



**CODMAN SQUARE**  
NEIGHBORHOOD DEVELOPMENT CORP



**2024-2025 ANNUAL REPORT**  
**JUNE 2025**

# ABOUT CSNDC

Founded in 1981, Codman Square Neighborhood Development Corporation is a grassroots community organization committed to developing affordable housing and fighting for racial, economic, and environmental justice by building community power, especially of low- and moderate-income communities of color in Dorchester, to effect systemic change and transform society.

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*Note: the statistics cited in this report are from July 1, 2024 – June 30, 2025.*

# A MESSAGE FROM OUR EXECUTIVE DIRECTOR

Dear Friends,

This is the last Annual Report I will work on as Executive Director of CSNDC. After 31 years of affiliation with this wonderful organization, 27 of them as ED, I have decided the time has come for me to move on, effective at the end of 2025.



I do so with a strong sense of accomplishment. Codman Square today is very different from the Codman Square I moved into in 1991, in large part due to the work of CSNDC, working closely with a range of partners. Despite a constant struggle for the appropriate resources needed to move our community forward, we have made significant progress and should be extremely proud of our major achievements that contributed to that transformation. Among them:

- Relentless advocacy leading to the construction of four new stations on the Fairmount Line of the MBTA Commuter Rail system, two of which are in our service area.
- Development of 600+ units of affordable housing, including homeownership and rental, during my tenure, with a hefty pipeline of more already or soon to be under construction.
- The Millenium and Millenium 10 Plans, which gave the community a voice in self-determining its future in the key areas of focus for improving our neighborhood. Numerous community recommendations were achieved.
- Creation of a daycare center at Washington Columbia II, which served 40+ low-income families for a number of years.
- Countless advocacy initiatives that have improved the lives of residents.
- The comradery and family environment which persists amongst CSNDC staff and Board.

While there is much to celebrate, there is also an ironic juxtaposition of these accomplishments against the realities of 2025's political environment. I am proud that our Board voted unanimously in March to become the first nonprofit in Massachusetts to join a lawsuit against the federal government, in an attempt to hold the government accountable to its commitment of a \$750,000 HUD Green & Resilient Retrofit Program grant to support energy efficiency and healthy air flow in our senior building. We are at risk of losing our hard-fought gains due to this and other similar challenges we face in the current climate. The struggle continues...

I am extremely grateful to the countless members of the CSNDC staff and Board members who have been part of this journey for the past three decades. The Board has hired a professional executive search firm that is actively working with the Board and staff to select a new Executive Director. I am confident that the next leader will continue to build on our legacy of excellence and bring even more knowledge, energy, wisdom and perspective to meet the times and transition to a new chapter in CSNDC's history.

With much gratitude,  
Gail Latimore

# REAL ESTATE DEVELOPMENT

CSNDC took many important steps in 2024/25 to enhance our portfolio of affordable homes and apartments to help address housing instability for our residents.

## CSNDC Finalizes Deal to Acquire and Redevelop Property Formerly Owned by the Archdiocese

CSNDC has acquired the parcels of land formerly owned by the Archdiocese of Boston on Stanton Street in Dorchester and has begun the process of redeveloping the site. The property is a “Church Campus” consisting of St. Matthew’s Church, a rectory, a school, and approximately 22,000 square feet of vacant land. The church originally opened in 1923 and formally closed its doors in 2020.



affordable  
apartments



for-sale  
units

Recognizing the historic value of these buildings, CSNDC’s goal is to adapt the rectory and the school into affordable residential homes. We will preserve the façade of the church and convert the rest of that building into commercial space, community space, management offices and residential housing. We will also create new affordable for-sale units on the vacant land. The current plan calls for a combination of 43 rental units for both families and seniors, and 28 homeownership units. In addition, we plan to retain the St. Matthews Food Pantry and Wesley Child Care which currently reside on the property, as both serve a great benefit to the community.

## Construction Has Begun at Talbot Commons II

Construction has begun on 42 affordable apartments for families at two sites on Spencer Street and New England Avenue, after some unavoidable delays due to financing and permitting issues. We expect completion by fall 2026.



affordable  
apartments

## Four Corners Plaza Is Complete

Construction is now complete on Four Corners Plaza near the intersection of Washington and Bowdoin Streets in Dorchester. This \$25.4M mixed-use development project, which has seen many evolutions of planning and visioning with CSNDC and the community for over 25 years, finally broke ground in October 2022 and was completed in April 2025. The property includes affordable apartments for 35 families and 3,900 square feet of commercial space on ground level.



affordable  
apartments



commercial  
rentals

## Breaking Ground Soon at Capen and Norfolk

CSNDC expects to begin construction later this summer on 15 new homes on the vacant lot at the corner of Capen and Norfolk Streets in Dorchester. CSNDC was officially designated as the developer for this project last year. We expect completion by fall 2026.



for-sale  
homes

## On the Square Housing

Construction of a new building on the property that currently houses CSNDC's offices and other retail businesses on Washington Street is expect to begin in 2026/27. The plan calls for 41 affordable apartments above the retail space on the ground level.



affordable  
apartments

# ECONOMIC DEVELOPMENT

CSNDC's Economic Development Department is committed to enhancing the prosperity and quality of life for residents and businesses in our service area.

## First-Time Homebuyer Education

CSNDC's First-Time Homebuyer education workshops put aspiring homeowners on a pathway to sustainable and affordable homeownership. Through a comprehensive 3-part series, supplemented with one-on-one budget and credit coaching or counseling, the program helps residents in the Codman Square area develop the knowledge and skills necessary to successfully purchase and maintain a new home.



188  
graduates



21  
homes  
purchased

### Impact Story: Roodline Cejuste

For Roodline Cejuste, the dream of owning a home is now a reality. On May 23, 2025, Roodline closed on the purchase of a single-family home in Brockton.

The 35-year-old nurse assistant came to the U.S. from Haiti in 2016 in search of "a better life." She lived with her uncle in Hyde Park for two years and then moved to an apartment in Mattapan. Two years ago, she was finally joined by her husband, Jeudy, and the couple has lived in an apartment in Hyde Park.

"Apartments are so expensive," says Roodline. "I want to be independent. My dream has been to be a homeowner. When you get your own home, you feel more comfortable. and you can do what you want."

Roodline learned about CSNDC's First-Time Homebuyer

Education Workshop from her loan officer. She completed the class in April 2025.

"I learned so much," she says. "I didn't know I have to pay taxes and insurance on the mortgage. And I learned that when you dream about buying a house, you have to keep your credit score strong and need to pay your mortgage on time."

The best thing Roodline learned about in the course was the opportunity to receive Downpayment Assistance, which made the deal possible. "It has meant a lot for me," she says. "I'm so excited."

Roodline and Jeudy look forward to moving into their new home and beginning their new life this summer, after a brief period of renovations.

## Down Payment Assistance

CSNDC's Down Payment Assistance Program helps residents who dream of owning a home but are held back by the down payment and closing cost requirements.



3  
grants  
conferred for  
purchases  
totaling \$1.25  
million

## Foreclosure Prevention

CSNDC helps homeowners who are facing the possibility of foreclosure successfully modify their mortgage terms, making payments affordable and enabling them to stay in their homes.



10  
foreclosures  
avoided with  
property value  
of ~7.2 million

## Financial Education and Coaching

CSNDC provides financial education and coaching to Boston residents. We continue to partner with STRIVE Boston's workforce readiness and development to provide financial education as part of the services it offers to its participants. Sessions focus on setting financial goals, budgeting, saving/banking, and credit. Each participant has the option to continue with one-on-one coaching. We also provided two weeks of financial education to Boston high school students as part of a summer program at Northeastern University.



99  
clients  
supported



36  
high school  
students  
supported

## Estate Planning

CSNDC works with residents in our catchment area to create plans that help protect the family's assets and build generational wealth. We also organized a very successful Wellness and Wealth Building Fair in April 2025.



13  
clients  
supported with  
~\$8.9 million in  
home assets

## Computer Learning Center

CSNDC's Computer Learning Center (CLC) offers programs to empower individuals to access and use digital tools that can help them overcome systemic barriers, achieve personal success, and enrich their lives.

**CLC Computer Basics Course** – fundamental digital skills residents need in today's world.

70  
graduates

**CLC/DotBiz Small Business Course** – digital training targeted to the specific needs of entrepreneurs and small business owners.

72  
graduates

**CLC Ready, Set, Workforce Development Assistance Program** – workforce development, resume support, and job coaching for job seekers at all stages of their careers.

122  
job-seekers  
supported

40  
CLC members  
found jobs



## Impact Story: Clifton Bennett



Clifton Bennett is a “star student” at CSNDC’s Computer Learning Center (CLC), according to Prince Charles, the CLC’s Coordinator. In the past few years, Clifton has graduated from both the Computer Basic Course and the Small Business Course at the CLC, and he is currently enrolled in the 2.0 Small Business Course. He has taken these courses to advance his music career, with the intention of opening a recording studio.

“Ever since I was a kid, I always did music — write music, produce music,” says Clifton. “I always tell people to find your niche and find your passion, and once you find that passion, go for it.”

Clifton carries that passion with him in his job as a cafeteria worker in Boston Public Schools, where he has worked for 24 years, and where he makes it his business to help the kids in any way he can.

“Music helps me understand where these kids are coming from,” he says. “I’m an advocate for kids in the school system. I tell adults to listen to a child for just five minutes. Our kids are angry, and they need someone to turn to.”

For Clifton, it’s also about community. “I’m big on change and I’m big on helping my community grow,” he says. “But how can I help my community grow if I don’t have the necessary tools to make it in my community?”

That’s where the CLC programs have come in.

“These courses have helped guide me on what to do and what not to do,” he says. “I’ve learned how to make a business plan, how to keep records, and all that stuff. But I’ve also learned how to put ideas together and how to help my community — because it’s up to us.”

## Case Management

CSNDC’s Case Management program provides individualized support to both residents and broader community members through a wide range of services aimed at housing stability, financial wellness, and long-term success. By meeting people where they are and building strong partnerships, we ensure that every client receives the support and resources they need to move forward with stability and hope. Our case manager assists clients with:

- Applying for rental assistance programs
- Navigating the eviction and court process
- Accessing utility assistance
- Support with their housing search
- Help applying for public benefits
- Guidance on options across various life scenarios
- Accessing resources such as financial coaching, workforce development, career coaching, free or low-cost legal services, and essential supplies such as furniture
- Referrals to educational and training opportunities like ESL or CNA programs



residents  
supported  
with financial  
delinquencies



residents  
opted into  
rent reporting



residents  
became credit  
visible

## Small Business Technical Assistance

CSNDC's Small Business Technical Assistance program works with local businesses and entrepreneurs to help them achieve their business goals. This support includes:

- Loan packaging
- Assistance applying for grants
- Help applying for a City of Boston Re-Fresh grant to help revitalize their business



clients  
supported



businesses  
helped to  
secure grants

### Impact Story: Angel Meat Market



When Angel Diaz opened Angel Meat Market on Washington Street in Codman Square in 2011 even though he lived in Pawtucket, Rhode Island, he did so because of the community.

"He had been commuting into Boston to work at a local meat market," explains Bryan Guerrero, Angel's oldest son, who now runs the shop along with his father, mother Maria, brother Michael, and uncle Jovani. "He did that for five or six years, gained a lot of experience, and started noticing people around here really loved him. Something about his personality attracted a lot of customers."

So, Angel decided to open his own business. "He thought, 'I'd rather commute and serve people here that love me and have supported me than go back home and start over,'" says Bryan.

That customer focus paid off as the business thrived. Then came COVID. "COVID really impacted us a lot," remembers Bryan. "We're a small business. We don't have any other franchises. Everything we do comes out of our pocket."

They lost employees and had to cut back costs to stay competitive. And most significantly, they could no longer cater their offerings as much as they like to specific customer requests, because they had to focus on the basic necessities. To make matters worse, a critical machine needed repairs.

Then one day, CSNDC's Small Business Specialist, Naldo Cardoso, wandered into the shop and introduced himself.

"He took the time to get to know us, asked questions about the business, and offered to help," Bryan recalls. "He became a friend, and we came to trust him."

Naldo suggested the business pursue a grant through City of Boston's Re-Fresh Program, and he helped Bryan through a successful application process. The grant came through in late 2024.

"It's a small amount of money, but it helped us get back on track," says Bryan. "It helped us repair the machine. And now we're back into that space of making every customer feel like they're the most important customer coming through that door."

CSNDC also organizes a variety of community events in which small businesses can promote their products and services, showcase their crafts/wares and learn from one another. This past year, this included:

**Caribbean Jerk Festival (July 2024)**



**Holiday Market and Craft Fair (December 2024)**



**Women’s Small Business Expo (May 2025)**



# COMMUNITY ORGANIZING and RESIDENT ENGAGEMENT (CORE)

CSNDC's CORE department empowers residents through training programs and then engages leaders in advocacy campaigns focused on an anti-racist agenda.

## Voter Engagement

### Get Out The Vote Campaign

We were thrilled that our efforts helped to pass the Affordable Homes Act in August 2024!

We then ramped up our voter engagement efforts leading up to the November 2024 election with a Get Out The Vote campaign. CSNDC took the lead as a Democracy Hubs partner in collaboration with a Jack and Jill group of parents and their high schoolers, as well as Dunk The Vote. Our special guest for our kick-off event was Julia Mejia, City Councilor at Large.



voters  
contacted



volunteers  
engaged

### Ballot Question Forum

In October 2024, CSNDC and partners organized a Ballot Question Forum. Speakers representing the five questions on the November ballot educated voters in a panel discussion moderated by Cheryl Clyburn-Crawford of MassVOTE.



attendees

## Donuts With Delegates

This annual event is hosted by CSNDC and other CDCs across the state. This year, we gathered at the Talbot Bernard Community Room, inviting local residents and stakeholders to connect with legislators. Together, we discussed our shared priorities and sought their support in advancing key policies. We also highlighted CSNDC's work and encouraged residents to share their stories to demonstrate the real-life impact of these efforts.



## Lobby Day

CSNDC was proud to participate in Lobby Day at the State House on April 10, 2025, organized by the Massachusetts Association of Community Development Corporation (MACDC). CSNDC staff met with State Senator Liz Miranda, State Representative Christopher Worrell, and the Legislative Aides for State Senator Nick Collins. The discussions focused on the housing and environmental justice work and legislative and budget provisions MACDC is seeking to move forward at the state level.



## Men's Collective

CSNDC's Men's Collective works to remove barriers to housing stability for men of color and their families through monthly men's meetings that help participants connect with others and empower men to advocate for change and justice.

In April 2025, the group gathered for a "Beers, Bro's & Bowling" Event at Boston Bowl to plan for a CORI-friendly job and resource fair.



### Impact Story: Omar South



Omar South's connection to his community starts in his barber shop, but it doesn't end there. Omar is the owner of Cut To Fit Barber Shop at 19 Norfolk Street in Codman Square, a business he started in 2004 and has sustained ever since.

"That's all I knew how to do," says Omar. "I've been cutting hair since high school and this just kind of fell into place."

Throughout his 21 years in the business, Omar has come to know the community quite well. "It's part of the neighborhood," he says. "I hear all the news and gossip."

In recent years, this connection has led to a particular focus on supporting men in the community. He started passing around flyers about a men's support group that he and his friend, Richard Mitchell, decided to form.

"We were just trying to help guys on the street who feel like they don't have a chance to begin again or get a restart," he recalls. "We just wanted to help anywhere we could."

When Omar was introduced to Marilyn Forman and Marcus Rogers at CSNDC, the idea really started to take off. Now the Men's Collective meets every month, usually at the barber shop when it's closed on a Sunday.

Omar appreciates the support and empowerment the group offers to a growing number of participants. The group has had an impact on him as well. Last fall, he joined CSNDC staff and other leaders from the group at a NeighborWorks America Community Leadership Institute in Baltimore, MD. And he has put his leadership skills to good use by starting a petition opposing proposed bus and bike lanes on Blue Hill Avenue.

"If they take away lanes, it's going to eliminate parking for businesses and residents, and that will create a trickle-down where businesses are going to lose business, residents are going to lose parking, and traffic is going to be terrible. It's not what the neighborhood wants," he says.

So far, Omar has collected nearly 1,900 signatures. "I'm just trying to be an example," he says.

## Leadership Development

**Resident Leadership Institute** – This comprehensive training is designed to ground resident leaders in the fundamentals of community organizing, policy advocacy, asset mapping, and facilitation of community-building initiatives.



residents  
trained

**Community Leadership Institute**  
– CSNDC invited several promising community leaders connected to the Men's Collective to join us for advanced leadership training through NeighborWorks America in Baltimore, MD, in October 2024.



leaders  
trained

## Beloved Women Collective

This community engagement peer-support group for women ages 18 and up meets regularly to empower women to learn how to organize, access resources, make change, and be the voice for their own community.



women  
engaged per  
session

## Fairmount Indigo Transit Coalition (FITC)

CSNDC continued its active engagement in the Fairmount Indigo Transit Coalition, which we help found to seek transit equity for people living in Dorchester, Hyde Park, and Mattapan along the Fairmount Indigo Commuter Rail Line. In August 2024, we celebrated a major victory as the Healey administration announced a \$54 million plan to bring battery-electric train service to the line, which will ultimately result in more frequent service and lower emissions in surrounding communities.



# ECO-INNOVATION

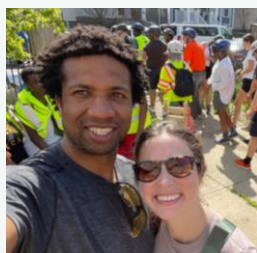
CSNDC's Eco-Innovation Department works to promote environmental justice so that future generations can enjoy a healthy and equitable world.

## Climate Justice Alliance

Through training, educational workshops, action-alerts, facilitated networking, mini-grants, and monthly meetings, the Climate Justice Alliance supports residents to lead environmental justice advocacy campaigns.



### Impact Story: Melissa Mazzeo and Micah Prescott



When Melissa Mazzeo and Micah Prescott heard about a meeting of CSNDC's Climate Justice Alliance, they knew they needed to jump in. Melissa had recently moved into Micah's home in Four Corners, and they were both

looking to be more active in the community.

"My personal passion is environmental sustainability," says Melissa. "I was just looking around to see what was going on in the community and what efforts were already underway. I've been more drawn to local efforts recently, compared to the national and international efforts which captured my attention earlier in my life."

This passion plays out in Melissa's business, *Merry Go Rounds*, a consignment shop for kids' clothing and toys previously owned by her mother, which Melissa now runs in two locations – its original location in Easton and a second location at 1737 Dorchester Avenue in Dorchester, which just opened in May. "Encouraging people to shop secondhand is one way to encourage more sustainable consumption," says Melissa.

Micah immigrated with his family to Dorchester from Dominica. After several years living in other areas, he moved back to Dorchester during the pandemic and began to seek a deeper connection to his neighborhood.

"I wanted to learn how this community works and who makes the decisions," says Micah. "When we started going to the Climate Justice Alliance meetings, we started meeting people from different parts of Dorchester. It was a nice entry point into what's going on in our community."

At about the same time, Micah began a new job as a Project Manager in the Climate, Equity, and Impact Department at Action for Boston Community Development (ABCD), where he helps income-eligible residents access energy resources from Mass Save. "It's a nice marriage between my work and my community," he says.

At one Alliance meeting, Melissa and Micah heard about the mini-grants CSNDC is offering to support community-based projects. They reached out to the pastor at Faith Christian Church, where Micah's mother is a member, and asked what they might do for the church if they were to apply for the grant money. Together they came up with the idea for a community cleanup and resource fair which included representatives from other local nonprofits.

"We had a great day cleaning up around the church and sharing some of the climate and health resources that are available to them," says Micah. "It was a nice opportunity to bind a few siloed parts of the community together."

## Green Infrastructure Workforce Development

This program equips individuals with the knowledge, skills, and the national certifications necessary to pursue careers in green infrastructure, environmental conservation, and related fields.



## Energy Ambassador/Grant Program

This program, which is managed jointly by CSNDC's Economic Development and Eco-Innovation departments, empowers community members to take an active role in shaping the energy future of Codman Square and surrounding neighborhoods through home improvements, training, and grassroots advocacy. Participants receive small home rehab recoverable grants to implement improvements that increase the energy efficiency of their home. In exchange, participants agree to "pay it forward" by serving as Energy Ambassadors for two years, helping to educate other residents in the community about energy conservation opportunities.



## Ballou Farm

CSNDC is continuing to work on renovating Oasis on Ballou Farm, a 23,000 square foot urban agricultural site, despite some set-backs in the construction timeline. This effort will expand the growing area and improve walkability so that more residents can access fresh, healthy produce and greenspace.

While the farm has been out of commission the past 18 months or so, construction is about to restart with expected completion by the end of the year. The farm team has worked to document and improve standard operating procedures for the future and continued to engage residents in growing activities through seedling give aways, container gardening education, and activities to engage youth at local community gardens.



## Impact Story: Karla Brown



"It's interesting how you can be on one end of the spectrum in life, and then another time you're on the other end of the spectrum," says Karla Brown. "It was very challenging for me to humble myself and come to CSNDC and say, 'I need help.' Because I was used to people coming to me to say, 'I need

help.' Because I was used to people coming to me to say, 'I need help.'"

Karla is grateful for CSNDC's support during some of the most challenging periods of her life.

The Dorchester resident and mother of two immigrated with her family to Boston from Costa Rica as a young child. She received a scholarship to Fitchburg State College, but in her first semester there, she suffered a random attack on the street which left her blind for several years, and she lost her scholarship as a result. After recovering from the blindness, she attended Bunker Hill Community College. She then transferred to Suffolk University, where she was able to take night classes while working full-time during the day, and proudly graduated in 1993 with a degree in business and psychology.

She decided to use her newly-acquired business knowledge to open Codman Square's first flower shop, Ashmont Flowers Plus. CSNDC helped her secure a business loan and also helped with a bridge loan to get her going while she waited for the bank loan.

As the business grew, she became active in Codman Square civic organizations. She was Vice President of Codman Square Main Street, served on the Codman Square Council, and was very engaged with the community. Unfortunately, the landlord who owned the property where the flower shop was located passed away and the new owner doubled her rent. The business could not sustain that increase.

"The business in Codman Square was very seasonal," Karla reflects. "It was hard to keep going. But I'm glad I did it in Codman Square instead of somewhere else

because I know that it helped bring in other businesses that probably wouldn't have considered being there. There was a pioneering spirit, and I don't regret that."

After she closed the business, Karla began to suffer from some chronic medical issues which limited her ability to work full-time and began to deplete her savings. She fell behind on the mortgage for her two-family house in the Melville Park area of Dorchester and the bank was beginning to threaten foreclosure.

Once again, CSNDC was there to assist. CSNDC's Keyna Samuel, Carolyn McGee and other staff members helped Karla negotiate a loan modification.

"On my own, the mortgage company kept giving me a hard time," says Karla. "But once I had the support of CSNDC behind me, they stopped playing games because now there was someone else in the mix. CSNDC and some friends even helped me raise the funds required to pay for the loan modification."

Still struggling with her illness, Karla applied for disability benefits. This created a significant challenge when it came to the upkeep of her house.

"The house is 125 years old," she says. "I would get some things fixed and then some other thing would come up."

That's when Karla attended CSNDC's 2023 Annual Meeting, where she learned about CSNDC's Energy Ambassador program. She received a free energy assessment, along with funds needed for some renovations on her home. In exchange, Karla has made a two-year commitment to be a CSNDC Energy Ambassador. Having received training from CSNDC's Jacynda Espenshade, she will now help spread the word among the community about the many energy conservation resources that are available to residents.

"It feels great to help other people improve their lives, supplement their income, and extend their lifestyle through these resources," she says. "There are people in the community who are not aware of the different resources that are available. When they see someone like me who has been in the community for so long, I think it's good to be able to show by example that we all need a little help sometime."

# OUR WONDERFUL STAFF

Trudy Benoit	<i>Community Organizer</i>
Tim Caplice	<i>Director of Real Estate and Asset Management</i>
Naldo Cardoso	<i>Small Business Specialist</i>
Apolo Catala	<i>Environmental Justice Coordinator</i>
Prince Charles	<i>Computer Learning Center Coordinator</i>
Ann Dauphin	<i>Accountant</i>
Sonia Desrose	<i>Administrative Assistant</i>
Jacynda Espenshade	<i>Environmental Justice Specialist</i>
Marilyn Forman	<i>Director of CORE</i>
Meredith Geraghty	<i>Vice President of Base Building Strategy</i>
Harrison Holcomb	<i>Vice President of Fundraising and Impact Analysis</i>
Toney Jones	<i>Real Estate Project Manager</i>
Gail Latimore	<i>Executive Director</i>
Linda Lee	<i>Senior Accountant</i>
Vincent Lo	<i>Director of Administration and Finance</i>
Francisco Mackin-Plankey	<i>Real Estate Project Manager</i>
Heather MacLean	<i>Special Senior Assistant</i>
Kiele Mauricio	<i>Senior Real Estate Project Manager</i>
Carolyn McGee	<i>Senior Economic Development Specialist</i>
Liya Mindaye	<i>Case Manager</i>
Yancy Noel	<i>Financial Literacy Specialist</i>
Marcus Rogers	<i>Community Organizer</i>
Keyna Samuel	<i>Director of Economic Development</i>
Ronak Sathyanarayana	<i>Environmental Justice Specialist</i>
Marcia Thornhill	<i>Vice President of Operations</i>

# OUR FABULOUS BOARD

Maridena Rojas (Chair)	<i>Community Engagement Manager, The Boston Project Ministries</i>
Annett McClanahan (Treasurer)	<i>Accountant, Boston Private Industry Council</i>
Carla Richards (Secretary)	<i>Vice President of Programs, Family Aid</i>
Linda Monteiro (Assistant Secretary)	<i>Senior Project Manager, City of Boston Department of Innovation and Technology</i>
Kevin Benjamin	<i>Vocational Disability Examiner, Massachusetts Rehabilitation Commission</i>
Margo Blackwell-Moquin	<i>Retired Social Worker/Civic Activist</i>
Whitney Demetrius	<i>Director of Fair Housing, Executive Office of Housing and Livable Communities</i>
Kathalene MacPherson	<i>eDiscovery Manager, Choate, Hall, &amp; Stewart, LLP</i>
Alphonso Peters	<i>Construction Supervisor &amp; Project Manager, Janey Construction</i>
Tanya Wesley-White	<i>Civic Activist</i>

# THANK YOU TO OUR GENEROUS DONORS AND FUNDERS

CSNDC is truly grateful for the generosity of all our funders and donors, who are listed on the following page. Every contribution enriches our work and advances our vision of a thriving neighborhood. Your commitment empowers CSNDC to create affordable housing, foster economic opportunity, and build a stronger, more just community. We are proud to recognize and honor your partnership in this shared work.

Below are just a few highlights of the impact this support has had – and will continue to have – on our community:



The Liberty Mutual Foundation's generous grant fueled our Eco-Innovation work in 2024, helping us achieve great progress in our efforts to advance food justice, support green jobs, and help residents access support for energy efficient homes.



Continued support from the Cummings Foundation in 2024 helped to advance our work in Economic Development, expanding the reach of our Family Support Services program, a key tool to building wealth for Codman Square residents.



United Way  
of Massachusetts Bay  
and Merrimack Valley

United Way of Massachusetts Bay and NeighborWorks America continued to be pivotal supporters of our mission and vision, providing significant support for our operations in 2024.



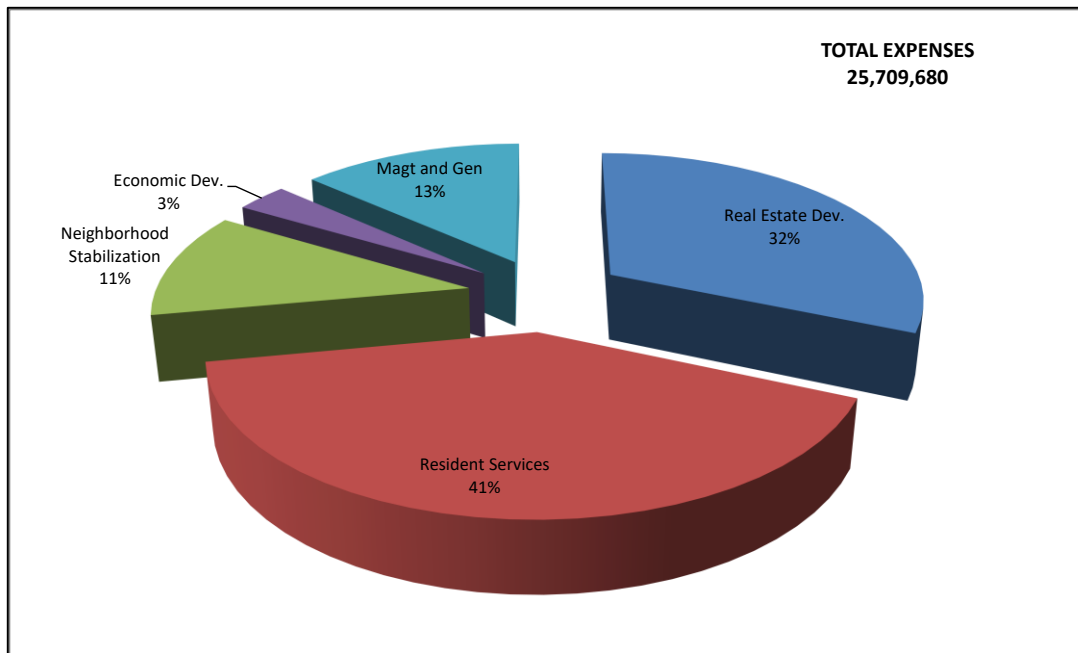
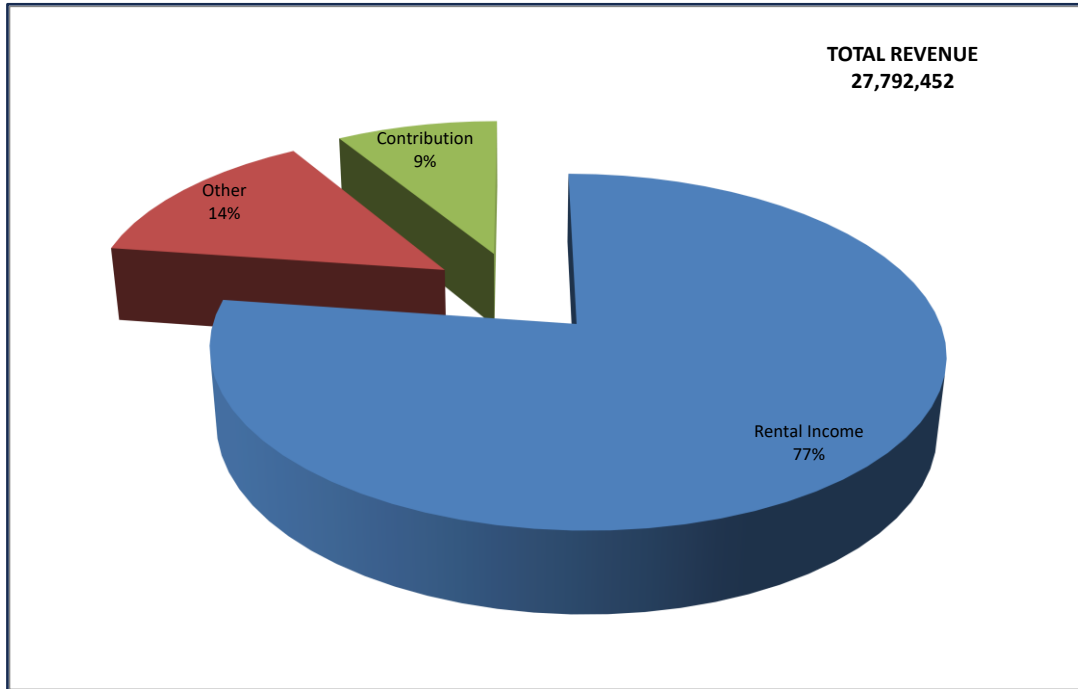
# DONORS AND FUNDERS

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Barr Foundation  
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Beverly Gallo  
Billy's Texas BBQ  
BlueHub Capital  
Bushrod H. Campbell & Adah F. Hall Charity Fund  
Cambridge Savings Charitable Foundation Inc  
Caren Solmon  
Charles Vlahakis  
Chrystal Kornegay  
Codman Square Health Center Inc  
Conservation Law Foundation  
Cummings Foundation  
Daniel Dennis & Company LLP  
David & Aviva Lee-Parritz  
Davis Square Architects Inc  
Dedham Savings  
Devco Associates Inc  
DHK Architects  
Division of Bank  
Donald Lloyd Fisher  
Dorchester Bay EDC  
Eastern Bank Foundation  
Enterprise Community Investment  
Eva R. Radding  
First Citizens Bank  
Frederick M. Gale  
Goldman Environmental Consultants Donate  
Grimes-King Foundation  
Groom Construction  
ISHI HRIA Men at Home  
Jaclyn Pacejo  
James and Patti Pransky  
Janey Construction Management & Consulting Inc  
Jessica C Straus  
John Cushman  
John's Sewer & Pipe Cleaning Inc  
Jonathan Small  
Judith Baker  
Julie Taylor  
Krema Jackowitz & Carman LLP  
Kristina Filozova  
LARS Charitable Fund  
Liberty Mutual Foundation  
Linda Mandolini

Lydia Hausle  
M O'Connor Contracting  
Maloney Properties  
Margo Moquin-Blackwell  
Maria Latimore  
Martin A. Loria  
Mass Cultural Council  
Massachusetts Clean Energy Technology Center  
Massachusetts Growth Capital Corporation  
Massachusetts Housing Investment Corporation  
MassAmerican Energy LLC  
Mathew Thall  
Matthew Henzy  
Michael Prokosch  
Michel Isaac  
Needham Bank  
NEI General Contracting  
NeighborWorks America  
New Ecology Inc  
New England Infrastructure Inc  
New Seasons Development  
Nina Dillon & Jim Recht  
NRG Energy  
Parterre Garden Services  
Paul Davis Restoration  
Peter Elton  
Philip Carver  
Progressive Electrical Systems Inc  
Regina LaRocque  
Robert J. Gaines Attorney At Law  
Rockland Trust  
Rosemary Acosta  
Santander Bank  
Sarah Marcone  
SBA Network Services LLC  
Selhi Associates, LLC  
Sharon Flashman  
Studio Luz Architects Ltd  
Susan Hass  
Susan Racine  
Susan Webber  
Third Sector New England  
Thumbprint Realty  
Tierney Development Services LLC  
Tom and Lynn Maxwell  
Travis Lee  
Trinity Financial Inc  
United Way  
Unity Landscaping LLC  
Universal Environmental Consultants  
Vensure Employer Services  
Wilson Rickerson  
Winn Managed Properties LLC  
US Department of the Treasury

# OUR FINANCIALS

## Codman Square Neighborhood Development Corporation Statement of Activities, December 31, 2024





**587 Washington Street,  
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617-825-4224  
[www.CSNDC.com](http://www.CSNDC.com)**



**United Way  
of Massachusetts Bay  
and Merrimack Valley**