rental units at 66 Hudson at One Greenway, completed in the fall of 2015.

David Woo: Reflecting on Chinatown and Hudson Street



Every time I reminisce about living in Chinatown in the 1950s and 60s, I think, "Geez, I really miss those days." When I was born in 1945 my family lived in a rental at 48 Hudson Street. About 10 years later, our landlord received a notice that we had to vacate our home. Eventually, I noticed labels and stickers covering our door and our neighbors' doors: TAKEN BY EMINENT DOMAIN. I later learned that the events happening around us was to clear the land for the highway construction. We were one of the few families lucky enough to purchase a home across the street at 97 Hudson, but everybody else had to scramble and leave. I was too young to process what was happening, but what I do remember is seeing all of my friends and their families move away to Brookline, Dorchester and Allston—scattered around and outside of Boston.

The next thing you know, the highway was being built, and the sights and sounds of demolition and construction took over the neighborhood. It was incredibly heartbreaking to see all of the row houses, mostly multi-family buildings, from Kneeland Street to Oak Street and beyond, demolished block by block. As a child, I felt

helpless in that situation. You just lived with it and did the best you could to survive and move on.

Chinatown was a tight-knit community. Everyone was friendly, and all of the families knew each other and each others' elders. I remember walking around the neighborhood and speaking Chinese with all of our neighbors. We also got along very well with our Syrian and Lebanese neighbors. A lot of my classmates were Syrian. They were pushed out to the suburbs as well, like West Roxbury.

I went to the Quincy School, Boston Latin High School and then Northeastern University. After getting married in the 70s, my wife and I moved to Newton where we raised our two children, and have lived there since. Even after I moved, I visited Chinatown all the time. Those who were displaced in the 1950s came back to town often to participate in the social events or go grocery shopping. They still felt like Chinatown was their home. Every time I came into town with my children, I would point out to them, "This is where I grew up. This is where we played. This is where I went to school." I still go to Chinatown with my wife to do grocery shopping, eat dim sum, and to attend functions and weddings. It feels good to stay connected to the community where I grew up.

You hear about developers wanting to build hotels in and around Chinatown, but what about housing for families? Back in the day, families mostly came from Southern China, and since then, there has been an influx of immigration from different parts of China, Vietnam, and around the world, and everyone needs housing. Now, you see a lot of families moving out to Malden and Quincy because there's such limited affordable housing here. Chinatown is blocked by this way, that way and the highway. There's no place else to go.

With the affordable homes that ACDC built at One Greenway and now at 88 Hudson Street, it's great to see families moving back to Chinatown, instead of that land being snatched up. It makes me hopeful to see that the community is fighting for every square foot. For the younger generations, I want to encourage them to hold their ground and make their voices heard—speak up and participate. You have to be politically active. For me, community means comradery, friendship, and remembering your roots.

STRENGTHENING COMMUNITIES

ThinkChinatown: Tied Together by a Thousand Threads



The ThinkChinatown program is a community-driven ideas lab conceptualized by two A-VOYCE program alums who also served as community planning interns to campaign for affordable housing development on Parcel 12. The program recruits Chinatown residents to serve as a project Fellow to develop placemaking ideas for which ACDC provides the funding and technical assistance to implement.

Summer Leadership Academy (SLA) Youth Revitalize & Plan for the Future of Phillips Square



This year's group of SLA youth led a placemaking campaign to revitalize Chinatown's Phillips Square (right). They presented their project, which included a video about the installation and testimonials from fellow Chinatown youth, in a meeting with the Boston Transportation Department where they gave feedback on the Square's future development with City officials (left).

City of Boston Slow Streets Program



This year, Chinatown was selected as 1 of 5 designations for the City's Neighborhood Slow Streets Program. ACDC worked with Chinatown Main Street and Boston Chinatown Neighborhood Center to submit the application, competing against 46 other proposals. This initiative will continue the work accomplished by ACDC's youth, who collaborated with Chinatown Main Street youth and WalkBoston on a Chinatown pedestrian safety campaign last summer. Wen Yin Cao, pictured here, an A-VOYCE youth and Chinatown resident, served as the campaign's project manager. As a result of the campaign, the Boston Transportation department implemented multiple structural improvements such as doubling walk light timing along Kneeland Street.

In 2006, at a resource fair for teens, Carro Hua, then a sophomore in high school, took a flyer highlighting the radio show and Chinatown walking tour for ACDC's A-VOYCE program. Having her own aspirations of becoming a radio broadcaster, Carro joined A-VOYCE with her friends.

"The radio project was a beautiful way of allowing Asian American youth to process out loud and hold conversations around identity and racism. A-VOYCE fostered an understanding of the nuances of identity and oppression. Without spaces like the one provided by the program, my peers and I would not have the opportunity to share and hear different perspectives.

"Another takeaway from A-VOYCE that has become a part of my core is resilience and resistance. There is a lot of hurt and trauma in the world, and the ways in which we learned about resilience, from Parcel 24 and Parcel C, it reminded me that people are always resisting. What I always keep in mind, especially given our current socio-political climate, is that we can't afford to be hopeless, especially immigrant communities and communities of color.

"I think about when it comes time for new leadership in the community, how are organizations creating a pipeline of leaders that don't just come from the corporate sector, but building capacity from within the community on a grassroots level? Because of A-VOYCE I'm able

Carro Hua: Community Leader & A-VOYCE Alum



Carro (right) with Amy Cheung, ACDC Board Member and former A-VOYCE staff in front of the new community mural in Dorchester's Fields Corner

to lead in my own community. I explore ways to support my youth to think about the sustainability and longevity of a community and become organizers, and when there is a shift, people will be ready to lead.

"Because of A-VOYCE, I'm a youth worker serving the neighborhood where I grew up and currently live. I've been civically active in Dorchester over the last few years much more than in the first 20 years of my life. VietAID, where I work, is also a CDC that does youth work. I'm bringing what I did in A-VOYCE in Chinatown back to my neighborhood—supporting young people in exploring their identities, building important relationships and building a sense of community and belonging. One thing emphasized over and over at A-VOYCE was that youth development is part of community development. Community development is not just about brick and mortar buildings, and being at a CDC now, I emphasize this with my youth.

"Through my work at VietAID, I collaborate with A-VOYCE and Jeena, the current Youth Programs Manager. I love that ACDC is still holding onto that commitment, knowing that when you're doing this work, you won't always see immediate results. But, hopefully 10 or 15 years down the road, youth today can reflect on these experiences and acknowledge that A-VOYCE was part of their leadership development."

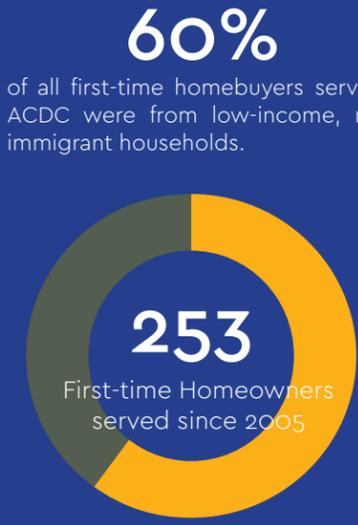
EMPOWERING FAMILIES

The process of purchasing your first home, for most people, is already a complex and daunting endeavor. Imagine going through that process in a country where you have limited language proficiency, limited resources to save for a home, and unsure of where or how to even start. ACDC offers the only HUD-certified first-time homebuyer program in Chinese languages in Massachusetts. In 2017, we have provided over **800 hours of one-on-one counseling**, most of which are dedicated to working with low-income, Asian immigrant families in their native languages.

Since ACDC launched this program in 2005, **over 2,000 households** have graduated from our first-time homebuyer workshops, and we have supported **more than 250 families** in the purchase of their first homes. The graphics to the right represent the percentages of our clients over the last 12 years, who are from recent immigrant, low-income households.

Malden

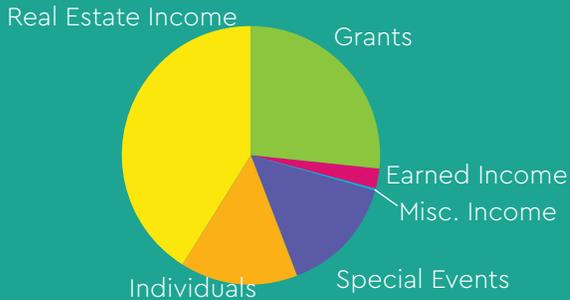
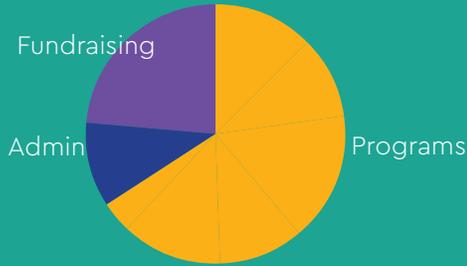
To better serve the growing Asian population in Malden, ACDC established a satellite office in Malden in 2016 to offer housing and financial counseling. This year, ACDC served **51 low-income, immigrant families** in Malden with one-on-one counseling to support them in meeting their financial and homebuying goals. In addition to holding two Chinese-language first-time homebuyer workshops in Malden, ACDC partnered with bilingual attorneys to pilot a legal clinic to provide free legal assistance on topics including immigration and housing.



Clients with staff and volunteer attorneys at our Malden Legal Aid Clinic.



2017 FINANCIALS



EXPENSES

Programs	\$727,572	66.0%
Administration	\$116,796	10.6%
Fundraising	\$257,804	23.4%
TOTAL	\$1,102,172	

INCOME

Grants	\$299,057	26.9%
Earned income	\$26,505	2.4%
Misc.	\$3,398	0.3%
Special Events	\$162,980	14.6%
Individuals	\$165,326	14.8%
Real Estate	\$456,313	41.0%
TOTAL	\$1,113,579	

2017 SUPPORTERS

Thank you to our supporters and philanthropic partners.
January 1, 2017 – November 15, 2017 (digital report will be continually updated as donations are received through December 31, 2017)

INDIVIDUALS

\$10,000+

Paul W. & Mary Lee

\$5,000+

Anonmyous
Caroline & Gene Chang
Helen Ho & Henry Wang
Rebecca A. Lee
Peter & Betsy Madsen
Peter Munkenbeck
Emily K. Yu

\$2,500+

Paul K. Chan
Stephanie & John Fan
Terry Kwan
Eugene Ho & Natalie Truong
Steve Quieto

\$1,000+

Steven Chen
Yongmei Chen
Amy Cheung & Pradeep Mangalath
Derek Doo
Kenneth Fan
Michael Greco
Robert & Brenda Grosbard
Douglas Ling
Thomas Maxwell
Yvonne Ng

\$1,000+ (cont.)

Abby Nguyen-Burke
Helen Tang
Michael Tow
Randy & Susan Tow
Geoffrey & Annamarie Why

\$500+

John Caccia
Jim Calvin
Frank Chin
Michael Cifelli
Nino Gilarde
Steven Grossman
Jeff Herman
Kurt James
Harry Luke
Adam Paprocki
Albano Ponte
Karen SooHoo
Joel Stein
Michelle Wu

INSTITUTIONS

\$20,000+

Boston Chinatown Neighborhood Center via ArtPlace America
Chinese Progressive Association via Wallace H. Coulter Foundation
Eastern Bank Charitable Foundation
Maloney Properties, Inc.

\$20,000+ (cont.)

National CAPACD
RBC Capital Markets
United Way of Massachusetts Bay & Merrimack Valley

\$10,000+

Blue Hills Bank
The Boston Foundation
Boston Private Bank
Capital One Foundation
NEI General Contracting
Santander Bank

\$5,000+

South Cove Community Health Center
Takeda Oncology
TD Charitable Foundation
Tufts Medical Center
Wells Fargo Housing Foundation

\$2,500+

The City of Boston
Corcoran Jennison
The Davis Companies
First Republic Bank
Hamilton Foundation
Klein Hornig, LLP

Massachusetts Mortgage Bankers Foundation (MMBA)
MassHousing
McPhail Associates, LLC
Mintz, Levin, Cohn, Ferris, Glovsky & Popeo, P.C.
Penrose Realty
People's United Community Foundation of Eastern MA
Red Star Construction Services
Walmart
Webster Bank

\$1,000+

CCBA
Cottonwood Management, LLC
East West Bank
Needham Bank
New Boston Fund, Inc
South Cove Manor
Tufts University – Community Relations
Veolia Energy – North America
VHB
Walker & DiMarco, P.C.
Wellesley Bank Charitable Foundation