2025 Annual Report
For Our Future



Asian Community Development Corporation

Dear Friends,

2025 was a tumultuous year for our low-income immigrant communities. With drastic funding cuts to housing, healthcare, basic social safety nets, and the increasingly brutal ICE actions against immigrant communities leading into 2026, our community members feel exhausted and overwhelmed. However, we also know from experience that our community is resilient, and many of you have reached out over the last year asking what you can do to help. Just as we at ACDC supported the community during the pandemic through emergency aid, housing assistance, PPE distribution, and connection to vaccine clinics, we stand ready to mobilize our networks and collaborate with our partners again to protect our community.

The theme of ACDC's 2025 annual report is *For Our Future*—a reflection on how our actions today will transform what lies ahead and to make space for hope. In early 2025, ACDC unveiled our 2025–2030 strategic plan that called for deepening and expanding the impact of our programs. The plan was the culmination of a yearlong process that engaged our youth and adult residents, community partners, donors and funders, elected officials, and board and staff. Over the last year, we have reaffirmed our goals and priorities in the plan, despite the significantly challenging political and funding environment since the plan's adoption. We continue to believe that building strong communities—through creating stable and affordable housing, training youth and resident leaders, building family financial wellness, and strengthening a sense of belonging—is one of the best defenses against the assault on civic society.

As we continue our work, your support gives us hope and affirmation in the belief that together we will protect our community and weather the storm—*For Our Future*, and for a better future.

With gratitude,



Angie Liou
Executive Director



Geoffrey Why
Board Chair

Our Mission & History

Asian Community Development Corporation (ACDC) invests in Asian American and low-income communities by creating and preserving affordable and vibrant neighborhoods in Chinatown and Greater Boston.

Since 1987, ACDC has been creating vibrant, inclusive communities by building affordable housing and preserving spaces where everyone can live, work, and play. With roots in Boston's Chinatown and a special focus on meeting the needs of low-income Asian American immigrants, ACDC serves individuals and families of all backgrounds throughout the Greater Boston area, including Malden and Quincy. ACDC mobilizes residents to shape and advocate for their communities. We also offer multilingual programs that help working-class households purchase their first home and break generational poverty by building wealth and planning for their financial futures.



Residents participating in Hudson Street Stoop's (HSS) co-creation process during a workshop hosted by ACDC's Community Design & Planning Department and HSS Artist ponnapa prakkamakul. Photo by Harrison Sujo & Enzo Nguyen.

What We Do

Affordable Housing
ACDC serves Boston Chinatown, Malden, and Quincy with affordable housing development and preservation. Our developments also create opportunities for open spaces as well as community spaces.

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 programs. Building Blocks supports low-income immigrant families working towards financial wellness through housing and financial literacy workshops, one-on-one coaching, and matched savings programs.

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.

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

Policy Advocacy
Through APIs CAN! and participation in other coalitions, ACDC works with youth and adult residents and partners to drive policy advocacy on issues impacting housing, immigrant communities, and low-income families.

2025–2030 Strategic Plan

↘ Scan the QR code to read the full 2025–2030 strategic plan.

An Effective Strategic Plan Adapted to Our Community's Changed Landscape

ACDC's previous 2018–2022 strategic plan was created before the COVID-19 pandemic. The global, local, and community context had greatly shifted since the previous strategic plan, so once that plan expired, ACDC sought to clarify its mission and priorities over the next five years.

From April 2024 to March 2025, ACDC partnered with consultants Anjan Chaudhry and Micah Anderson to develop a new strategic plan for 2025–2030. The strategic planning process brought organizational stakeholders (staff, board members, and partners) together to create a shared vision of the future and to chart a path forward.

2025–2030 Priorities

1. Develop sustainable affordable housing and open spaces.
2. Continue placekeeping efforts to support residents' sense of belonging.
3. Develop a strategy for expanded outreach and programming for residents of Quincy and Malden.
4. Deepen the impact and reach of existing resident and youth leadership development and financial capability programs.
5. Increase the visibility and financial sustainability of ACDC's work.
6. Increase internal infrastructure and capacity to support ACDC's community impact.

Our Theory of Change

Our holistic approach to community building intersects three primary themes: *People*, *Place*, and *Power*.

	SHORT-TERM OUTCOMES	INTERIM OUTCOMES	LONG-TERM OUTCOMES
PEOPLE	ACDC conducts first-time homebuyer education and financial capability workshops.	Residents have increased homeownership and financial opportunities.	Residents build holistic forms of community wealth.
PLACES	ACDC develops sustainable, affordable housing in Chinatown, Malden, and Quincy.	Chinatown, Malden, and Quincy are places where Asian American and low-income residents can live and thrive.	Greater Boston is affordable for Asian American and low-income communities and neighborhoods.
PLACES	ACDC activates open and green spaces through placekeeping programs.	Chinatown, Malden, and Quincy have activated open and green spaces where neighbors come together to build community and make change.	Asian American and low-income neighborhoods are healthy, vibrant, and socially connected, and residents feel a strong sense of belonging.
POWER	ACDC builds resident and youth leadership in Chinatown, Malden, and Quincy.	Residents and youth design and advocate for the future of their community.	Communities have agency to shape their neighborhoods.

Financial Wellness For Our Futures







2025 Building Blocks Matched Savings Graduation. Photos by Harrison Tran.

Overview

Building Blocks is ACDC's comprehensive housing and financial literacy program. ACDC is the only HUD- and CHAPA-certified organization in the state that provides these services in Mandarin and Cantonese. Through group education, one-on-one counseling, and matched savings programs, ACDC helps low-income and immigrant families build financial stability and generational wealth.

Staff Helped Families Keep Their Homes

In 2025, one of our homebuyer clients, who was their family's primary income earner, was physically attacked and suffered health complications that forced them to stop working. As a result, this family fell behind on their mortgage. The family was in fear of having to sell their home. They reached out to Julia, ACDC's Building Blocks Manager, who helped the family apply for mortgage payment assistance. Julia also interpreted calls between the family's case worker and their mortgage lender to find a solution for the family to keep their home. Julia's tireless intervention enabled the family to obtain mortgage payment assistance to keep their home and avoid foreclosure.

Building Blocks Team Expanded Its Capacity

In 2025, the Building Blocks team welcomed a third bilingual housing counselor, Brenda Liu, who has professional experience in mortgage loan origination. The Building Blocks team completes several trainings annually to build on their financial, homeownership, and post-purchase counseling skills. In February 2026, Brenda earned her HUD certification. She looks forward to providing one-on-one housing counseling to low-income families. With Brenda joining, the team has further expanded the program's language accessibility.

Our team looks forward to preparing more working-class, prospective homeowners for the opening of ACDC's 55 Hudson Street development, which will create 44 affordable homeownership units.

Affordable Neighborhoods For Our Future

For decades, community activists and residents have fought against urban renewal and gentrification in Chinatown. By creating affordable housing opportunities and a permanent home for the Chinatown Library, this development will complete the reknitting of the fabric of historic Hudson Street.

– Angie Liou, Executive Director of ACDC

55 Hudson Street Groundbreaking Rebuilds and Reconnects a Vibrant Hudson Street

In September 2025, ACDC celebrated the groundbreaking of 55 Hudson Street at Parcel R-1 with our community. Elected officials, project partners, and Friends of the Chinatown Library shared celebratory remarks to honor this major community milestone.

The 12-story, mixed-use building will include 66 affordable rental apartments and 44 affordable homeownership units, built above a two-story, 17,000-square-foot library. This development fulfills a 70+ yearlong demand from Chinatown residents for a permanent library while ensuring that working families can afford to live and stay in the neighborhood.

While construction continues into the next year, we look forward to celebrating the completion of the building in fall of 2027.

I am thankful for ACDC's leadership and the incredible collaboration between our City departments, which allowed this groundbreaking project to come to life... These new additions to Chinatown will ensure that Boston remains a city where our communities can thrive.

– Michelle Wu, City of Boston Mayor

This project is more than new housing and a library, it's an investment in the long-term stability of Chinatown.

– Sheila Dillon, Chief of Housing

Expanding Housing by the Western Edge of Chinatown

Plans for developing 290 Tremont Street at Parcel P12-C are still underway. As nonprofit developers across the state struggle to secure public funding to build new affordable homeownership units, ACDC made the difficult decision to transition this development to 111 all-affordable rentals to keep the project going. Last fall, this change was approved by the City of Boston's Planning Board, and we are now in the financing stage.

Updates on Malden Developments

In 2025, our 213 Main Street development was awarded state funding. The closing phase is set for late summer 2026, and then construction will begin on 20 affordable rentals. Our 245 Bryant Street development aims to create 35 all-affordable units. In 2025, this project received a planning permit, and we will continue to partner with the City of Malden to stabilize housing affordability in the community.

Timeline of 55 Hudson Street's Development

1938 Tyler Street Branch Library closes.

1951 Relocated library re-opens as a reading room.

1956 Chinatown library closes permanently as Central Artery construction begins.

2018 Boston Public Library opens temporary branch at the China Trade Center in Chinatown.

Nov 2020–Aug 2021 Boston Planning Dept. hosts public meetings to discuss redevelopment of Parcel R-1 and releases request for proposal after community feedback.

Oct 2021 ACDC submits proposal to develop affordable housing and a new library on Parcel R-1.

Apr 2022 ACDC is selected as the Parcel R-1 developer.

Sep–Dec 2022 After completing the required zoning and permitting processes, ACDC's development moves to the financing phase.

May 2023 The project receives full funding commitments.

Sep 2025 Construction begins.

2027 Expected opening of Parcel R-1.







(Left) From Left to right: David Leonard of BPL, Angie Liou of ACDC, Alma Balonen-Rosen of MHP, Boston Mayor Wu, Mass. State Rep. Michlewitz, Councilor Flynn, and Sen. Collins. Photo by The Chinatown Project.

(Middle) Friends of the Chinatown Library Secetary Lincy Shen speaking at the 55 Hudson St. Groundbreaking Ceremony. Photo by The Chinatown Project.

(Right) ACDC Staff and Board at 55 Hudson Street's Groundbreaking Ceremony. Photo by The Chinatown Project.



ACDC Staff, community partners, guest facilitators, and artists at Chinatown Backyard's Summer Picnic at Tufts Community Common. Photo by Lee-Daniel Tran.



Summer Leadership Academy's youth-led 2025 Films at the Gate festival. Photo by Lee-Daniel Tran.

CREATING A VIBRANT FUTURE FOR OUR COMMUNITY

DRIVEN BY ARTS, CULTURE, AND SPATIAL JUSTICE

Our Strategy

Introducing ANCHOR

At ACDC, we believe in a holistic approach to community development. Placekeeping, a multi-faceted approach to the planning, design, and management of public spaces, is a key way we mobilize residents to engage in community planning. Our placekeeping work builds on local community assets and the creativity and voices of residents to design public spaces that promote health, happiness, and well-being.

Guiding our placekeeping work, our ANCHOR strategy leverages arts, culture, and play to foster community self-determination and social connection. The ANCHOR strategy is an acronym for the following:

- **Activate spaces:** Projects preserve, create, and invite people into shared and vibrant spaces
- **Neighborhood needs:** Projects address neighborhood needs and strengthen social fabric
- **Community-driven:** Projects align with community planning priorities
- **Housing and Open space:** Projects advance long-term advocacy for affordable housing and open spaces
- **Resident-centered:** Projects and design processes center residents' voices

Activating Spaces

Chinatown Backyard

Chinatown Backyard, a program created by A-VOYCE youth in 2018, continues to provide community gardening and public programming and now engages hundreds of community members every year. The program hosted Summer Picnic on July 12, 2025 at Tufts Community Common in collaboration with Tufts University and other community partners. The event engaged 193 adults and 30 youth and featured multigenerational resources and programming on ways to beat the heat.



Resident Leadership Academy on ACDC's Chinatown Walking Tour, learning about Chinatown's history and development. Photo by Enzo Nguyen.



ACDC, Tufts Medical Center, Chinatown Main Street, CHIC Consulting, Sasaki, and CREW hosted "Cool Down Chinatown: Heat Resilience Workshop" to educate Chinatown residents on the health effects of extreme heat. Photo by Enzo Nguyen.

Cultivating Resident Leadership

Donuts with Delegates

In collaboration with Massachusetts Association of Community Development Corporations (MACDC), Donuts with Delegates is an annual convening of residents and their local legislators to advocate for policies that support the community. The Chinatown event was co-hosted by ACDC, the Chinatown Community Land Trust (CCLT), and longtime community leader Suzanne Lee. Staff and residents met with State Rep. Aaron Michlewitz to advocate for policies and budget priorities that support affordable housing and equitable community development. Some of these priorities included the Tenant Opportunity to Purchase Act (TOPA) and funding for first-time homeowner counseling.

In Malden, two of our Malden A-VOYCE youth, Sophia and Ivan, met with State Rep. Steven Ultrino and State Rep. Paul Donato to advocate for investment in affordable housing and climate resilience. Shoutout to our youth for putting the knowledge and skills they gained from A-VOYCE into action! Staff, including Malden Youth Programs Associate, Reina, advocated for TOPA and state budget priorities.

Community-Driven Design & Planning

Hudson Street Stoop: *Designing for the Future*

Hudson Street Stoop (HSS) is ACDC's public art initiative featuring rotating art installations at One Greenway Park, created in collaboration with Chinatown residents and local artists. Through this modern-day stoop, we seek to create opportunities for social connection, strengthen Chinatown's identity and residents' sense of belonging, and improve access to and inclusive use of open and green space.

A resident of 88 Hudson Street reflects on the space before HSS: "The park felt like it was just a place to pass through, and now it feels like a place to stay." The quote comes from an ongoing study evaluating the impact of HSS's second iteration, *Dancing Dragon* (2023-2026), in Chinatown conducted by Dr. Alice Tang and her team at Tufts University.

Looking ahead, ACDC and the HSS Committee of residents, community partners, staff, and youth selected ponnapa prakkamakul as the HSS Artist for the program's third installation in 2026. ponnapa is a multidisciplinary artist and landscape architect based in Massachusetts.

Resident Leaders For Our Future

Overview

ACDC's Community Design & Planning Dept. engages residents through programming designed to strengthen resident leadership, amplify resident voices, and transform public spaces for community use.

Resident Leadership Academy Leveraged Arts & Culture for a Flourishing Neighborhood

Resident Leadership Academy (RLA) is a 10-week program that equips residents with the knowledge, skills, and confidence to design and advocate for their neighborhood. ACDC and the Mel King Institute facilitated weekly workshops about Chinatown history, present-day challenges, and community building and organizing tools. As a final project, RLA participants and artist ponnapa prakkamakul guided ACDC's ANCHOR strategy into practice by co-designing a placekeeping mural in Chinatown that celebrates the fabric of the community.

Preserving Chinatown's History with the New Knapp Street Mural

Secret Gardens We Shared「我們的秘密花園」 is a 2025 collaborative mural project between artist ponnapa prakkamakul and Chinatown residents from RLA. During the mural's co-creation process, ponnapa interviewed former Chinatown residents. The mural is at 9 Knapp Street, once a garment manufacturing building and now a site for small businesses, community groups, and residences. It reflects Chinatown's evolving histories of labor, immigration, and belonging. Working with present-day Chinatown residents in RLA, the mural panels explore the themes of "Solidarity," "Tomorrow will be better," "Community," and "Feeling at home."

Thank you to Cynergy Realty LLC for generously providing the mural site. The project is supported by Activating Boston, a grant program by John Hancock, coordinated by Healthy Places by Design.



Artist ponnapa prakkamakul in the center alongside the 2025 Resident Leadership Academy cohort at *Secret Gardens We Shared* mural celebration. Photo by Lee-Daniel Tran.



Artist ponnapa talking to a resident at the *Secret Gardens We Shared* mural celebration. Photo by Lee-Daniel Tran.

Meet Residents, David & Jeremy

In 2025, David and Jeremy spent their evenings after work in RLA with 11 neighbors. We sat down to discuss their reflections on their personal history, neighborhood, and work in RLA. These interviews were edited for brevity and clarity with their approval.





David (left) in Chinatown and Jeremy (right) in front of the new mural on Knapp Street. Photos by Enzo Nguyen.



David and Jeremy with artist ponnapa at the *Secret Gardens We Shared* mural celebration. Photo by Lee-Daniel Tran.

David: When I lived in Taishan, China, my wife and I had a second daughter, which was forbidden in China at the time. You could be fined and lose your job. My other family members took care of our second daughter. In 2003, I immigrated to the US so that we could live together as a family, and we landed in Boston, where we've been living for over 20 years. When I arrived, I knew very little English. I had a government job in China but had to start all over again in America. My first jobs were at restaurants and supermarkets and while I did that, I took English classes.

When Angela Soo Hoo, ACDC's Community Building Associate, posted on ACDC's WeChat channel about the Resident Leadership Academy (RLA), I applied to learn more about Chinatown's history and the environment. Living in Chinatown for 20+ years, I want to help take care of the neighborhood. It's my home, and home to so many others. We ordinary people need to unite, understand, and embrace each other's differences. Only with that mindset can the Chinatown community build its soft power.

In China, with my solitary job and societal norms, I kept to myself and was more introverted. I was hesitant to talk to strangers or join conversations. I also joined RLA to challenge myself and improve my public speaking skills. Even the thought of speaking in front of a crowd made me nervous. RLA helped broaden my horizons and gave me more confidence to socialize. I encourage other residents to join the program to learn about the neighborhood and take part in these meaningful events. After being in RLA, I see myself contributing more to Chinatown. I want to volunteer and get involved where I can in the future.

Jeremy: During the Great Depression, my grandmother moved in with her aunt on Beacon Hill and stayed there. I moved to Chinatown in 2016 to be closer to my grandmother.

I learned about ACDC through a program at Harvard University, where I met Celina Fernando, a former ACDC staff member. I joined the program wanting to do more than just go to work. When I lived in Roxbury I was involved in community programs, but after moving to Chinatown I didn't know how to get involved—until I learned about RLA. I lost a family member around that time, and being involved in RLA helped me get through that difficult period.

In RLA, I learned about Chinatown's history, like the old rowhouses where some of the first Chinese immigrants lived. I realized there was so much to learn about the neighborhood. I thought of my Roxbury neighbors who lived there without knowing the history of the community. I also learned about what some residents and groups are advocating for—more green spaces, affordable housing, etc. These discussions in RLA changed how I viewed the neighborhood. I began to notice how spaces in Chinatown could be better used.

For residents who want to get involved, I encourage them to get to know their neighbors. Get comfortable talking about politics and community issues. Share your opinions. These discussions need to happen to build understanding among one another and to enact real change. In the future, I see myself doing community work in Chinatown and other communities.





(Top right) Jeremy painting the mural, *Secret Gardens We Shared*, at the Mural Paint Day event. Photo by ponnapa prakkamakul and Enzo Nguyen.

(Bottom right) David and Jeremy in a co-creation workshop during RLA. Photo by ponnapa prakkamakul.

Youth Leaders For Our Future

About A-VOYCE

A-VOYCE (Asian Voices of Organized Youth for Community Empowerment) equips youth as community advocates who design spaces for collective dreams, joy, and power. Every year, A-VOYCE programs provide an innovative curriculum, exploring Asian American history, identity, and spatial justice. While the curriculum focuses on Asian American history, the program is open to youth of all backgrounds.

A-VOYCE programs mobilize local youth to plan, organize, and run community projects and events that address a wide range of neighborhood concerns, from environmental justice, transit equity, to language access. Youth meet with their local senators and state representatives, present at city council meetings, survey residents in Malden and Chinatown, and host community events to activate underutilized spaces.



Some of the Films at the Gate Youth Leads and volunteers at the 19th annual Films at the Gate. Photo by Lee-Daniel Tran.



Leah (right), a youth intern, with residents at the 19th annual Films at the Gate. Photo by Lee-Daniel Tran.

Youth Dedicated Their Summer to Films at the Gate

ACDC's A-VOYCE Summer Leadership Academy (SLA) is a community-centered, seven-week-long curriculum, equipping high school-aged youth with skills in creative placekeeping, community building, and professional development. SLA youth applied their skills towards planning and running the annual Films at the Gate (FATG) festival. Youth worked in committees focused on areas such as community engagement.

Every year, Films at the Gate attracts 600+ multigenerational and multicultural residents and visitors to Chin Park at The Greenway, and revives the spirit of Chinatown's theaters which all closed by the 1980s. We look forward to the 20th anniversary of Films at the Gate on August 14th to 16th, 2026.

↘ Scan the QR code to check out our zine that recaps and celebrates the 2025 SLA youth's leadership.

SaturPLAY Youth Engaged Chinatown Families

This annual six-month initiative transforms the Mary Soo Hoo Park at The Greenway into a colorful family play space with pop-up events. This placekeeping project was created by Yanjing, a youth alumnus, in collaboration with the Rose Kennedy Greenway Conservancy. From April to October, youth highlight how the self-determination of community leaders of all ages can activate underutilized spaces in the places we call home.



Youth volunteers at SaturPLAY's July event activating the Mary Soo Hoo Park at The Greenway with arts and crafts for families and children of Chinatown. Photo by Enzo Nguyen.



A-VOYCE Malden engaging in a workshop hosted by teaching artist Vivian Ho. Photo by Enzo Nguyen.



Malden A-VOYCE youth with Mayor Gary Christenson (second from left) and Malden Youth Programs Associate Reina Matsumoto (third from left). Photo by Emma Ishida.

A-VOYCE Malden Organized for Language Justice

On May 23rd, Malden A-VOYCE youth leaders hosted a community event, *Bridging Beyond Barriers*, on Malden's Main Street. At the event, A-VOYCE youth leaders provided their community with a space for language justice resources, art, and play. The event included a multilingual language justice resource guide, a language justice trivia game with prizes, a mapping activity, and a Q&A session with the City of Malden's Language Access Coordinator, Elena Martinez. Artist and Malden resident Vivian Ho and the youth unveiled their new placekeeping project at the intersection of Main Street and Exchange Street, showing how Malden is a neighborhood where all languages belong.

↘ Scan the QR code to check out a video that shows a behind-the-scenes look into Malden A-VOYCE's event.

Meet Youth Leaders, Jessica & Zoe

ACDC sat down with Jessica & Zoe, two youth leaders in ACDC's youth programs, to talk about their time with the A-VOYCE program. These interviews was edited for brevity and clarity with their approval.





Jessica (left) and Zoe (right) at the Mary Soo Hoo Park at The Greenway. Photos by Enzo Nguyen.

What inspired you to join A-VOYCE?

Jessica: When I first volunteered for SaturPLAY, I met Ada Wu, the former SaturPLAY Project Lead. She shared the history of SaturPLAY—the lack of green and open spaces for kids to play in, and how SaturPLAY activates underutilized spaces so kids in Chinatown have a play space. Some of my favorite memories are of playing soccer with my cousins near Franklin Park. I saw how SaturPLAY created opportunities for kids and families to make similar memories which inspired me to get involved as a Project Lead!

Zoe: As a longtime resident of Chinatown, I wanted to be more involved and help change Chinatown for the better. I believe that as a community we have the responsibility to help one another. By doing so, we can be optimistic about our future.

How have ACDC and A-VOYCE supported your growth as community leaders?

Jessica: Through A-VOYCE, I learned what it means to help others. Little things—like putting a smile on a kid's face—are significant. The return of the Chinatown library took decades of community organizing. It took years and many people and parts coming together to achieve the recent groundbreaking at 55 Hudson Street, where the new library will be. To me, that project is proof of how planting a seed can bloom into a flower.

Zoe: ACDC's youth programs helped me with my personal development by giving me opportunities to work with and for our Chinatown community. Our work as SaturPLAY Project Leads brings together families by activating the Mary Soo Hoo Park through our arts, crafts, and games. A-VOYCE's curriculum emphasizes community needs and fostering meaningful engagement. These two programs taught me that the community is stronger when we fulfill the hopes and needs of one another, bringing joy to everyone.

What has ACDC offered that you have not found through school or other youth programs?

Jessica: A-VOYCE gave me a space where I can be myself and have fun learning alongside friends. Emma was the first staff member at ACDC that I got to know well. Getting to know them made me realize that they wanted my input as an equal. My contributions make an impact and we're working towards shared goals.

Zoe: I fostered new friendships and connections that helped me deepen my connection to and work with the community. We all shared this experience of growing and learning skills to help us succeed. I'm still close with these friends, even with some of those who graduated from the program. I see myself staying connected with my A-VOYCE friends.

What is your proudest achievement during your time at ACDC?

Jessica: When I started high school, I was closed off. My time with ACDC helped me open up more. Through speaking with others and collaborating with other SaturPLAY Project Leads, I learned to be more open and work through challenges as a team. When I became a mentor for the new SaturPLAY Project Leads, I took on a caring and nurturing leadership role. I wanted to show them the ropes the same way that Ada, my predecessor, did with me.

Zoe: My proudest achievement was coming out of my shell and learning to take more initiative with opportunities and challenges. At SaturPLAY this past year, our team encountered an unexpected challenge. After the event, I had to be brave and facilitate a debrief with the other managers. It led to a conversation on how we can better communicate and support one another through hurdles. Through ACDC, I learned how being a leader is also about supporting others.

How has A-VOYCE evolved your relationship with the community?

Jessica: Chinatown will forever be a formative part of my life! It's where I transformed into the best version of myself. I plan on staying involved with Chinatown for years to come. Summer Leadership Academy taught me about Chinatown's history which I didn't know before. When I walk around the neighborhood, I recognize important places where the community has come together in the past and present.

Zoe: Being part of the Hudson Street Stoop Committee opened my eyes to how much is considered when planning neighborhood spaces. I learned how to balance various perspectives, from community voices to practical design considerations, to the question of who is qualified to help design those spaces. I also learned how to reach a balanced consensus.

What skill did you learn in A-VOYCE that you can take beyond the program?

Jessica: Self-reflection and taking feedback with humility are skills I will carry beyond the program. During the planning of Films at the Gate, I received advice on tasks that have a real impact on the event and community. I saw that the input of others made my work stronger. I realized they were helping me grow into a better version of myself.

Zoe: The biggest skill I took away from A-VOYCE was how to take initiative. Meika, a former Youth Programs Associate, noticed that only a few of us were participating in conversations, including me. After she shared her own struggles with speaking up, I felt inspired to take more initiative. Since then, I wanted to be more active in school, at work, and any future opportunities. That's the only way you can gain experiences—when you step forward to take them on.



July 2025 SaturPLAY event at the Mary Soo Hoo Park at The Greenway. Photo by Enzo Nguyen.

Meet Our New Staff

ACDC's 2025–2030 strategic plan priorities includes our goal to increase internal infrastructure and capacity to bolster ACDC's community impact. We welcomed six new staff members who will help our organization expand and deepen the impact of our programs. We asked each new staff member: **What inspires you in your work?**



Rob Chin
Community Design & Planning Manager

In placekeeping work, we don't just do arts for art's sake. It's intentional and purposeful, used to build stronger communities and a collective care for our shared future. So, I'm most inspired by the long and powerful history of community organizing in Boston Chinatown. It's so meaningful to be a part of that landscape and its ecosystem of residents and cultural organizers, and to help carry forward the work of those who came before me.



Emily Ding
Director of Operations & Human Resources

I'm inspired to be part of an organization that invests in working class Asian American communities like in Chinatown and Malden, knowing that my family similarly depended on ethnic enclaves like these to find their footing in the United States. I'm inspired too by the fact that we're impacting multiple generations, with adults receiving housing counseling in Cantonese, Toisanese, and Mandarin, and young Asian Americans engaging in our youth program. While I'm working behind the scenes, I find it is essential to create structures that keep our team organized and supported, ensuring the long-term sustainability of our work.



Ashley Jin
Youth Programs Associate - Chinatown

The youth bring curiosity, enthusiasm, and tenacity into our weekly workshops. It inspires me to create programming that supports their growth while challenging their thinking. More broadly, I didn't have access to a resource like A-VOYCE in high school, and I definitely would have benefited from it. It is healing to know that my work can provide this invaluable space for young people to reflect on their experiences, affirm their identities, and organize in their communities.

Malden Office Grows ACDC's Support in the Changing Landscape

In 2025, ACDC moved into a Malden office with more space to host our youth programs and provide in-person housing counseling to Malden residents. We are excited to continue building community relationships in our new space.



Brenda Liu
Housing Counselor

My clients' resilience inspires me. Many people come to us during their most stressful moments, like when they are facing struggles with their budgets, credit, and the risk of losing their home. Watching them learn, advocate for themselves, and regain confidence keeps me passionate about what I do. Helping clients reach a goal or avoid a crisis reminds me why our work matters.



Lucas Munson
Real Estate Associate Project Manager

My work as a Real Estate Associate Project Manager is driven by a passion to produce quality affordable housing for my neighbors. I know all too well how the impact of high housing costs can affect families. I want to do my part to make Boston a more welcoming place for generations to come.



Nuha Shaikh
Office Manager

Everyone at ACDC does amazing work serving our community. My role focuses more on documenting, accounting, and problem-solving office facility issues. My goal is to provide internal support and support administrative efficiency that allows our staff to focus on their strengths. I am motivated by the values of justice, responsibility, and collaboration. It is always meaningful to know that I am working with others toward ACDC's mission of providing affordable housing and preserving local communities.

IMPACTS THAT FUEL HOPE FOR OUR FUTURE

Stabilizing Neighborhoods

276 affordable homes are in progress.



Rendering of 290 Tremont Street at Parcel 12-C by Stantec.



Rendering of 245 Bryant Street by ICON Architecture.



Rendering of 213 Main Street by ICON Architecture.

Cultivating Resident Leadership & Connection

223 youth and adult Chinatown residents and visitors enjoyed ACDC's Summer Picnic event.

78 Chinatown residents and visitors engaged in arts and culture activities at Hudson Street Stoop events.

13 Chinatown residents completed a leadership training program and created a mural reflecting resident voices and a sense of belonging.

397 households were supported with local grocery store gift cards after the pause in SNAP benefits.

Building Blocks to Financial Wellness

274 households completed a first-time homebuyer workshop.

229 low-income individuals received free one-on-one housing counseling.

88 low-income and immigrant families enrolled in a matched savings program.

Youth-Led Initiatives

52 youth strengthened leadership skills in A-VOYCE Malden and Chinatown's school-year programs.



Youth volunteers at the 2025 Films at the Gate. Photo by Lee-Daniel Tran.

18 youth organized and 42 youth volunteers supported the Films at the Gate festival in Chinatown, attended by 600+ residents & visitors.



SaturPLAY July 2025 event. Photo by Enzo Nguyen.

6 youth organized with 27 youth and adult volunteers to run SaturPLAY.

203 families played and connected at SaturPLAY's monthly events at the Mary Soo Hoo Park at The Greenway.

Ways to Support

Donors like you help create and preserve affordable and vibrant neighborhoods in Chinatown and Greater Boston.

Support youth programs in honor of A-VOYCE's founder and former ACDC staff and board member, Amy Cheung (1982-2024).

↘ Scan below to learn more about Amy's legacy and to donate.

Make a check payable to "ACDC" and mail to or drop it off at our office:
38 Oak Street
Boston, MA 02111

Sponsor our annual events, like A-VOYCE's Films at the Gate or ACDC's Dim Sum Breakfast.

↘ To learn more, email our team at events@asiancdc.org.

Double your impact with a CITC gift or check if your employer provides matching gifts. CITC donations recieve a 50% tax refund on your donation.

↘ To learn more, scan below or email our team at citc@asiancdc.org.

Staff

Rob Chin *Community Design & Planning Manager*
Emily Ding *Director of Operations & Human Resources*
Angie Liou *Executive Director*
Alice Huang *Housing Counselor*
Jenny Huang *Director of Community Design & Planning*
Emma Ishida *Youth Programs Manager*
Ashley Jin *Chinatown Youth Programs Associate*
Billy Kan *Real Estate Project Manager*
Josephine Kuo *Events Associate*
Brenda Liu *Housing Counselor*
Reina Matsumoto *Malden Youth Programs Associate*
Lucas Munson *Real Estate Associate Project Manager**
Christine Nguyen *Director of Development & Communications*
Enzo Nguyen *Development & Communications Associate*
Nuha Shaikh *Office Manager*
Angela Soo Hoo *Community Building Associate*
Müge Ündemir *Director of Real Estate*
Julia Zhu *Building Blocks Manager*

*Joined in 2026

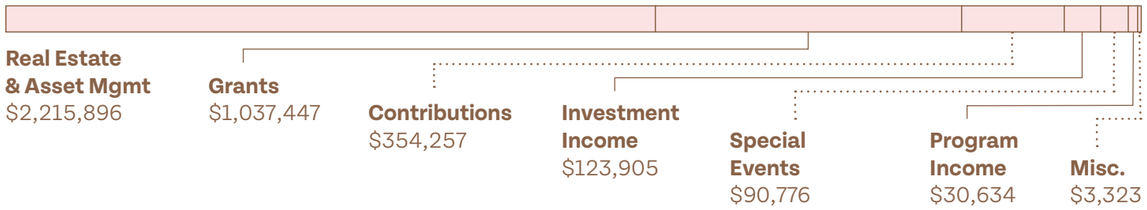
Board

Geoffrey Why *Chair*
Emily K. Yu *Vice Chair*
Eugene Ho *Treasurer*
Yongmei Chen *Assistant Treasurer*
Vincent Lau *Clerk*
Daniel Park *Assistant Clerk*
Nick Chau
Mai Du
Michael S. Greco
Jeffrey D. Hsi
Danielle Kim
Paul W. Lee
Jarone Lee
Nina Liang*
Allison Lim
Daniel McGrath
Kelly Nguyen*
Vivian Pham*
Karen SooHoo

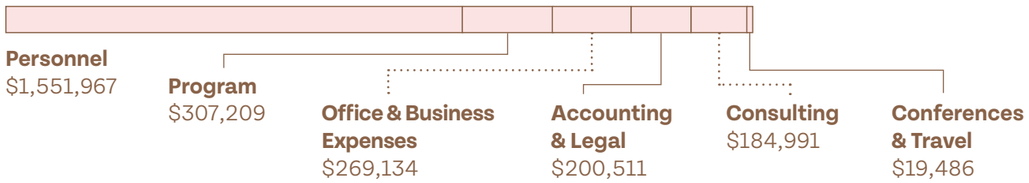
*Inducted in 2026

Financials

Revenue $3,856,238



Expenses $2,533,298



Stay Connected

Find us on Social Media
↘ @asiancdc on Instagram
↘ Asian Community Development Corporation on Facebook and LinkedIn

Sign up for our email newsletter
↘ Visit asiancdc.org/newsletter or scan the QR code.

Thank You to Our Supporters!

Institutional & Government Supporters

Anderson & Kreiger LLP
AREAA Boston
ArtsEmerson
Asian American Lawyers of MA
Asian Women for Health
Bain & Company - Asians at Bain
Bank of America
Berkeley Investments
Beth Israel Deaconess Medical Center
BioMed Realty, L.P.
BlueHub Capital
Boston After School & Beyond
Boston Asian American Film Festival
Boston Global Investors, Inc.
Bunker Hill Community College
Bushrod H. Campbell & Adah F. Hall Charity Fund
Cambridge Savings Bank
Castle Square Tenants Organization Trust
Cathay Bank Foundation
CEDAC
Cheng & Tsui
CHIC Community Engagement
Chinatown Community Land Trust
Chinese Consolidated Benevolent Association
City of Boston - Mayor's Office of Arts and Culture
City of Boston - Office of Human Services
City of Boston - Treasury Dept
Clark Lau LLC
CohnReznick
Commonwealth of MA - Office of Tourism
Community Builders
Community Square Associates
Consigli
Cottonwood Management
Cruz Companies
East West Bank
Eastern Bank
Enterprise
Federal Home Loan Bank of Boston
First Citizens Bank
Flynn Law Group
Freddie Mac
Garden Club of Back Bay
GBH
Hackett Feinberg, P.C.
Health Tech Without Borders
Healthy Places by Design
Housing Ministries of New England
ICON Architecture
Indigo Associates
John Hancock
JPMorgan Chase
KJP
Klein Hornig
Leader Bank
LISC Massachusetts
MA Division of Banks
Maloney Properties
Mass General Hospital
Mass Housing Investment Corp.
Massachusetts Cultural Council
MassMutual
MHIC
National CAPACD
National Endowment for the Arts
Needham Bank
NeighborWorks - America
New England Foundation for the Arts
New Venture Fund
New York University - CEHRT
Oxford Properties
RBC Community Investments
Saint James Real Estate
Salem Five Bank
Sanofi
Santander Bank
Sasaki & Sasaki Foundation
South Cove Community Health Center
South Cove Manor
Stantec
TeaDo
The Asian Community Fund at The Boston Foundation
Tufts Medicine
Tufts University
UMass Boston Institute for Asian American Studies
United Way of Mass Bay
Utile Inc.
VHB

Individual Supporters

Anonymous
Sadhika A.
Carly Anderson
Barbara Andrews
Jeannette Angles
Matthew Aronson
Bianca Baldridge
Jyothsna Buddharaju
Carmen Chan
Lawrence Chan
Nick & Eva Chau
Steven Chen
Yongda Chen
Alissa Chen
Emily Chen
Stanley & Josephine Chen Legacy Fund at The Boston Foundation
Yongmei Chen
Jill & Hung Cheng
Elaine Cheung
Judith Cheung
Po Keung & Kwan Cheung
Alice Chi
Francis Chin
Jeanne Chin
Katherine Chin
Helen Chin Schlichte
Amy Chu
MyDzung Chu
Amanda Cote
Hien Dang
Deborah Danik
Grace Dolan
Mai Du
Chrissie Eastin
Nick & Barbara Elton
Gay Eng
Eve Ewing
Doug Fambrough, III
Jenny Fauth
Nick Favorito
Eric Foley
James & Donna Fong
Olivia Fong
Aida Franquiz
Jacque Friedman & Evelyn Murphy
Marie & Kev Gipson
Michael S. Greco
Angela Guan
Amy Guen
Tewobesta Haile
Kate Hashey
Jeffrey He
Eugene Ho & Natalie Truong
Jeffrey Hsi & Amy Wagenfeld
Tony Hsiao
Nancy Hsu
Tiffany Hsu
Lily Huang
Theresa Huang
Janie Huang
Renee Inomata & Paul Lee
Sarah & Corey Jackson
Ruth Jacobson
Boston Global Investors
Amy Johnson
Kathleen Joyce
Hannah Jun
Alice Kane
Sherry Keenan Burke
Danielle Kim
Jung Shen Kuo
Terry Kwan
Evelyn Kwan
Rachel Lagasse
Vincent Lau
Ceclia Law
Yee Nok Law
Alexis Lee
Jarone Lee
Jeff Lee
Kaela Lee & Alex Slive
Paul W. Lee Fund at The Boston Foundation
Rachel Lee
Rebecca A. Lee
Kelly Leung
Rachel Li
Selina Li
Nina Liang
Allison Lim
Amanda Linehan
Nicole Love Crandall
Ruthzee Louijeune
Artemisia Luk
Phuong Luong
Kuong Ly
Peter Madsen
Pradeep, Divakaran, & Swarnalatha Mangalath
Brian Martin
Jaqueline Martin
Daniel McGrath
Jack McPhee
Peter Munkenbeck
Ange Najam
Yvonne Ng
Ha Anh Nguyen
Amy Nguyen
Julia Nguyen
Tyler Nguyen
Marybeth Noonan
Diane Ortega
Kristin Otharsson
Steven Pamintuan
Richard Pan
Todd Pang
John Paquette
Janice Pare
Daniel Park
ponnapa prakkamakul
Yongyu Qiu
Jean Quintal
Raquel Ramos
Ziliang Ruan
Jessi Rymill
Allen Shafii
Celina Shek
Jayesh Shinde
Roxanne Shoemaker
Cynthia Shuman
Sneha Singh
Yerkezhan Smagulova
Karen SooHoo
Daniel Stolkowski
Rose Mary Su
Minju Sun
Kathryn Sylvia
Ashley Tan
Aubrey Tang
Nina Tsao
Marian Tse & James Lee
Angie Tse
Elaine Tung
Deepa Vasudevan
Quyen Vo
Alex Wang
Hannah Wang
Yun Wang
Nancy Wang
Caitlyn Wei
Geoff & Annamarie Why
Allison Wild
Stephen Winslow
John & Lena Wong
Winston Wong
Ada Wu
Janet Wu
Anthony Wu
Michael Wu
Vivien Wu
Jessy Yang & Caroline Smith
Anna & Bing Yee
Cynthia Yee
George Yee
Ronald H. Yee
Fatma Yesim
Allison Yu
Emily K. Yu
Lan Yu
Winnie Yuan

Asian Community Development Corporation (ACDC) invests in Asian American and low-income communities by creating and preserving affordable and vibrant neighborhoods in Chinatown and Greater Boston.

Asian Community
Development Corporation
亞美社區發展協會

Front Cover Photo by ponnapa prakkamakul
Back Cover Photo by The Chinatown Project

Editing by Emily Ding, Josephine Kuo, Jenny Huang, Angie Liou, Reina Matsumoto, Christine Nguyen, and Müge Ündemir

Narratives by Christine Nguyen & Enzo Nguyen
Design by Enzo Nguyen

Find us on Social Media
↘ @asiancdc on Instagram
↘ Asian Community Development Corporation on Facebook and LinkedIn

