

PEOPLE



PLACE

POWER

Asian Community Development Corporation
2022 Annual Report

TO OUR PARTNERS

The theme of ACDC's 2022 annual report is People. Place. Power. The working-class and immigrant communities ACDC serves have always been resourceful and resilient. However, our residents developed these characteristics out of necessity due to the financial and economic systems failing them. Acknowledging that a system is broken is just one step in the fight for equity. We recognize while that our programs and services bridge language barriers, knowledge gaps, and accessibility challenges, and are critical for our communities' survival, these are short-term fixes to systemic issues that ultimately require policy advocacy and transformative change to enable our families and communities to thrive in the long term.

At ACDC, we create equitable and sustainable communities for residents to enjoy today and tomorrow. Through our affordable developments, we strive to foster a place of belonging and a feeling of home for residents of all ages. We invest in our residents through leadership development, homebuying education, and financial literacy training, and we bring residents of diverse backgrounds together through public art and cultural programs. Our developments also provide opportunities for community institutions to enter and serve neighborhoods.

In addition to our housing development and other services, our leadership programs empower residents and youth to become changemakers in their communities. We make sure everyone has a say. ACDC believes residents should be actively involved in the decisions impacting them and their communities. Our staff understands the barriers that typically prevent people from participating. ACDC's team is intentional about hiring interpreters, providing free meals and free childcare, and scheduling workshops in the evenings to make attendance more accessible to working adults. As advocates engaging in high-stakes decision-making processes, our residents are working

to shift the power balance. We aspire to continue the legacy of the community advocates from decades past, by cultivating a pipeline of local leaders of all ages, from high school-aged residents to elders.

Lastly, I want to express my gratitude to Paul W. Lee, who stepped down as Board Chair at the end of 2022. While he remains on the Board, Paul handed the torch over to Vice Chair Geoffrey Why. Paul's leadership helped usher ACDC through several growth phases, from expanding into Malden and evolving our community programs to being more holistic, responsive, and innovative. Your love for and dedication to the community continue to inspire us.

On behalf of ACDC, we are pleased to share impacts from the past year in this annual report and look forward to sharing more exciting updates in the coming year.

In solidarity,



Angie Liou
Executive Director

A handwritten signature in black ink, appearing to read "Angie Liou".



Paul Lee
Board President

A handwritten signature in black ink, appearing to read "Paul W. Lee".

RESIDENT LEADERSHIP TRAINING

PEOPLE



Joyce's Pathway to Community Leadership

In 2015, Joyce Chen moved into 66 Hudson, an affordable housing building developed by ACDC, and our staff first met her during a voter registration drive. Ever since then, Joyce has become very active at ACDC. She advocates for the importance of affordable housing for working families.

As a mother of three children and her oldest son having autism, navigating care for a child on the spectrum is incredibly challenging. Joyce has attended many workshops in the community to obtain more resources. During ACDC's annual *Donuts with Delegates* events, Joyce advocates for more special education resources when meeting with her elected officials. She wants to help more immigrant parents with children who have autism.

When ACDC collaborated with MACDC's Mel King Institute to pilot the Resident Leadership Training Series, Joyce did not hesitate to sign up for the program. She was excited to learn how to encourage her fellow community members to participate in community events and help foster a sense of belonging in Chinatown. She has a very positive attitude even though she faces many challenges, and ACDC is excited to continue working with Joyce to advocate for more investment in community needs.

Pictured on the left is Joyce (far right in black) with her neighbors at a Resident Leadership Training workshop, by Mabelle Zhang. Above, Joyce is playing with her children at the Hudson Street Stoop, by Mel Taing.

A-VOYCE YOUTH PROGRAMS



Pictured left is a youth-run SaturPLAY event, by Ada Wu; pictured right are Baljaa (left) a college intern and Jacky (right) an A-VOYCE youth emceeing the youth-run Films at the Gate, by Devin Edwards.

Malden School-Year

Malden A-VOYCE youth developed a transit justice campaign in collaboration with Councilor Stephen Winslow, to advocate for the needs of Malden's young people. Youth co-created a zine with guest artist, Kathy Wu, highlighting the youth's' connections to Malden, their sense of belonging, and accessibility in the city. The youth then conducted interviews with youth residents on the affordability, accessibility, and safety of public transit and gave three presentations to leaders: at a city council meeting, with Mayor Gary Christenson, and with the Malden Public Schools superintendent. ACDC applauds the youth for their inspiring work to increase transit equity for all Malden residents!

Chinatown School-Year

To celebrate the milestone of a permanent public library branch coming to Chinatown through ACDC's Parcel R-1 development, the Chinatown A-VOYCE youth planned and implemented Chinatown Connections in collaboration with artist Mel Taing. This event engaged community partners and members and activated One Greenway Park, located across the street from Parcel R-1. With Chinatown being

the only neighborhood in Boston that doesn't have a permanent library branch, this celebration builds on the decades of youth and adults advocating for a library branch. The youth formed committees to independently oversee decisions around the project budget, activities, and publicizing the event. They successfully collaborated with local artists, activists, and community organizations to create a collaborative and community-based event!

Summer Leadership Academy (SLA)

SLA is a six-week program open to Boston, Malden, and youth residing in neighboring towns. After this year's cohort learned about the history of redlining and development in relation to Boston Chinatown and its residents, the youth worked on a project with the theme: Past, Present, and Future of Chinatown. They chose this theme to show what Chinatown once was, what the neighborhood is like today, and what they hope for Chinatown's future. The youth hosted a showcase for ACDC staff and Chinatown community partners to celebrate their projects and reflect on their takeaways. Many summer youth went on to join our school-year programs!

PEOPLE



Chinatown youth host a pop-up at Hudson Street Stoop to foster visioning for the new library branch and the future of Chinatown, by Mel Taing.



A pop-up attendee adds their wish for Chinatown, by Mel Taing.

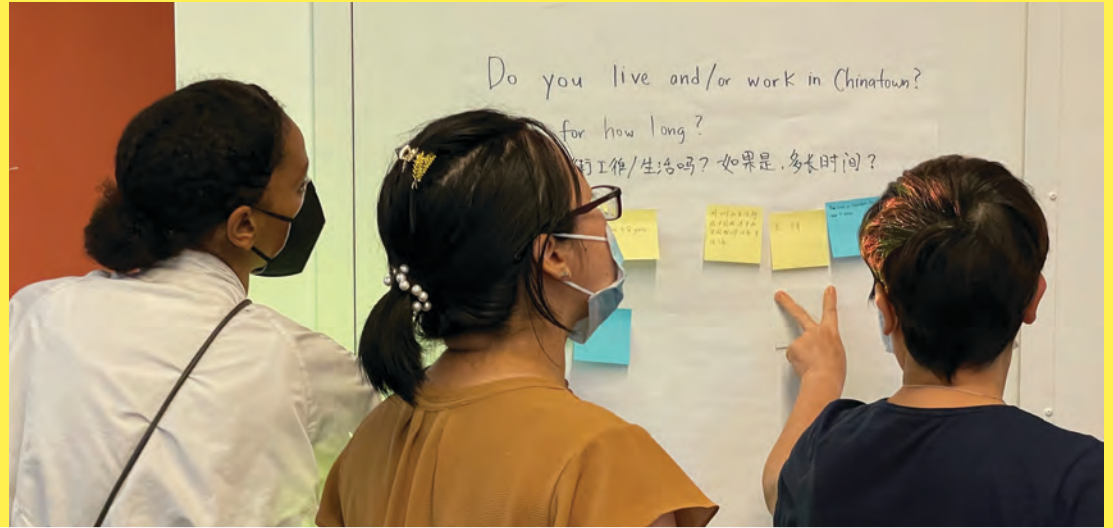


Malden youth present their Transit Action Plan at a City Council meeting, which was well-received, by Emma Ishida.



Malden Mayor Gary Christensen meets with Malden A-VOYCE youth, by Andy Liang.

CREATIVE PLACEKEEPING



Pictured left is a youth-run Field Day event at the Stoop, by Harrison Tran; pictured right are Hudson Street residents at a visioning workshop for the 2023 Hudson Street Stoop installation, by Amanda Huang.

Hudson Street Stoop Revives Community Connection Through Playful Art

From 2021 through fall 2022, Chinatown residents and visitors enjoyed Hudson Street Stoop's inaugural installation, *Storytell & Sway*, by artist Gianna Stewart in collaboration with ACDC's residents. In October 2022, after 18 months, we deinstalled the piece to make way for the incoming 2023 exhibit. This bright yellow set of swing benches, adorned with residents' heartfelt quotes about Hudson Street, made families feel more welcome in the space, changed how neighbors interacted with each other, and became a unique space for connection, reflection, and play.

Our residents played an integral part in developing the goals for Hudson Street Stoop, selecting the artist, and planning programming at the installation site. Special thank you to Hudson Street resident Dianyvett Serrano, who was

hired as part-time staff to plan and execute community events, along with A-VOYCE youth.

Through a partnership with Tufts University School of Medicine, faculty and students helped ACDC measure the installation's impact on residents and their sense of safety, community connectedness, and sense of belonging. The results were inspiring, with the majority of residents from our affordable developments sharing significant improvements in these areas and also sharing highlights such as discovering job opportunities through meeting neighbors at the swing benches. Alongside a robust Resident Advisory Committee and following a community-engaged artist selection process, ACDC looks forward to unveiling *Dancing Dragon* by Katherine Chin and Parke MacDowell in the summer of 2023!

Residence Lab Explores Radical Inclusion

Residence Lab (ResLab) is an innovative residency by ACDC and the Pao Arts Center that empowers artists and residents to collectively preserve Boston's Chinatown through creative activation of underutilized sites in the neighborhood. By providing artists and residents the resources to reimagine the possibilities for underutilized spaces in Chinatown, ResLab fosters participants' sense of agency and collective care for these spaces and the Chinatown neighborhood at large. For ResLab's fourth program year, Pao recruited three artists Amanda Beard Garcia, Ann Dinh, and Victoria Lai. These artists worked with six residents ACDC recruited, Allison, Manchu, Janiqwa, Peiqiong, Xingyao, and Yanna.*

The 2022 ResLab cohort selected the theme, *Radical Inclusion*. Jeena Chang, Director of Community Programs & Design and ResLab Co-facilitator, shares, "The 2022 theme honors looking outward and affirming our

humanity and our neighbor's. *Radical Inclusion* centers Chinatown's working-class and immigrant communities historically excluded and dehumanized through racist immigration policies, violence, and disinvestment. *Radical Inclusion* also acknowledges that, with less than 50% of Chinatown residents identifying as Asian, we need to build an intentional movement across diverse racial and economic backgrounds to address rapid gentrification and displacement."

Peiqiong, a ResLab resident participant, has lived in Chinatown for six years. "As a resident, I want more people to know about the culture, history, and current community events of Chinatown." Her favorite memories of ResLab were the group discussions.

*Last names omitted by request.



Pictured left are ResLab Celebration visitors interacting with artist Amanda Beard Garcia's wheatpaste installation; pictured right are ResLab residents and family, artists, co-facilitators, and Councilor Flynn, photos by Amanda Huang.

AFFORDABLE HOUSING



64-68 Beach Street Marks First Private Acquisition

With financial support from the Mayor's Office of Housing and financing through BlueHub Capital and LISC Boston, ACDC purchased 64-68 Beach Street in February, marking the first time a nonprofit successfully acquired an occupied building in Chinatown to maintain its affordability. This is a new strategy that ACDC employed to prevent the displacement of residential and commercial tenants. After the success of this project, we look forward to exploring more opportunities for private acquisitions.

The six-story building is home to 14 residential units, of which two have since been renovated, and New Golden Gate Restaurant, a longtime locally-owned restaurant in Chinatown. ACDC has also been working with tenants to address overcrowding issues, and the newly renovated units were made available to tenants with larger households who needed more space. ACDC is grateful for the recent \$100,000 commitment from Tufts Medical Center to support renovations and building upgrades to increase safety and energy efficiency.



ACDC Hires A-VOYCE Alum to Join Real Estate Team

As a high school student, Billy Kan joined the A-VOYCE youth program in 2014 and, through the program, learned about Chinatown's history, community planning, and affordable housing. He developed his high school senior thesis project on affordable housing, drawing from his experience in A-VOYCE, and dedicated his college studies to real estate development. After gaining experience at another affordable housing organization, Billy recently returned to his community roots as ACDC's Real Estate Project Manager. Billy is bilingual in English and Cantonese and is grateful to contribute his skills and passion to the community. We couldn't be more excited and proud to have Billy on our team!

Pictured here are photos of 64-68 Beach Street (far left) courtesy of Newmark; a recent photo of Billy by Mel Taing (center), and a 2015 photo of Billy working with elder residents on a Parcel 12-C visioning exercise (right).





Parcel R-1 Brings Library Back to Chinatown

ACDC is thrilled to receive the City's designation to develop Parcel R-1 on Hudson Street. As one of the few remaining public parcels of land in Chinatown available for development, R-1 has long been designated by the City for affordable housing. This project will create 110 all-affordable rentals and condos and a new permanent home for the Chinatown branch of the Boston Public Library. Since the Central Artery construction in the 1960s displaced Chinatown's library, the neighborhood has been without a permanent branch for decades.

Pictured above is a rendering of the Parcel R-1 development by Stantec.

213 Main Street

In 2016, ACDC expanded to Malden to provide youth development, homebuyer, and financial literacy programming. We are pleased to share that with funding from the City of Malden, in 2022, ACDC successfully purchased the former Salvation Army site at 213 Main Street and is working to develop approximately 20 new, all-affordable rentals. ACDC is excited to help Malden increase its affordable housing stock so that its residents can stay and thrive.

Pictured above, from left: Alex Pratt, OSPCD Community Development Director; Ward 1 City Councillor Peg Crowe; Angie; Mayor Gary Christenson; and Ward 3 Councillor Amanda Linehan, courtesy of the City of Malden; and a photo of the 213 Main Street site currently.

BUILDING BLOCKS



Retirement Matched Savings Program

In 2021, ACDC expanded our Matched Savings programs to offer a retirement-specific program covering topics including how to set up and manage a retirement account, navigate insurance costs, and long-term planning for a financially stable retirement. A disproportionate number of adult Asian immigrants are self-employed or work in sectors that do not offer employer-sponsored retirement plans, so ACDC designed this program to assist participants to learn about retirement saving vehicles and plan for their future. The pilot cohort of 14 working-class and immigrant participants completed the first year of the program in 2022, and the majority have signed on to continue the program for a second year of the three-year commitment.

From Program Graduate to Program Staff

Alice Huang graduated from ACDC's Building Blocks Matched Savings Program in 2021. When she heard that ACDC was hiring a Housing Counselor, she eagerly applied. Alice wanted to get involved with the same program that benefitted her to help other working-class and immigrant households become financially stable. She is excited to contribute her optimistic and enterprising attitude and personal experience of overcoming challenges to ACDC's Building Blocks clients. Alice is fluent in Mandarin, Cantonese, and English and enjoys leveraging her multilingual skills and passion for working in the community.

Pictured above are Julia (left) and Alice (right), ACDC's Housing Counselors, by Rebecca Leu.

A Matched Savings Client Purchases Her First Home

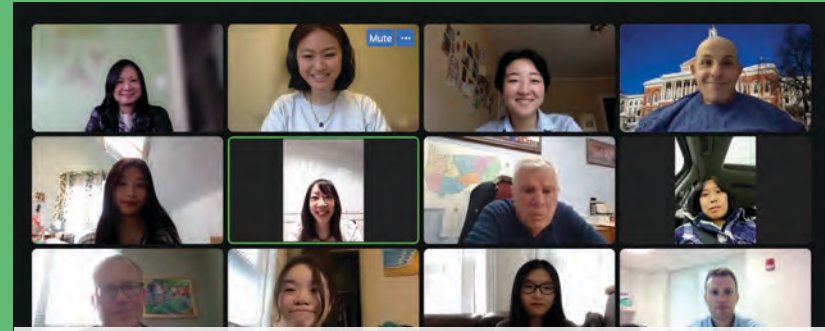
One of our 2022 Matched Savings Program participants reached out to ACDC for support to purchase her first home. The client works as an accountant, and her husband works part-time in a restaurant. Based on their household income and assets, they qualified for affordable housing. Alice and Julia sent them bi-weekly updates of available properties, and helped her sign up for affordable condo lotteries. After losing out on several affordable housing lotteries, Julia worked with the client to find a market-rate home within her budget. Our staff helped the client create a customized strategy to buy a market rate house she could afford. In February 2022, the client closed on her first home in Arlington successfully, and feels fortunate to have purchased a home before the interest rates increased significantly!



Katherine Clark (left) pictured with South Cove community Health Center CEO Eugene Welch, ACDC Board Member Mai Du, Angie, and ACDC Board Member Danielle Kim, by Rebecca Leu.

Congresswoman Clark Meets with Malden Community

Congresswoman Katherine Clark (D-MA 5th), Assistant Speaker of the U.S. House, visited Malden in May to celebrate Asian American Pacific Islander Heritage Month and National Small Business Week. Local AAPI organizations, including ACDC, engaged the Congresswoman on the diversity and nuanced needs of the AAPI community in Malden and the greater Boston area. Community leaders including Angie and ACDC Board Members Mai Du and Danielle Kim, presented on timely issues such as data equity, language access, affordable housing, and mental health. Angie, who serves on the City of Malden’s Affordable Housing Trust Fund, spoke about the need for more affordable housing in Malden. At the time, there was only one available affordable housing unit per five low-income families in need.



Virtual Malden Donuts with Delegates



Boston Chinatown Donuts with Delegates

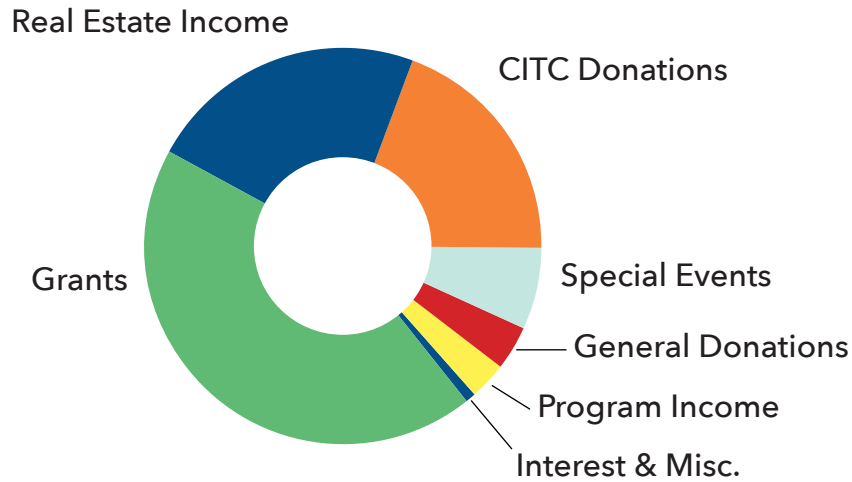
Residents Advocate for Community Needs

ACDC hosted virtual *Donuts with Delegates* events to connect our residents and youth and adult constituents in Malden, Quincy, and Boston Chinatown with their local elected officials. Our residents had the opportunity to discuss and raise their concerns about affordable housing, education, community safety, and financial stability. All of the delegates expressed their commitment to supporting affordable housing as a priority across the commonwealth. Our staff also amplified the need for ongoing rental assistance and the impact these resources have on keeping residents housed as they continue to financially recover from unemployment during the pandemic.

POWER

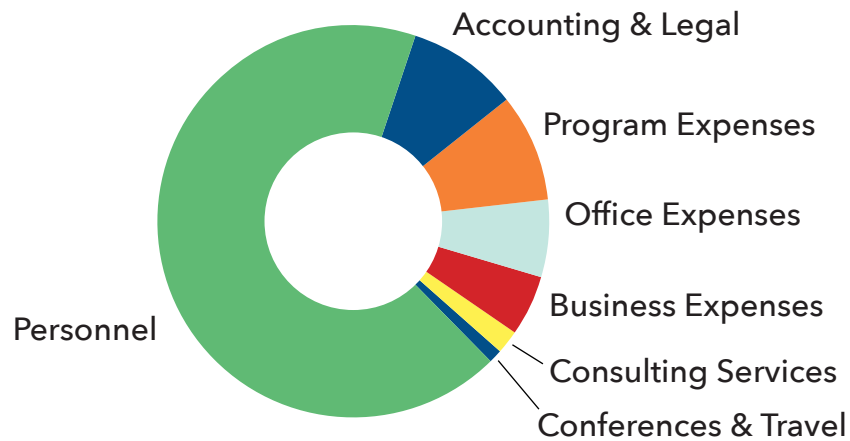
FINANCIALS

INCOME



Grants	\$626,701
Real Estate Income	\$324,004
CITC Donations	\$276,836
Special Events	\$95,463
General Donations	\$54,343
Program Income	\$40,992
Interest & Misc.	\$11,618
TOTAL	\$1,429,957

EXPENSES



Personnel	\$1,068,254
Accounting & Legal	\$147,704
Program Expenses	\$140,622
Office Expenses	\$98,354
Business Expenses	\$83,062
Consulting Services	\$30,294
Conferences & Travel	\$13,822
TOTAL	\$1,582,112

THANK YOU TO OUR PARTNERS & SUPPORTERS!

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Asian American Lawyers Association of MA
B/Spoke Studios
Beth Israel Deaconess Medical Center
Beyer Blinder Belle Foundation
BioMed Realty
BlueHub Capital
Boston Cultural Council
The Boston Foundation
The Boston Foundation - Asian Community Fund
Boston Properties
Bunker Hill Community College
Cambridge Savings Bank
Cambridge Trust
Capital One Foundation
Cathay Bank Foundation
Chinese Consolidated Benevolent Association
City of Boston
City of Malden

Clark Lau, LLC
CohnReznick
Consigli
Cottonwood Management
Castle Square Tenants Organization
Deborah Munroe Noonan Memorial Fund
Dedham Savings
Democracy HUBS
Eastern Bank
EY-Parthenon
Federal Home Loan Bank of Boston
First Republic Bank
Flynn Law Group
GBH - World Channel
GoFundMe: AAPI Community Fund Good Street, Inc
Healthy Places by Design
Income Research + Management
JPMorgan Chase
Klein Hornig LLP

Local Initiatives Support Corporation (LISC) - Boston
M&T Bank
Massachusetts Division of Banks
Maloney Properties
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Massachusetts Housing Investment Corporation
Mintz
National Development
Needham Bank
NEI General Contracting
Nellie Mae Foundation
Olmstead Now
Oxford Properties
Paul & Edith Babson Foundation

Santander Bank Foundation
Sasaki
Silicon Valley Bank
South Cove Community Health Center
South Cove Manor
Stantec
Tai Tung Pharmacy
TD Bank Charitable Foundation
Tito's
Toast
Tufts Medical Center
Tufts University
Tuk Tuk Studio
United Way of Massachusetts Bay & Merrimack Valley
Utile
Verrill

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Eric Albright
Maryam Altaf
Alysha An
Judy Bergman
Laurie Booth
Baljinyam Borgil
Anne Carr
Matthew Carter
Savannah Cassidy
Albert Castle
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Stephanie Chan
Nicole Chan
Anneke Chan
Journey Chen
Caijiao Chen
Jill & Hung Chen
Sophia Chen
Judith Cheung
Angela Cheung
Amy Cheung & Pradeep Mangalath
Victoria Chin
Francis Chin
Helen Chin-Schlichte

Susan Chinsen
Deborah Danik
Diwa
Samantha Davidson
Matthew DeBeul
Xiaotong Duan
Jennifer Duan
Gay Eng
Matthew Eriksen
Jasmine Falk
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Celina Fernando
James Fong
Jim Fong
Jiewen Gao
Brandon Goldstein
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Yinhuo Huang
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Karen Kapteinis
Cris Kenudson
Alexandra Kepner
Scott Kilpatrick
Danielle Kim
Jun Kim
Sara Komorowski
Katherine Kruger
Jiahui Kuang
Terry Kwan
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ACDC'S 2022 impact at a glance

Join us in this work today and scan
the QR code with your phone to fuel
more impacts like these!



3 affordable sites acquired
or in development

\$54,600 total saved by
matched savings
graduates with ACDC
match

41 youth leaders led
community projects

26 high school interns
gained work
experience

244 community members engaged
in public arts programming

203 homebuyer workshop
graduates

144 affordable units preserved
or in development

15+ hours of family
programming
run by youth

23 artist partners
engaged

50 youth volunteered
in their community

25 matched savings
graduates



Asian Community
Development Corporation
亞美社區發展協會

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