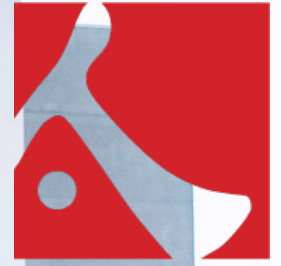


At Home



Asian Community Development Corporation
2023 Annual Report

DEAR FRIENDS

The theme of ACDC's 2023 annual report is **At Home**. Beyond the literal meaning of being at one's place of residence, this phrase can also mean feeling at ease or at peace, or feeling confident about a concept or process. Asian Community Development Corporation (ACDC) invests in the people and the communities we call home so that working-class and immigrant households have affordable homes, and feel a sense of belonging in their neighborhoods.

Close your eyes and imagine an "ideal" community. What do you hear, what do you see, and what do you smell? Across all our programs, our visioning exercises reveal that our constituents share similar dreams of what an ideal community has in addition to affordable housing - clean air, green and public spaces filled with joyful sounds of intergenerational families playing and neighbors connecting, and pathways to economic mobility and community self-determination. Affordable housing is one of the starting points of a healthy neighborhood, but it takes more than brick and mortar homes to build a connected community.

How does ACDC aim to accomplish this? We work with community members and partners to invest in youth and adult residents through leadership training, provide multilingual homebuying and financial literacy education, and bring residents of diverse backgrounds together through public art and cultural programs. Our housing developments also provide opportunities for community institutions to enter and serve neighborhoods, such as the Pao Arts Center at One Greenway and the exciting return of a public library branch in Chinatown as part of the Parcel R-1 development in progress.

Thank you to all of our supporters and partners who join us in these efforts to take our collective visions of an ideal community from ideas discussed in workshops to actualized policies, built environment improvements, and socially connected neighbors.

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



Geoffrey Why
Board Chair

ACDC's Mission & History

Asian Community Development Corporation (ACDC) works in underserved and immigrant Asian American communities in the Greater Boston region to create and preserve affordable, sustainable, and healthy neighborhoods. We achieve this by building affordable homes and vibrant spaces, empowering families with asset-building tools, and strengthening communities through resident and youth leadership.

ACDC was founded in 1987 to address the affordable housing crisis in Boston's Chinatown. ACDC has since expanded into a holistic, community programs organization serving low-income, immigrant households in Boston Chinatown, Malden, and Quincy. Our programs serve working-class and immigrant individuals and families across these regions.

ACDC's Programs

Youth Leadership

A-VOYCE equips high school-aged youth to be community advocates who design spaces for collective dreams, joy, and power. We guide youth from an inward exploration of personal identity into an outward transformation of community power.

Building Blocks

Building Blocks offers homebuying and financial education program. The goal of Building Blocks is to empower low-income immigrant families working towards financial wellness and their financial goals through housing and financial literacy workshops, one-on-one coaching, and matched savings programs.

Affordable Housing

ACDC serves Boston Chinatown, Malden, and Quincy with affordable housing development and preservation. Our developments also create opportunities to create public and green spaces and sites for community organizations.

Creative Placekeeping

Our **ANCHOR** strategy guides ACDC's work to **A**ctivate spaces, address **N**eighborhood needs, be **C**ommunity-driven, expand affordable **H**ousing and **O**pen space, and achieve **R**esident-centered goals. We leverage arts, culture, and play to foster community self-determination and social connection.

Policy Advocacy

Through collaborations with APIs CAN! and comparable coalitions, ACDC works with youth and adult residents and partners to drive policy advocacy on issues impacting housing and low-income Asian Americans.

Resident Leadership

We train and mobilize our diverse resident base to engage in and lead community interventions through public meetings, convening with their local elected officials, and a dedicated training academy to strengthen their organizing skills.

YOUTH LEADING IMPACT



Ada (left) and Quyen (right); Photos & interview by Reina Matsumoto

Ada and Quyen's Evolution as Leaders

Ada joined A-VOYCE the summer after 8th grade, and Quyen joined when she was in 9th grade. What started as curiosity in ACDC's program led to their transformations as community leaders over the years. Ada now in college, and Quyen in her senior year of high school, share their growth over the years:

What did you find most impactful about being involved with ACDC?

Ada: I was able to challenge myself in a space that I was comfortable in and believe in myself because these people [ACDC staff and youth peers] believed in me.

Quyen: I've seen a lot of growth in myself where I'm able to communicate better and have more confidence. Something that was really vital to that was having a support system with adults.

Were there moments when you felt that you made meaningful connections?

A: Emily, one of Youth Program Associates I worked with, focused on my personal and professional growth in ways that neither my parents nor my teachers would have identified. She encouraged me to start introducing my-

self to other ACDC staff. Now, I'm much more natural at talking to people and getting to know them.

Q: Through A-VOYCE, I've met a lot of role models who are also Asian American women. Seeing more Asian American women involved in social work or working here at ACDC, and working with a lot of different issues that I'm interested in was really powerful.

What is your proudest achievement?

A: I helped to select the artists that created the *Dancing Dragon* installation for Hudson Street Stoop. I felt proud to represent my community and share our ideas. I thought, "Wow, this is going to be in my front lawn, but also for all of Chinatown! This is going to be a structure that will bring people together for the next two years." I didn't know I could have that much impact and it was cool to see people come together to the swing.

How has ACDC supported your leadership?

Q: Whenever we attend community meetings, staff encourage the youth to ask a question, or to give a presentation or a speech at events.



Lion dancing at the 2023 youth-run Films at the Gate; photo by Lee-Daniel Tran



Quyen (in black), making crafts with a Chinatown family at SaturPLAY, organized by youth; photo by Lee-Daniel Tran

They offer us the opportunities to grow beyond our comfort zone, and when I've taken up those opportunities, they've been really helpful to me.

A: I felt empowered to try new things. Quyen and I worked on a SaturPLAY documentary with no experience in photography, videography, or media-based storytelling. But, ACDC was very supportive and connected us with a lot of different resources for storytelling, storyboarding, and learning how to use a camera.

What has ACDC offered that you didn't get from school or other youth programs?

A: The ACDC network is so helpful, from the youth alumni, youth program staff, to other staff. Everyone is open to sharing their resources, and if you're curious about a field or career, they will connect you with someone they know. Through ACDC, you get to know people around Chinatown and collaborate with their partner organizations. You expand your network, meet all kinds of people, and access more opportunities.

Q: I gained experiences through in ways I never

would have imagined. A-VOYCE does a good job of helping youth explore their passions. Our youth workers are intentional about asking us about our interests and how they can support us. There was an opportunity to do informational interviews, and I was interested in architecture. Celina connected me with an architect at a nearby firm. I've loved working with ACDC and exploring careers through their programs.

How has your connection with the community evolved?

Q: I've formed a deeper bond with Chinatown after learning about its history and attending community events where I get to engage with people.

A: I'm a Chinatown resident, and being involved with A-VOYCE, SaturPLAY, and Hudson Street Stoop inspired me to interact more with my neighbors. I feel more connected to my community after getting to know more people through these programs and events. I've started to really appreciate Chinatown as my *neighborhood* instead of just a place where I live.

CREATIVE PLACEKEEPING



Dancing Dragon by Katherine Chin and Parke MacDowell



L to R: Phil Bors of Healthy Places by Design; Ada, Chinatown resident and A-VOYCE youth who served on the HSS committee; Rebecca Leu, Community Design & Planning Manager; Angie Liou, Executive Director; and Katherine Chin and Parke MacDowell, Dancing Dragon artists

Dancing Dragon Lands At Hudson Street Stoop

From Fall 2022 to Spring 2023, ACDC worked with a Hudson Street Stoop (HSS) committee of Chinatown residents and community members with architecture and public art backgrounds. After a competitive artist selection process, the HSS committee voted to select Dancing Dragon by Katherine Chin and Parke MacDowell as the second HSS installation. Dancing Dragon consists of a steel pavilion with meandering canopy structure providing seating, shade, and the armature for community activity. It is inspired by traditional Chinese dragon dance.

This project was made possible by our partners and supporters: Healthy Places by Design and their partners John Hancock, AARP Massachusetts, UMass Boston, the City of Boston Age Strong Commission; Beyer Blinder Belle Foundation; Beyond Walls; Boston Global Investors; MATO; Payette; Perkins+Will; Utile; BPDA/EDIC; Concentric Fabrication; and our site partners Bozzuto, Maloney Properties, and One Greenway.



Chinatown kids enjoying Dancing Dragon swings; all photos on this page and cover page by Lee-Daniel Tran



Dragon Dance Ceremony by Wah Lum Kung Fu & Tai Chi Academy and officiated by Sifu Mai Du



Angela (left) with gardeners and the Tufts Gardening Club who helped clean up the space, and lion dancers; Photo by Rebecca Leu



A Chinatown elder picks up free produce from the Summer Picnic Festival; Photo by the Chinatown Project

Chinatown Backyard: A Seedling for Social Connection

The legacy of 2018 A-VOYCE youth who transformed a neglected lot by the Chinatown Gate to become a springboard for fostering connection, arts, culture, and a community garden lives on. In 2023, ACDC partnered with local organizations and artists at Chinatown Backyard to host community events to welcome resident gardeners back for a new season and bring neighbors together for summer events.

Angela Soo Hoo, ACDC's Community Building Associate who grew up in Chinatown, still lives in Chinatown with her family. She has been organizing community events in the past year, and draws from her deep roots and family legacy in the neighborhood to bring residents together. Thank you to our partners at Tufts University for continuing to host Chinatown Backyard at the Tufts Community Common. Created in 2017 by artist Shaina Lu and



Muralist Shaina Lu (center) with her spouse Vivian (on her right) and volunteers (left) who helped install the updated mural, and Chloe (far right), an A-VOYCE alum who was a mural project coordinator



Lina (left) with Chloe, the project managers who supported the mural project in 2017. Photos by Lee-Daniel Tran

Mural Restoration Ties Chinatown Together

longtime Chinatown resident Yvonne Ng, the Tied Together by a Thousand Threads mural honors the neighborhood's history, community challenges, and resilience. The mural design is based on Yvonne's multi-generational of her mother, herself, and her son's experiences in Chinatown, as well as that of many other past and present Chinatown residents through visual storytelling.

In honor of the mural's fifth anniversary, Shaina worked with ACDC to restore the artwork to its original vibrancy, after natural wear, graffiti tags, and vandalism. The imagery and themes in the mural keep Boston Chinatown's history alive and celebrates how residents and artists can shape land decisions and neighborhood culture. Thank you to all of our donors who made the restoration possible!

BUILDING BLOCKS



Above: Nijing at the ACDC office; Right: Julia, ACDC's Building Blocks Manager (left) working with Nijing; Photos by Lee-Daniel Tran

Nijing's Road To Financial Independence

Nijing moved to the US from her hometown of Guangzhou in Guangdong, China, in 2014. Shortly after moving to the US, she had two children with her then-spouse. However, after becoming a single parent with no other family in the US, she started her lone journey towards her dream of becoming a homeowner. In 2019, Nijing completed ACDC's Chinese-language first-time homebuyer workshop.

After taking ACDC's workshop, Nijing realized she was not yet financially ready to purchase her first home. As a food service worker at a local university and a single-income earner, she had a long way to go to build up her savings, even for an income-restricted affordable home.

In 2021, Nijing enrolled in ACDC's Matched Savings program for Boston residents, to build up her savings and bolster her financial literacy knowledge via group workshops and individual

coaching from ACDC's staff. This is where Nijing met Julia Zhu, ACDC's Building Blocks Manager. When ACDC piloted its Roth IRA Matched Savings program, for retirement savings planning, Julia encouraged Nijing to enroll. She still participates today.

"I came to ACDC because, through friends, I knew that ACDC helps immigrants like me," shares Nijing. "I didn't know how to save money or how financial management works, how to prepare my taxes, and what goes into buying a home. I've learned so much from ACDC that I want to stay involved. Their matched savings programs are free, and ACDC pays all the graduates a match to increase what they saved!"

Before participating in ACDC's various programs, Nijing says, "I never worked with a budget before, so I never saved my money." After ACDC's programs inspired Nijing to

develop healthy financial habits, commit to a customized savings plan, and adopt the financial management skills she learned, Nijing has enough savings to make a down payment on her first home. "The most helpful aspect of the free matched savings programs I participate in is finally saving enough money for a down payment," says Nijing.

In early 2023, Julia began helping Nijing progress on her homebuying journey. From identifying the best mortgage products that suited Nijing's needs, sharing benefits exclusive to first-time homebuyers to helping submit affordable homeownership applications, Julia

provided support at each step. The application process for affordable home purchases can be cumbersome, and even more challenging for Nijing because of her limited English proficiency. Julia translated forms and clarified what documents Nijing needed to provide to ensure a smooth application process.

With Julia's support, Nijing has secured a mortgage pre-approval and is excited to continue working with ACDC to buy her first home for herself and her two young children.

About Building Blocks

Building Blocks serves working-class and immigrant households with a comprehensive suite of first-time homebuyer and financial literacy workshops and individual counseling. ACDC runs the **only** housing counseling program in Massachusetts with HUD-certified counselors who are fluent in Mandarin, Cantonese, and English.

What Our Clients Learn

Budgeting
Saving
Retirement Planning
Home Inspection
Applying for a Mortgage

Estate Planning
Affordable Homeownership
Credit Score Building
Investing 101



100%

of clients Matched Savings clients are low-income, and most participants earn 50% of the Area Median Income or less.



78%

of Roth IRA Matched Savings participants did not have a retirement savings account before the program.

AFFORDABLE HOUSING



Building designed and rendering of the proposed Parcel P12-C by Stantec Architecture.

Revisiting Parcel P12-C

As an A-VOYCE youth in 2015, Billy Kan worked with his peers and ACDC staff to host over 10 community workshops to engage Chinatown residents to create a vision and priorities for Parcel P-12C, one of the last remaining public parcels in Chinatown. Fast forward to 2019, ACDC joined other partners to propose a mixed use development with affordable housing, but the financial impacts of the global pandemic ultimately put an end to the proposal.

But, we didn't give up. In 2023, with Billy now a staff member on our real estate team, ACDC partnered with The Community Builders on

a new affordable development that would create approximately 132 affordable rentals and condos for households making between 30% to 100% of the Area Median Income. The majority of the apartments will be reserved for households making 60% AMI or less. The proposal includes a community space and outdoor public space.

ACDC and The Community Builders were designated as the developers for Parcel P12-C in 2023, and we are excited to see the project progress to bring more affordable homes and public spaces to Chinatown.



An updated design rendering of the Parcel R-1 development provided by Stantec Architecture; the design was inspired by the Chu River carving the Tian Men Mountain in China.

R-1 in Chinatown Progresses

In 2023, we received funding approvals from the state Executive Office of Housing and Livable Communities for Parcel R-1, which will create 110 all-affordable rentals and condos and a new permanent home for the Chinatown branch of the Boston Public Library. Our team

has also been working closely with the Boston Public Library to ensure that the new space will become an asset and resource for Chinatown. When completed, this will be the first building in Boston to co-locate a library with affordable housing above.



Rendering of 213 Main Street by ICON Architecture

213 Main Street in Malden Moves Forward

63% of low-income Malden households pay over 30% of their income on housing costs, and there is only one affordable home for every six Malden households who qualify. In 2022, with funding from the City of Malden, ACDC successfully purchased the site at 213 Main Street. ACDC currently developing 20 new, all-affordable rentals. In 2023, ACDC's development proposal received permitting and funding approvals from the City after meetings with community members and neighbors. This marks ACDC's first development in Malden. We are excited to expand affordable housing in Malden so that residents can stay and thrive in the community.

ACDC'S 2023 IMPACT AT A GLANCE

67 youth volunteered in their community

900 community members engaged in public arts programming

235 first-time homebuyer workshop graduates

25 youth leaders ran community projects or events

90 retirement-focused or general matched savings participants

90 families received gifts from our Holiday Toy Drive

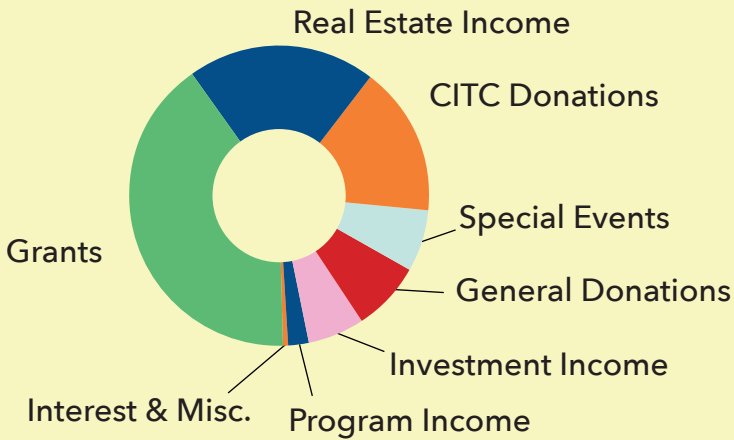
250 affordable housing units in development

15+ hours of family programming run by youth

Scan the QR code to fuel more impacts like these!

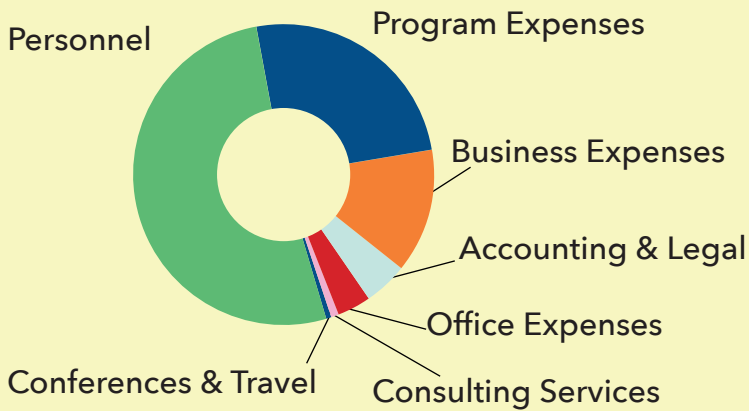


2023 INCOME



Grants	\$779,613
Real Estate Income	\$388,329
CITC Donations	\$309,469
Investment Income	\$128,793
General Donations	\$143,121
Special Events	\$114,207
Program Income	\$45,642
Interest & Misc.	\$7,138
TOTAL	\$1,916,312

2023 EXPENSES



Personnel	\$1,075,619
Program Expenses	\$528,117
Accounting & Legal	\$274,668
Office Expenses	\$96,766
Business Expenses	\$79,691
Consulting Services	\$17,141
Conferences & Travel	\$6,453
TOTAL	\$2,078,455

STAFF

Angie Liou *Executive Director*
Billy Kan *Real Estate Project Manager*
Jenny Huang *Director of Community Programs & Design*
Rebecca Leu *Community Programs & Design Manager*
Christine Nguyen *Director of Development & Communications*
Reina Matsumoto *Development & Communications Associate*
Alice Huang *Housing Counselor*
Julia Zhu *Building Blocks Manager*
Celina Fernando *Youth Programs Manager*
Emma Ishida *Malden Youth Programs Associate*
Jamie Kim* *Massachusetts Promise Fellow - Youth Programs Associate*
Meika Shuman *Massachusetts Promise Fellow - Youth Programs Associate*
Angela Soo Hoo *Community Building Associate*

*Reflects AmeriCorps members who completed their service term in 2023

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Coolidge Corner Theater
Cottonwood Management
Castle Square Tenants Organization
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