

A sunburst background with yellow and orange rays radiating from the center.

40

2021 and Beyond

RECOVERY, HOPE, INSPIRATION



Codman Square Neighborhood Development Corporation's
40th Anniversary Celebration

SEPTEMBER 23, 2021 • 6:00pm–9:00pm • A Virtual Celebration

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CODMAN SQUARE NDC: 2021 AND BEYOND RECOVERY, HOPE, INSPIRATION

AGENDA

Musical Interlude

Call to order Latoyia Edwards, NBC 10, Boston

Welcome Rudy Russell, Board Co-Chair

Remarks Gail Latimore, Executive Director

Election of Board Members

Our Honorees Part 1 Latoyia Edwards, NBC 10, Boston

Auction Overview Michelle Cazeau, Gala Co-Chair
Community Outreach Relationship Manager, First Republic Bank

Panel Discussion 2021 and Beyond: Recovery, Hope, Inspiration
Nia Evans, Moderator, Executive Director, Boston Ujima Project
Bob Giannino, President and CEO, United Way Massachusetts Bay and Merrimack Valley
Phillip Page, Vice President of Strategic Partnerships, Cambridge College
M. Lee Pelton, President and CEO, The Boston Foundation

Our Honorees Part 2 Latoyia Edwards

Call to action Susan Haas, MD and Don Fisher, PhD
Monique Ifill, New Homeowner

Auction Thanks and Results John Kuppens, Gala Co-Chair
Executive Vice-President, WinnResidential

Closing remarks Coleen Walker, Board Co-Chair

Music/Dancing at home

MESSAGE FROM THE BOARD CHAIRS AND EXECUTIVE DIRECTOR



Coleen K. Walker



Rudy Russell



Gail Latimore

Dear Friends,

40 years ago, a few concerned and proactive citizens declared “WE CAN” in response to a scourge of arson for profit, block busting, and white flight in the Codman Square neighborhood. Their efforts have now blossomed into a steadfast community resource responsible for improving the lives of countless residents over four decades.

Codman Square Neighborhood Development Corporation has risen above many challenges in our 40 years, and we look forward to continuing to have a positive impact on the lives of our residents for many years to come.

The past year-and-a-half has been among the most challenging of all, as the COVID-19 pandemic exposed the underlying racial inequities in our society, caused hardship and tragedy for many in our community, and forced our agency to reshuffle our priorities and we adopted to the realities of a socially-distanced world.

We are so proud of how our staff and Board remained focused during this challenging time. Casting aside all obstacles, our staff efficiently and effectively went about their work, helping local residents, businesses, and organizations foster a healthy, thriving and equitable community by promoting affordable and safe housing, economic opportunity, community engagement, and sustainable infrastructure.

Meanwhile, our Board has been busy evaluating the best ways that CSNDC can help in the future, resulting in a new strategic plan and an upcoming pivot to a more focused direction for the agency going forward.

Through it all, our mission of developing affordable housing and commercial spaces that are safe and sustainable, maximizing civic engagement and promoting economic stability for low- and moderate-income residents of all ages, remains unchanged.

We are grateful to so many who share this mission. We thank you for your support over these past 40 years and look forward to amazing accomplishments as we enter the next chapter of CSNDC’s history.

With warm regards,

Coleen K. Walker
Co-Chair

Rudy Russell
Co-Chair

Gail Latimore
Executive Director

BOARD, HOST COMMITTEE, PLANNING COMMITTEE, AND STAFF

CODMAN SQUARE NDC BOARD OF DIRECTORS

Coleen K. Walker, <i>Co-Chair & Treasurer</i>	Andrew Totman, <i>Assistant Secretary</i>	Annett McClanahan Linda Monteiro	Carla Richards Danah Tench
Rudy Russell, <i>Co-Chair</i>	Laquisa Burke	Tishia Muturi	
Tanya Wesley-White <i>Secretary</i>	LeRoy Gibson	Jadirah Ortiz	

2021 AND BEYOND HOST COMMITTEE

Michelle Cazeau , First Republic Bank <i>Co-Chair</i>	Senator Nick Collins Sandra Cotterell Fernando Domenech	Russell Holmes Sheree Holmes Gail Jackson-Blount	Jim Recht, MD Deirdre Robinson Philippe Saad
John Kuppens , WinnResidential <i>Co-Chair</i>	Thomas Eastman Don Fisher, PhD Elizabeth Gruber	Joe Kriesberg Travis Lee Denzil McKenzie	Youyi Shi Darryl Smith Caren Solomon, MD
Alma Balonon-Rosen Todd Benjamin Kenan Bigby Alberto Cardenas	Susan Haas, MD Charmane Higgins State Representative	Janet Peguero Congresswoman Ayanna Pressley	Mat Thall Sheriff Steve Tompkins Bob Van Meter

2021 AND BEYOND PLANNING COMMITTEE

Laurene DaRosa Sonia Derose Marilyn Forman	Gail Latimore Jadirah Ortiz Keyna Samuel	Coleen K. Walker Susan Webber Tanya Wesley-White
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CODMAN SQUARE NDC STAFF

Jason Boyd Apolo Catala Prince Charles Laurene DaRosa Sonia Desrose Marilyn Forman Kristina Gonzalez	Alketa Hasa Jason La Force Gail Latimore Vincent Lo Dominca Man Kiele Mauricio Carolyn McGee	James Mackey Liya Mindaye Yvette Modestin Danilo Morales Lee Nave Michelle Nettles David Queeley	Omar Rashed Lynn Sanders Keyna Samuel Marcia Thornhill Drew Vernalia Charles Vlahakis
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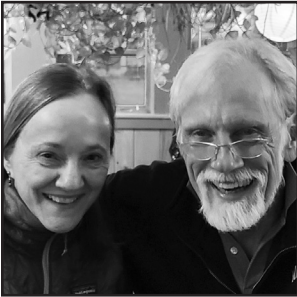
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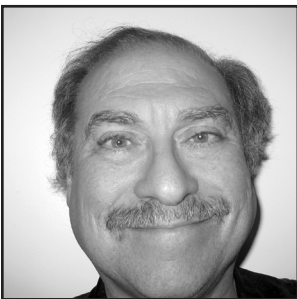
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SPECIAL RECOGNITION



Dr. Susan Haas and Don Fisher, PhD

Dr. Susan Haas and Don Fisher, PhD have been strong supporters of Codman Square NDC since 2014 when they started donating to the agency using the Community Investment Tax Credit (CITC) to leverage their donation. With doctorates in medicine and mathematical psychology, Susan and Don bring unique perspectives to community development work, while being grounded in the wealth building and human capital opportunities that are possible at Codman Square. They are laser focused on racial equity, which is evidenced in the additional \$75,000 they've donated to the NDC since 2019 to establish a first-time homebuyer down payment assistance program. Over the past year five (5) moderate income, first-time homebuyers were granted down payment gap assistance funding which allowed them to purchase their own homes. Susan and Don are exploring bringing friends and associates into the effort, to build a larger pool of capital for BIPOC homeownership. They want to thank the Codman Square NDC for putting the extraordinary effort they did into making what was only a hope into a real success, something that required a detailed commitment to people and a deep knowledge of the complex process required for becoming a first time home buyer.



Mat Thall

Mat Thall is a 35-year veteran of community development. He ran the Fenway CDC in the 1980's and then became the Director of the Boston office of the Local Initiatives Support Corp (LISC). For the last 15 or so years, he's been a private consultant taking on numerous projects and support roles in the community development field, including, serving as Interim Executive Director of Codman Square NDC during a brief leave of absence for Gail Latimore, the standing Executive Director. Mat has gone over and above this year, in supporting Codman Square NDC. He is a regular donor to the agency, and a Patron sponsor of this year's 40th Anniversary Gala. Mat is also embarking on a 2 or so year pro bono consultancy to support the Codman Square NDC and residents of the NDC's 157 Washington Street limited equity coop property, to plan for the residents' transition to full ownership of the property within the next decade. Thanks, Mat, for all that you've contributed to the community development field and to the housing stability of low and moderate residents as well as to Codman Square NDC!

OUR PANELISTS



Nia Evans

Nia Evans is the Executive Director of the Boston Ujima Project. Her educational background is in the areas of labor relations, education leadership, and policy. Her advocacy includes a focus on eliminating barriers between analysts and people with lived experiences as well as increasing acknowledgement of the value of diverse types of expertise in policy. She is a co-creator, along with artist Tomashi Jackson, of Frames Debate Project, a multimedia policy debate project that explores the intersection between drug policy, mental health services and incarceration in the state of Massachusetts.

Ms. Evans has a B.S. in Industrial and Labor Relations from Cornell University and a Master of Arts in Education Leadership, with a course of study in Leadership, Policy, and Politics from Teachers College at Columbia University. She also studied abroad at the University of New South Wales in Sydney, Australia, where she focused on International Labor Relations



Bob Giannino

Bob Giannino is the President & CEO of the United Way of Massachusetts Bay and Merrimack Valley, covering more than 150 communities across Eastern Massachusetts and Southern New Hampshire. The United Way partners with more than 175 nonprofit agencies and hundreds of private sector corporate partners, and provides grantmaking that exceeds \$25+ million.

Prior to joining United Way, Bob served as the CEO of uAspire, the nation's leading nonprofit focused on helping young people and families navigate an affordable path to a postsecondary degree.

Before uAspire, Bob served as Vice President of Business Development and Government Relations at Jumpstart for Young Children. As a college student, Bob played a pivotal role in the founding of AmeriCorps, the national service program founded by President Clinton.

Bob serves on the governing boards of Idealist.org, the Boston Opportunity Agenda, Root Cause, the National Gay Flag Football League, and is Chair of the Board of Y2Y Network, greater Boston's youth-led homeless shelter. Bob also sits on the advisory boards for Thrive Scholars and Excel Academy Charter Schools. As the first in his family to attend college, a product of the Somerville (MA) Public Schools, and a graduate of Harvard College, Bob knows first-hand the vital role that community based programs and nonprofit organizations play in paving a path to opportunity for all young people.

OUR PANELISTS



Phillip Page

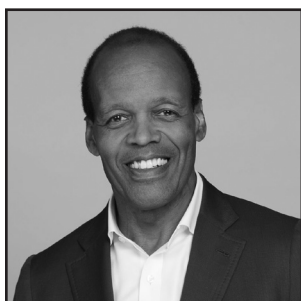
Phillip Page joined Cambridge College as the Director of Government, Business, and Community Partnerships and Special Assistant to the President, in October 2011 and in 2016 was promoted to Vice President of Strategic Partnerships. In this role Phillip oversees the development of relationships with external partners in support of the key goals and needs of the College. He is also responsible for launching the College's Center for Career and

Professional Development, which is uniquely designed to provide career defining services to students and alumni as well as access to talent for business partners.

Prior to Cambridge College, Phillip served as the Senior Assistant Dean for Academic and Faculty Affairs at Northeastern University's College of Professional Studies [CPS] and worked at The Partnership Inc., a non-profit talent development organization for professionals of color located in Boston

Phillip has served as a volunteer, advisor and board member for organizations such as the Associated Grant Makers, The Massachusetts Community Development Corporation's Alliance Initiative, the Madison Park Development Corporation, the Town of Brookline and the Brookline Community Foundation. He is currently a board member for WriteBoston, a nonprofit literacy organization that serves students, schools, districts, and educational organizations across Massachusetts.

Phillip holds a Master's in City and Regional Planning from Cornell University and a Bachelors of Architecture from Syracuse University.



M. Lee Pelton

M. Lee Pelton is the CEO & President of The Boston Foundation, one of the nation's leading philanthropic organizations with \$1.6 billion in assets. He joined the Foundation in June 2021, after serving as President of Emerson College and Willamette University.

Pelton began his academic career at Harvard University, earning a Ph.D. in English literature focused on 19th-century British prose and poetry, and later teaching at Harvard. He served on the Harvard Board of Overseers and as vice-chair of its executive committee. After Harvard, Pelton served as Dean at Colgate University and Dartmouth College.

Pelton has been active in several higher education associations and cultural organizations including the Board of Directors of the American Council on Education, the National Association of Independent Colleges and Universities, the Association of American Colleges & Universities and the Association of Independent Colleges and Universities in Massachusetts. He served on the Harvard University Graduate School Alumni Council, the Advisory Committee on Shareholder Responsibility, Harvard Magazine Board of Incorporators and several Harvard Visiting Committees.

He also serves on the Board of Directors for the Greater Boston Chamber of Commerce and on the Board of Trustees of public media pioneer GBH (executive, finance and compensation committees) and the Barr Foundation.

MISTRESS OF CEREMONIES

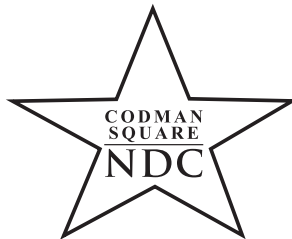


Latoyia Edwards

Latoyia Edwards is an Emmy Award-winning anchor on NBC 10 Boston and NECN.

A native of Dorchester, Latoyia graduated magna cum laude from Emerson College with a degree in Broadcast Journalism. She began her career as a news writer for WBZ 1030-AM radio, and later reported for the Fox affiliate WICZ-TV 40 in Binghamton, New York. She joined the NBC Boston and NECN family as a morning reporter in 2005, arriving from WWLP-22 in Springfield, Massachusetts, where she had been a weekday anchor.

Latoyia first anchored television for MediaOne cable news network, while also reporting as the morning drive news anchor for WILD 1090AM. Additionally, Latoyia has instructed courses for the Connecticut School of Broadcasting. In 2002, she was crowned Miss Massachusetts in the USA pageant.



OUR MISSION

...is to build a cohesive and resilient community in Codman Square and South Dorchester, develop affordable housing and commercial spaces that are safe and sustainable, and promote economic stability for low- and moderate-income residents of all ages.

CODMAN SQUARE NDC'S 40 YEAR AGENCY TIMELINE

1970–1989

- Community leaders created WECAN, a local initiative to renovate blighted properties and sell them to low- and moderate-income first-time home buyers.
- WECAN became Codman Square Housing Development Corporation (CSHDC), incorporated as a 501c3 nonprofit agency on September 18, 1981.
- CSHDC completed its first large-scale rental housing developments, with about 120 units of housing developed, including 80 units of distressed, scattered-site housing via the Boston Housing Partnership 1.
- The Lithgow Commercial Building and block were renovated, bringing major commercial activity into the heart of Codman Square, along with 31 new units of affordable housing.

1990–1999

- Leadership changed the agency's name to the Codman Square Neighborhood Development Corporation (CSNDC).
- 325 units were renovated through BHP2 at Washington Columbia 1 and 2.
- The Four Corners Action Coalition won State legislative support to install four new stops on the Fairmount Commuter Line, including two in CSNDC's service area.

2000–2009

- Elmhurst Playground was completed after CSNDC supported a local effort to place the Elmhurst vacant lot into the City's capital budget.
- The Millennium Planning process was launched, a "ground-up" community vision plan with input from hundreds of community residents.
- The Fairmount/Indigo Community Development Corporation Collaborative was formed and pushed for release of state funding for Fairmount/Indigo rail line improvements.

2010–2015

- In response to rising crime, foreclosures and wide-scale unemployment, CSNDC convened the Millennium Ten initiative to take a fresh look at community planning and action.
- CSNDC launched Keeping Codman Square Affordable, an anti-displacement strategy to address early signs of displacement in the neighborhood.
- CSNDC launched the Talbot-Norfolk-Triangle Eco-Innovation District (EID) focused on local energy generation, green infrastructure, and transit-oriented development.
- CSNDC launched the OASIS on Ballou Urban Agriculture project on a once vacant lot.

2016–2021

- Four real estate development projects totaling 231 units of affordable housing were launched, including the 16-unit New England Heritage Homes homeownership development.
- CSNDC launched the Green Infrastructure Certification Training Program focused on preparing low-to moderate-income people for jobs in the thousands of public capital projects.
- CSNDC launched its Anti-Racism Academy focused on effecting system change around issues such as police brutality, negative health and life mortality.
- CSNDC supported local residents and businesses during the COVID-19 crisis.
- CSNDC's Board of Directors completed a strategic planning process recommending a shift towards scaling real estate.

COMMUNITY HONOREES



ALAN GREEN, Green Company Chairman. Alan Green served on the Codman Square NDC Board starting in 1981. A son of Polish immigrants, he followed his family into commercial real estate, but started building new homes and new neighborhoods in the late 1950's through the Green Company.

Alan helped to found and mentor the early founders of Codman Square NDC. He taught them the ropes on real estate development. His approach was to solicit the opinions of others through an open voting process to help inform the final decision. This public "voting" process often made some uncomfortable, yet was important in communicating the why, and guiding decisions made in working with others.

Alan personified integrity, but also enjoyed humor as well as community-building company events, like softball and cookouts. Jim Keefe, a Codman Square NDC founder, was a mentee of Alan's. He met Alan in the 1970's and recruited him while participating in a tag football game. He remarks on how robust Alan was as an athlete, even though he was 25 years older than Jim! Jim credits Alan with much of why CSNDC was successfully able to build new housing without any experience.

Beginning with rental rehab at Norfolk Terrace to the first new city street since WWII and 121 zoning variances to build a neighborhood at Champlain Circle, Alan's legacy is celebrated through the well over 3,000 low/mod income residents housed by Codman Square NDC over the years, as well as the numerous awards, including induction into the National Association of Home Builders and Builder Magazine Halls of Fame, for the innovative designs, amenities, open space and water views he included in the communities built by Green Company companies over the years.

Alan thought work was fun and worked up until 8 days before passing in December 2019. He leaves his wife Betty and children Tony, Lisa and Dan and 9 grandchildren.



SHIRLEY YOUNG and her husband Arthur Young were among the early founders of Codman Square NDC. Shirley moved to Boston in the early 1950's from Wilmington Delaware. In the 1950's and 1960's Shirley lived through major changes in the Roxbury and Dorchester neighborhoods she lived in. In the late 1960's the community started to destabilize with a lot of arson for profit, red lining and white flight.

In 1970 Shirley and her husband, Arthur, brought a property on Norfolk Street in Dorchester. At that time, she was one of the only African Americans homeowners in the area. From a civic point of view, Shirley was involved in a range of community work. Shirley's husband, Arthur, talked to people he knew in the area about the arson for profit that was increasingly becoming rampant

COMMUNITY HONOREES

in the community. These discussions led to more community activism and to the development of WE-CAN, an affordable housing rehab predecessor agency to the Codman Square NDC. Shirley served as a volunteer for that effort, typing up specifications for WE-CAN's housing rehab jobs, which were sold to local people at affordable rates.

After taking time to raise her two children, in 1997, Shirley came to a community event sponsored by the Codman Square NDC. A member of the Board who knew of Shirley's good work, asked her to consider joining the CSNDC, which she did until 2012, resigning then after chairing the Board for 5 or so years.

Shirley had a reverence for elderly people, and in her role at CSNDC, as well as her job as Community Reinvestment Assistant at Boston Private Bank & Trust Company, where she worked for 10 years, she contributed to supporting elderly housing and social service programs.

Shirley served on numerous community boards and received many awards for her service to the community. She passed away in March 2020. Shirley leaves a son, daughter and 2 grandchildren.

The Codman Square NDC honors Shirley for her tremendous work and service to the agency and the community.



ALMA BALONON-ROSEN, a thought leader in our field, Alma Balonon-Rosen has been involved in launching several major community development initiatives, including those focused on senior housing service supports, with The Boston Foundation and with The Weinberg Foundation, community development corporations and property management companies. She's also helped finance and make programmatic connections for hundreds of affordable housing developments across the City and beyond. Codman Square NDC first got to know Alma a decade ago, when she worked at Enterprise Community Partners. A steadfast supporter of Codman Square NDC, Alma is a frequent visitor to CSNDC, working with us to finance our affordable housing work, while also shepherding us through various grant processes. This work resulted in the development of over 50 units of affordable housing, as well as the launch of Codman Square NDC's Eco-Innovation District. Alma continues this important work in her role as Senior Relationship Manager at Massachusetts Housing Partnership, where she is helping us refinance and renovate our award-winning 50-unit Erie Ellington Homes development.

COMMUNITY HONOREES



TODD BENJAMIN. During his 6 or so year tenure on Codman Square NDC's Board of Directors, Todd Benjamin helped shape and set policy for the agency, including our Investment Policy, as relates to our investment in the CERO cooperative. With his strong finance and asset management background helped guide our financial planning work. He has a keen intellect, and is respected by his Board peers. He was regularly tapped for direction and always had sound advice on our real estate development approach. He believes in the power of the collective, combined with performance- based outcomes and measures. He's participated in key planning events that helped further our work. He continues this community work in his Concord hometown, with service on the housing authority board. He continues to support CSNDC through service on the 40th Anniversary Host Committee for the 40th Anniversary event. Todd is a regular donor to the NDC as well. We appreciate his past and current contributions and honor him tonight for them.



MARK DINABURG served as Codman Square NDC's Real Estate Director for almost 10 years before retiring in 2015. During that time, he launched about 200 units of affordable housing. some of which are now in in pre-construction, construction or completion stages. This includes Girls Latin Academy 1 and 2, Talbot Commons 1 & 2, Levedo Homes, New Codman Square Apts, and others. Among the numerous projects that Mark completed is 157 Washington Street, which included 24 new units of affordable housing, with 3,000 sq ft of ground floor commercial space. One of those commercial units became the first organizational home of the Dorchester Arts Collaborative. Erick Jean, the beloved Real Estate Project Manager for 157 Washington St, and a close friend of Marks', who worked integrally with him on the project, was memorialized by naming the arts center the Erick Jean Arts Center. As the Arts Center moves on, Codman Square NDC will rebrand the overall development as the AB&W/Erick Jean Building. Mark's commitment to Erick is mirrored in the hundreds of housing units he helped create for the community. We honor your service, Mark!



THERESA LATSON leads the United Neighborhood Association, a civic group based in the Four Corners neighborhood of Dorchester. She's strong seasoned and reasoned leader, and a great supporter of community-responsive development in and around the Bowdoin/Four Corners neighborhood. People look to her for sound guidance. She's a great problem solver and gets people together to work on shared goals and get things done! She's respected by the residents in Four Corners and also a 'go to' person for City officials, the Boston Police Department, and other agencies. Theresa has testified at public hearings to promote allocation of resources for green jobs and climate justice. She is also a supporter of responsible community development and affordable housing. For those reasons, and others, Codman Square NDC honoring her at the 40th Anniversary Gala.

COMMUNITY HONOREES



TRAVIS LEE is a veteran of community development, having served as Director of Real Estate for Madison Park CDC before starting his own real estate development company, TLee Development. Travis is known just as much for his community service and spirit, as he is for his affordable and workforce housing development work. He is an activist living in Dorchester, who has not only started popular Dorchester businesses, such as Dorchester Brewing Company, but also volunteers significant time as a key member of the West of Washington Street Neighborhood Association. He has been instrumental in supporting WOW in winning victories such as the creation of a new park on Norwell Street. He is currently partnering with Codman Square NDC on the development of Talbot Commons II, an affordable housing development at the corner of Talbot Ave & Spencer Streets in Dorchester.



DOCTORS JIM RECHT AND CAREN SOLOMON, these two physicians represent Climate Code Blue (CCB), an organization of health professionals which has stepped up tremendously since outreaching to Codman Square NDC in January 2020. Climate Code Blue's physician activists understand that the climate crisis, like a "Code Blue" in the medical setting, requires an urgent response. Climate Code Blue have not only provided over \$10,000 in support to Codman Square NDC, they are also Patron Sponsors of the 40th Anniversary Gala. The doctors, along with their peers, are regular participants in Codman Square NDC's Climate Justice Group, providing information on the link between climate and health and mental health; and they actively supported our successful applications for Barr Foundation grants that provided much needed cooling to community members in need. They are also involved in climate justice advocacy at the City level, urging the City to direct budget funding to the launch of the Boston Conservation Corp concept that will stimulate green job creation and lead to a healthier environment. They strive to raise awareness among their professional communities of the crucial need for collaboration with organizations like CSNDC, supporting climate justice as health justice, amplifying community voices. Thanks for all you do, Climate Code Blue!



MARIDENA ROJAS, a first-generation Afro Puerto Rican living in the Talbot Norfolk Triangle (TNT) neighborhood, Maridena is dedicated to addressing racism that exists in the Latinx community and highlighting African roots in Latin America. A leader in the TNT area, she selflessly serves the residents of TNT and beyond, bringing attention to safety issues and the need to address the impact of trauma on the daily lives of her neighbors. She highlights community needs with a focus on women and became the co-founder of Daughters of the Dust-Girl Trek in Codman Square. Her work and dedication didn't stop there. Mari, as she is called by everyone who knows her, has partnered with CSNDC in the Eco-Innovation District helping residents to realize the benefits and savings associated with insulating their homes, engaging TNT youth in tree planting to improve air quality while also beautifying the neighborhood and working



10 COMMUNITY HONOREES

tirelessly to get walking and biking distance signs designed and installed. As a key member of TNTNU and staff to The Boston Project Ministries--a neighborhood non-profit that serves TNT residents, she participated in NeighborWorks' Community Leadership Initiative to build on her skills. She is a proud mother of two young women who join her in spaces and are already engaging in organizing in the community. We applaud Mari for her dedication!



CORA TENCH, an indomitable spirit, Cora Tench is a petite, but powerful woman. All 80ish years young, Ms. Cora is a delight to be around. She tells stories of her native country Belize, while also providing witty and thoughtful insights into her long-time neighborhood of Dorchester. She believes in giving back. From the very beginning of and in-the-midst of this pandemic over the past 18 months, well before the vaccine was available, Ms. Cora was on the front lines, helping people struggling as a result of the COVID pandemic. She's participated as a volunteer in almost every Codman Square NDC COVID care package giveaway, including one in August 2021. She's done everything from stuffing care packages with masks, gloves, hand sanitizer, bleach, etc, as well distributing grocery gift cards and care packages, in person, to hundreds of those in need. The proud mother of Danah Tench, a Codman Square NDC Board member, Cora exemplifies grace and service and is an example of an elder stepping up to the plate, for all to follow.



MICHAEL WILLIAMS, since 2013, has served as Codman Square NDC's Relationship Manager on behalf of NeighborWorks America, which CSNDC is affiliated with. In this capacity, he's been instrumental in advocating for resources for CSNDC, on both the funding and program development side. He consistently taps the wealth of knowledge within the NeighborWorks America network and provides information, data and support in support of excellence in community development. During his tenure, CSNDC has realized more than \$1 million in resources, which have helped launch many special initiatives, including our Eco-Innovation District work. He is a long-time Boston resident who is passionate about the work of community development corporations. He's particularly passionate about and lauds Codman Square NDC's Men of Color health, wellness and housing advocacy work. Michael's niche expertise, background and knowledge of first-time homeownership has helped us hone our focus and approach to homeownership production, education and promotion. He is a trusted confidante, who is always looking to broaden and sharpen the work of CSNDC. He is a true Codman Square NDC booster, and it's our pleasure to honor him this evening!

Congratulations to the Codman Square
Neighborhood Development Corporation on
40 years of service to the
South Dorchester community!



TRINITY
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Congratulations to Codman Square
Neighborhood Development Corporation for 40
Years of Continued Commitment to Serving the
Needs of its Community



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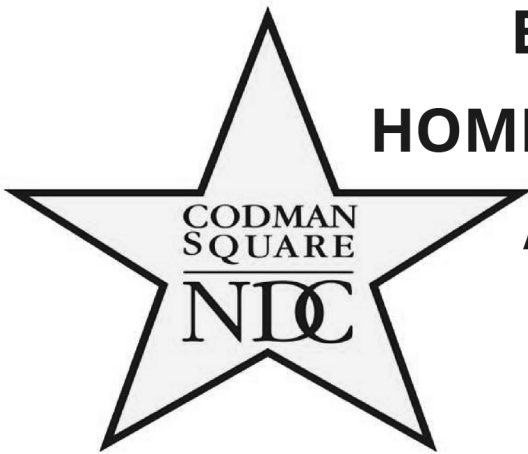
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Groom Construction Congratulates
Codman Square Neighborhood
Development Coalition's
40 Year Anniversary



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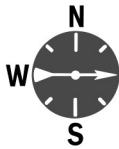
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The Boston Foundation is proud to support Codman Square Neighborhood Development Corporation's 40th Anniversary Gala! We extend our heartfelt thanks to Gail Latimore and the entire staff and board of Codman Square NDC, not only for building buildings, but also for building community in Codman Square and South Dorchester.

We congratulate all of the Gala's honorees and thank them for their support of—and work on behalf of—Codman Square NDC. We join you in celebrating *2021 and Beyond* with hope for an equitable recovery and the inspiration we all need to build back better.

For more about the Boston Foundation, please visit www.tbf.org.



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We proudly salute all the honorees, especially our own
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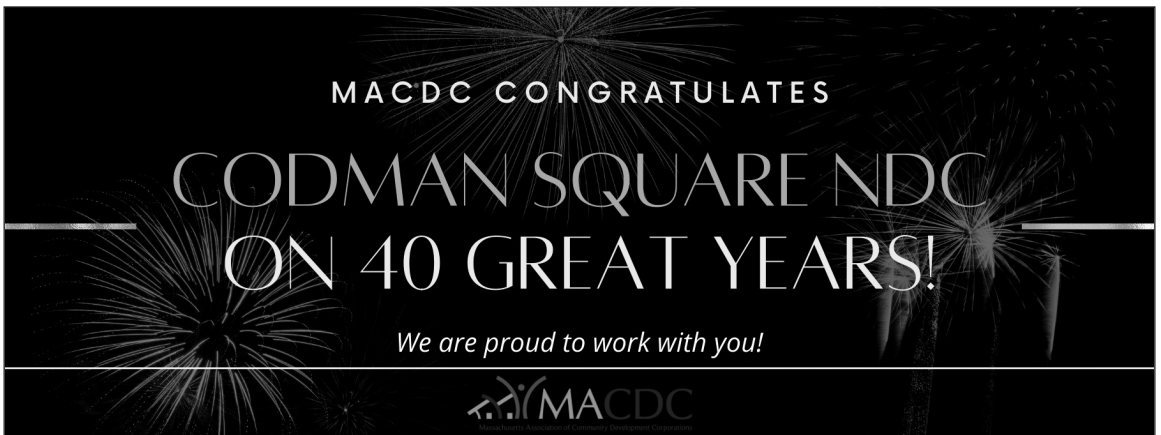
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Value: \$50



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