

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2013

Department of the Treasury
Internal Revenue Service

Do not enter Social Security numbers on this form as it may be made public.

Information about Form 990 and its instructions is at www.irs.gov/form990

Open to Public Inspection

A For the 2013 calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization FENWAY COMMUNITY DEVELOPMENT CORPORATION Doing Business As Number and street (or P.O. box if mail is not delivered to street address) Room/suite 70 BURBANK STREET City or town, state or province, country, and ZIP or foreign postal code BOSTON, MA 02115 F Name and address of principal officer: ERIC TINGDAHL SAME AS C ABOVE	D Employer identification number 04-2666507 E Telephone number 617-267-4637 G Gross receipts \$ 2,025,778. H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions) H(c) Group exemption number ▶
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		
J Website: ▶ WWW.FENWAYCDC.ORG		
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		L Year of formation: 1973 M State of legal domicile: MA

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: FENWAY COMMUNITY DEVELOPMENT CORPORATION (FCDC) IS A NONPROFIT CORPORATION DEVOTED TO ENHANCING 2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets. 3 Number of voting members of the governing body (Part VI, line 1a) 3 18 4 Number of independent voting members of the governing body (Part VI, line 1b) 4 18 5 Total number of individuals employed in calendar year 2013 (Part V, line 2a) 5 11 6 Total number of volunteers (estimate if necessary) 6 88 7a Total unrelated business revenue from Part VIII, column (C), line 12 7a 0. b Net unrelated business taxable income from Form 990-T, line 34 7b 0.																									
Revenue		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Prior Year</th> <th style="text-align: center;">Current Year</th> </tr> </thead> <tbody> <tr> <td>8 Contributions and grants (Part VIII, line 1h)</td> <td style="text-align: right;">370,446.</td> <td style="text-align: right;">252,669.</td> </tr> <tr> <td>9 Program service revenue (Part VIII, line 2g)</td> <td style="text-align: right;">540,129.</td> <td style="text-align: right;">758,619.</td> </tr> <tr> <td>10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)</td> <td style="text-align: right;">10,443.</td> <td style="text-align: right;">6,127.</td> </tr> <tr> <td>11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)</td> <td style="text-align: right;">18,955.</td> <td style="text-align: right;">169,349.</td> </tr> <tr> <td>12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)</td> <td style="text-align: right;">939,973.</td> <td style="text-align: right;">1,186,764.</td> </tr> </tbody> </table>		Prior Year	Current Year	8 Contributions and grants (Part VIII, line 1h)	370,446.	252,669.	9 Program service revenue (Part VIII, line 2g)	540,129.	758,619.	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	10,443.	6,127.	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	18,955.	169,349.	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	939,973.	1,186,764.						
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Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer ERIC TINGDAHL, TREASURER Type or print name and title	Date		
Paid Preparer Use Only	Print/Type preparer's name DAVID KELLEHER, CPA	Preparer's signature DAVID KELLEHER, CPA	Date 10/03/14	Check <input type="checkbox"/> if self-employed PTIN P01059560
	Firm's name ▶ ALEXANDER, ARONSON, FINNING & CO., P.C.	Firm's EIN ▶ 04-2571780		
	Firm's address ▶ 21 EAST MAIN STREET WESTBORO, MA 01581			Phone no. 508-366-9100

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III [X]

1 Briefly describe the organization's mission:
FCDC IS A MEMBERSHIP ORGANIZATION THAT WORKS TO ACHIEVE GREATER RESIDENTIAL STABILITY AND DIVERSITY IN THE FENWAY NEIGHBORHOOD. WE ENGAGE RESIDENTS IN COMMUNITY PLANNING, DEVELOP AFFORDABLE HOUSING, AND ADVOCATE FOR COMMUNITY SERVICES PRIMARILY AIMED AT MEETING THE

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [] Yes [X] No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [X] Yes [] No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 194,968. including grants of \$) (Revenue \$ 949,636.)
HOUSING DEVELOPMENT - PRESERVATION, REHABILITATION AND DEVELOPMENT OF HOUSING UNITS FOR LOW AND MODERATE INCOME FAMILIES IN THE FENWAY AREA OF BOSTON MASSACHUSETTS. OVER THE YEARS, FCDC HAS DEVELOPED 678 UNITS. RENOVATED AND REFINANCED 64-70 BURBANK ST APARTMENTS AND BEGAN PLANNING FOR REFINANCING AND RENOVATING 71 WESTLAND IN 2015-2016. IN LATE 2013, FCDC VOTED TO CREATE A SUBSIDIARY, FENWAY COMPANIES, INC., THAT WILL DEVELOP PROJECTS OUTSIDE THE TRADITIONAL FENWAY BOUNDARIES. THE SUBSIDIARY WAS FORMED IN 2014. TOWARD THAT END, WE STARTED LOOKING AT REAL ESTATE PROJECTS OUTSIDE THE FENWAY FOR POSSIBLE ACQUISITION AND DEVELOPMENT.

4b (Code:) (Expenses \$ 145,836. including grants of \$) (Revenue \$)
COMMUNITY ORGANIZING & PLANNING - DURING 2013, FCDC ENGAGED RESIDENTS AND STAKEHOLDERS IN OUR PLANNING AND COMMITTEE WORK. WE ADVANCED THE FENWAY'S URBAN VILLAGE PLAN BY WORKING TO CREATE MORE AFFORDABLE HOUSING, MITIGATING INSTITUTIONAL IMPACT, EXPLORING TRANSPORTATION OPTIONS FOR ALL, AND IMPROVING ACCESS FOR PEOPLE WITH DISABILITIES. ADDITIONALLY, WE WORKED WITH COMMUNITY PARTNERS TO IMPROVE ACCESS TO OPEN SPACE, AND ARTS AND CULTURE. IN 2013, WE ENGAGED RESIDENTS IN A NEEDS ASSESSMENT TO SHARE THEIR VOICES ABOUT NEIGHBORHOOD ISSUES. IN THREE FOCUS GROUP MEETINGS, RESIDENTS AND COMMUNITY STAKEHOLDERS IDENTIFIED SIGNIFICANT RESIDENT CONCERNS AND ESTABLISHED THE FOUR WORKING GROUPS TO ADVANCE THE URBAN VILLAGE PLAN THROUGH INSTITUTIONAL IMPACT; AFFORDABLE HOUSING; COMMUNITY SPACE; GREEN SPACE; AND ARTS AND

4c (Code:) (Expenses \$ 99,764. including grants of \$) (Revenue \$)
WALK TO WORK RESIDENT SERVICES PROGRAM - SINCE 1994, FCDC HAS IMPROVED THE LIFE OF LOW-AND MODERATE-INCOME PEOPLE OF FENWAY AND BOSTON. THROUGH COUNSELING, CASE MANAGEMENT, SUPPORT SERVICES, AND EDUCATIONAL WORKSHOPS, WE EDUCATE VULNERABLE RESIDENTS ON HOW TO OVERCOME BARRIERS TO MOVE OUT OF POVERTY, AND TO BECOME ECONOMICALLY SELF-SUFFICIENT.

OUR WORKFORCE DEVELOPMENT "WALK TO WORK" PROGRAM HELPS RESIDENTS ACCESS TRAINING, COUNSELING, AND GUIDANCE IN JOB PLACEMENT, JOB READINESS, CAREER AND EDUCATION ADVANCEMENT, AND ENGLISH CLASSES FOR IMMIGRANTS. OUR RESIDENT SERVICES STABILIZE THE LIVES OF OUR TENANTS BY HELPING THEM ACCESS HUMAN SERVICES. RESIDENTS ALSO ATTENDED HOUSING COUNSELING AND FINANCIAL LITERACY WORKSHOPS TO INCREASE THEIR PERSONAL FINANCE

4d Other program services (Describe in Schedule O.)
(Expenses \$ 77,321. including grants of \$) (Revenue \$)

4e Total program service expenses 517,889.

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	X	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b	Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c	Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	X	
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	X	
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?		X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>		X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	X	
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		

Part IV Checklist of Required Schedules (continued)

		Yes	No
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X
22	Did the organization report more than \$5,000 of grants or other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
24b			
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
24c			
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
24d			
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
25b			X
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? If so, complete Schedule L, Part II		X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
28a			X
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>		X
28b			X
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV</i>		X
28c			X
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
29			X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
30			X
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
31			X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
32			X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	X	
33		X	
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	X	
34		X	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	X	
35a		X	
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	X	
35b		X	
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
36			X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
37			X
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O	X	
38		X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

Main form area containing questions 1a through 14b with columns for Yes/No and numerical input fields.

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.		
	1a		18
b	Enter the number of voting members included in line 1a, above, who are independent		18
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?	X	
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6	Did the organization have members or stockholders?		X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	X	
b	Each committee with authority to act on behalf of the governing body?	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	X	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	X	
13	Did the organization have a written whistleblower policy?	X	
14	Did the organization have a written document retention and destruction policy?	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	X	
b	Other officers or key employees of the organization		X
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed **MA**
- 18** Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain in Schedule O)
- 19** Describe in Schedule O whether (and if so, how), the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, physical address, and telephone number of the person who possesses the books and records of the organization: **ERIC TINGDAHL, TREASURER - (617) 267-4637**
70 BURBANK STREET, BOSTON, MA 02115

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) RYAN BOXILL BOARD MEMBER	1.00	X						0.	0.	0.
(2) BRIAN CLAGUE BOARD MEMBER	1.00	X						0.	0.	0.
(3) MANUEL DELGADO FORMER BOARD MEMBER	1.00	X						0.	0.	0.
(4) NIKKI FLIONIS BOARD MEMBER/CLERK	6.00	X		X				0.	0.	0.
(5) JOYCE FOSTER FORMER BOARD MEMBER	5.00	X						0.	0.	0.
(6) ANDRE JONES BOARD MEMBER	3.00	X						0.	0.	0.
(7) KATHERINE L. GREENOUGH BOARD MEMBER/TREASURER	2.00	X		X				0.	0.	0.
(8) GREGORY PAULSON HAIG BOARD MEMBER	1.00	X						0.	0.	0.
(9) NILDA HUGHES BOARD MEMBER	2.00	X						0.	0.	0.
(10) CATHY JACOBOWITZ FORMER TREASURER	3.00	X		X				0.	0.	0.
(11) ROSIE KAMAL BOARD MEMBER	2.00	X						0.	0.	0.
(12) ROMIN KOBEL BOARD MEMBER	1.00	X						0.	0.	0.
(13) JOHN LABELLA BOARD MEMBER	2.00	X						0.	0.	0.
(14) RICHARD PENDLETON BOARD MEMBER	2.00	X						0.	0.	0.
(15) ERIC TINGDAHL BOARD MEMBER/PRES./2014 TREASURER	10.00	X		X				0.	0.	0.
(16) LOUVERE WALKER CLERK/VICE PRESIDNET	6.00	X		X				0.	0.	0.
(17) SONIA WEINHAUS FORMER BOARD MEMBER	2.00	X						0.	0.	0.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) STEVE WOLF PRESIDENT/BOARD MEMBER	2.00	X		X				0.	0.	0.
(19) CALLIE WATKINS LIU BOARD MEMBER	1.00	X						0.	0.	0.
(20) MATTHEW WILDMAN BOARD MEMBER	2.00	X						0.	0.	0.
(21) MARIA ROMERO BOARD MEMBER	0.10	X						0.	0.	0.
(22) MALLORY ROHRIG BOARD MEMBER	3.00	X						0.	0.	0.
(23) JAMES HOBEN BOARD MEMBER	1.00	X						0.	0.	0.
(24) DHARMENA DOWNEY EXECUTIVE DIRECTOR	40.00			X				84,409.	0.	6,497.
1b Sub-total								84,409.	0.	6,497.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								84,409.	0.	6,497.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 0

	Yes	No
3 Did the organization list any former officer, director, or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c	104,456.			
	d Related organizations	1d				
	e Government grants (contributions)	1e	47,824.			
	f All other contributions, gifts, grants, and similar amounts not included above	1f	100,389.			
	g Noncash contributions included in lines 1a-1f: \$					
	h Total. Add lines 1a-1f		252,669.			
	Program Service Revenue	2 a INTEREST INCOME ON LOA	Business Code 900099	322,740.	322,740.	
b PROJECT DEVELOPMENT FE		900099	260,818.	260,818.		
c GROUND LEASE INCOME		900099	150,000.	150,000.		
d MANAGEMENT FEES		561499	25,061.	25,061.		
e						
f All other program service revenue						
g Total. Add lines 2a-2f			758,619.			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		6,127.		6,127.	
	4 Income from investment of tax-exempt bond proceeds					
	5 Royalties					
	6 a Gross rents	(i) Real	816,832.			
		(ii) Personal				
		b Less: rental expenses	798,609.			
		c Rental income or (loss)	18,223.			
	d Net rental income or (loss)		18,223.	18,223.		
	7 a Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other				
		b Less: cost or other basis and sales expenses				
		c Gain or (loss)				
	d Net gain or (loss)					
	8 a Gross income from fundraising events (not including \$ 104,456. of contributions reported on line 1c). See Part IV, line 18	a	18,737.			
b Less: direct expenses		b	40,405.			
c Net income or (loss) from fundraising events			-21,668.		-21,668.	
9 a Gross income from gaming activities. See Part IV, line 19	a					
	b Less: direct expenses	b				
	c Net income or (loss) from gaming activities					
10 a Gross sales of inventory, less returns and allowances	a					
	b Less: cost of goods sold	b				
	c Net income or (loss) from sales of inventory					
Miscellaneous Revenue		Business Code				
11 a RECOVERY OF INTEREST P	900099	151,086.	151,086.			
b OTHER INCOME	900099	21,708.	21,708.			
c						
d All other revenue						
e Total. Add lines 11a-11d		172,794.				
12 Total revenue. See instructions.		1,186,764.	949,636.	0.	-15,541.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the United States. See Part IV, line 21				
2 Grants and other assistance to individuals in the United States. See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	91,583.	65,665.	13,738.	12,180.
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	360,295.	273,970.	26,769.	59,556.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	38,450.	29,552.	2,869.	6,029.
10 Payroll taxes	48,316.	37,308.	3,942.	7,066.
11 Fees for services (non-employees):				
a Management				
b Legal	3,290.	3,290.		
c Accounting	49,178.		49,178.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)	2,094.	2,094.		
12 Advertising and promotion	2,385.	1,994.	391.	
13 Office expenses	19,041.	15,242.	3,038.	761.
14 Information technology				
15 Royalties				
16 Occupancy	3,792.	2,794.	998.	
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	82.		82.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	19,684.	14,422.	5,262.	
23 Insurance	7,992.	6,314.	1,678.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a CONTRACTED LABOR	77,020.	32,210.	33,460.	11,350.
b MISCELLANEOUS	39,307.	28,993.	10,314.	
c EQUIPMENT	5,958.	2,611.	3,347.	
d BAD DEBT	1,430.	1,430.		
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	769,897.	517,889.	155,066.	96,942.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here if following SOP 98-2 (ASC 958-720)

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year	
Assets	1 Cash - non-interest-bearing	318,926.	1	351,610.	
	2 Savings and temporary cash investments	1,009,196.	2	1,389,861.	
	3 Pledges and grants receivable, net	179,739.	3	145,429.	
	4 Accounts receivable, net	45,506.	4	26,898.	
	5 Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5		
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instr). Complete Part II of Sch L		6		
	7 Notes and loans receivable, net		7		
	8 Inventories for sale or use		8		
	9 Prepaid expenses and deferred charges	15,279.	9	13,520.	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 8,108,775.			
	b Less: accumulated depreciation	10b 1,377,899.	6,416,144.	10c 6,730,876.	
	11 Investments - publicly traded securities		11		
	12 Investments - other securities. See Part IV, line 11		12		
	13 Investments - program-related. See Part IV, line 11	1,583,981.	13	1,786,858.	
	14 Intangible assets		14		
	15 Other assets. See Part IV, line 11	1,265,429.	15	629,137.	
16 Total assets. Add lines 1 through 15 (must equal line 34)	10,834,200.	16	11,074,189.		
Liabilities	17 Accounts payable and accrued expenses	43,945.	17	123,371.	
	18 Grants payable		18		
	19 Deferred revenue		19		
	20 Tax-exempt bond liabilities		20		
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21		
	22 Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22		
	23 Secured mortgages and notes payable to unrelated third parties	4,999,441.	23	4,771,675.	
	24 Unsecured notes and loans payable to unrelated third parties		24		
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	164,193.	25	135,655.	
	26 Total liabilities. Add lines 17 through 25	5,207,579.	26	5,030,701.	
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.				
	27 Unrestricted net assets	5,388,860.	27	5,887,378.	
	28 Temporarily restricted net assets	237,761.	28	156,110.	
	29 Permanently restricted net assets		29		
	Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.				
	30 Capital stock or trust principal, or current funds		30		
	31 Paid-in or capital surplus, or land, building, or equipment fund		31		
	32 Retained earnings, endowment, accumulated income, or other funds		32		
33 Total net assets or fund balances	5,626,621.	33	6,043,488.		
34 Total liabilities and net assets/fund balances	10,834,200.	34	11,074,189.		

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,186,764.
2	Total expenses (must equal Part IX, column (A), line 25)	2	769,897.
3	Revenue less expenses. Subtract line 2 from line 1	3	416,867.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	5,626,621.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	6,043,488.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		X
2b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	X	
2c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.	X	
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	X	
3b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	X	

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No. 1545-0047

2013

Open to Public
Inspection

Name of the organization **FENWAY COMMUNITY DEVELOPMENT CORPORATION** Employer identification number **04-2666507**

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2 A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E.)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 9 An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2)**. (Complete Part III.)
- 10 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4)**.
- 11 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See **section 509(a)(3)**. Check the box that describes the type of supporting organization and complete lines 11e through 11h.
 - a Type I
 - b Type II
 - c Type III - Functionally integrated
 - d Type III - Non-functionally integrated
- e By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2).
- f If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box
- g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

	Yes	No
11g(i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization?		
11g(ii) A family member of a person described in (i) above?		
11g(iii) A 35% controlled entity of a person described in (i) or (ii) above?		
- h Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-9 above or IRC section (see instructions))	(iv) Is the organization in col. (i) listed in your governing document?		(v) Did you notify the organization in col. (i) of your support?		(vi) Is the organization in col. (i) organized in the U.S.?		(vii) Amount of monetary support
			Yes	No	Yes	No	Yes	No	
Total									

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	325,952.	381,910.	513,314.	370,446.	252,669.	1,844,291.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	325,952.	381,910.	513,314.	370,446.	252,669.	1,844,291.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						422,363.
6 Public support. Subtract line 5 from line 4.						1,421,928.

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
7 Amounts from line 4	325,952.	381,910.	513,314.	370,446.	252,669.	1,844,291.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	3,594.	2,136.	3,394.	2,840.	6,127.	18,091.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)	25,772.	14,463.	310,223.	8,801.	21,708.	380,967.
11 Total support. Add lines 7 through 10						2,243,349.
12 Gross receipts from related activities, etc. (see instructions)					12	4,167,184.
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here	<input type="checkbox"/>					

Section C. Computation of Public Support Percentage

14 Public support percentage for 2013 (line 6, column (f) divided by line 11, column (f))	14	63.38	%
15 Public support percentage from 2012 Schedule A, Part II, line 14	15	64.26	%
16a 33 1/3% support test - 2013. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization	<input checked="" type="checkbox"/>		
b 33 1/3% support test - 2012. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization	<input type="checkbox"/>		
17a 10% -facts-and-circumstances test - 2013. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization	<input type="checkbox"/>		
b 10% -facts-and-circumstances test - 2012. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization	<input type="checkbox"/>		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions	<input type="checkbox"/>		

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2009	(b) 2010	(c) 2011	(d) 2012	(e) 2013	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2013 (line 8, column (f) divided by line 13, column (f))	15	%
16 Public support percentage from 2012 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2013 (line 10c, column (f) divided by line 13, column (f))	17	%
18 Investment income percentage from 2012 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2013. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2012. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

SCHEDULE C
(Form 990 or 990-EZ)

Political Campaign and Lobbying Activities

OMB No. 1545-0047

2013

Department of the Treasury
Internal Revenue Service

For Organizations Exempt From Income Tax Under section 501(c) and section 527
 ▶ **Complete if the organization is described below.** ▶ **Attach to Form 990 or Form 990-EZ.**
 ▶ **See separate instructions.** ▶ **Information about Schedule C (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.**

Open to Public Inspection

If the organization answered "Yes," to Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes," to Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes," to Form 990, Part IV, line 5 (Proxy Tax) or Form 990-EZ, Part V, line 35c (Proxy Tax), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization FENWAY COMMUNITY DEVELOPMENT CORPORATION	Employer identification number 04-2666507
---	---

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.
- 2 Political expenditures ▶ \$ _____
- 3 Volunteer hours _____

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ \$ _____
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ \$ _____
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
- 4a Was a correction made? Yes No
- b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ \$ _____
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ \$ _____
- 3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b ▶ \$ _____
- 4 Did the filing organization file **Form 1120-POL** for this year? Yes No
- 5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-.	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ. Schedule C (Form 990 or 990-EZ) 2013

LHA

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).
- B** Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
1 a Total lobbying expenditures to influence public opinion (grass roots lobbying)															
b Total lobbying expenditures to influence a legislative body (direct lobbying)		877.													
c Total lobbying expenditures (add lines 1a and 1b)		877.													
d Other exempt purpose expenditures		769,020.													
e Total exempt purpose expenditures (add lines 1c and 1d)		769,897.													
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.		140,485.													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">If the amount on line 1e, column (a) or (b) is:</th> <th style="text-align: left;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000.</td> </tr> </tbody> </table>		If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000.		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e.														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.														
Over \$17,000,000	\$1,000,000.														
g Grassroots nontaxable amount (enter 25% of line 1f)		35,121.													
h Subtract line 1g from line 1a. If zero or less, enter -0-		0.													
i Subtract line 1f from line 1c. If zero or less, enter -0-		0.													
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?			<input type="checkbox"/> Yes <input type="checkbox"/> No												

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) Total
2a Lobbying nontaxable amount			126,277.	140,485.	266,762.
b Lobbying ceiling amount (150% of line 2a, column(e))					400,143.
c Total lobbying expenditures			12,586.	877.	13,463.
d Grassroots nontaxable amount			31,569.	35,121.	66,690.
e Grassroots ceiling amount (150% of line 2d, column (e))					100,035.
f Grassroots lobbying expenditures			7,636.		7,636.

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each "Yes," response to lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.	(a)		(b)
	Yes	No	Amount
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)? ..			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	
3 Did the organization agree to carry over lobbying and political expenditures from the prior year?	3	

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No," OR (b) Part III-A, line 3, is answered "Yes."

1 Dues, assessments and similar amounts from members	1	
2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
a Current year	2a	
b Carryover from last year	2b	
c Total	2c	
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5 Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, line 2; and Part II-B, line 1. Also, complete this part for any additional information.

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ **Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**
▶ **Attach to Form 990.**

▶ **Information about Schedule D (Form 990) and its instructions is at www.irs.gov/form990**

OMB No. 1545-0047

2013

Open to Public Inspection

Name of the organization

FENWAY COMMUNITY DEVELOPMENT CORPORATION

Employer identification number

04-2666507

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

Preservation of land for public use (e.g., recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1

▶ \$ _____

(ii) Assets included in Form 990, Part X

▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenues included in Form 990, Part VIII, line 1

▶ \$ _____

b Assets included in Form 990, Part X

▶ \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange programs
 - e Other _____

- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____ %
 - b Permanent endowment _____ %
 - c Temporarily restricted endowment _____ %
- The percentages in lines 2a, 2b, and 2c should equal 100%.

- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|---|--------|----|
| (i) unrelated organizations | 3a(i) | |
| (ii) related organizations | 3a(ii) | |
| b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |

- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		2,695,000.		2,695,000.
b Buildings		5,042,982.	1,189,581.	3,853,401.
c Leasehold improvements		209,102.	98,901.	110,201.
d Equipment		161,691.	89,417.	72,274.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).)				6,730,876.

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.)		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) DEVELOPMENT FEES AND		
(2) GROUND LEASE RECEIVABLE	200,322.	COST
(3) NOTES RECEIVABLE AND		
(4) INTEREST - RELATED		
(5) PARTIES, NET OF ALLOWANCE	1,438,174.	COST
(6) INVESTMENTS IN RELATED		
(7) LIMITED PARTNERSHIPS, NET		
(8) OF RESERVE	148,362.	COST
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.)	1,786,858.	

Part IX Other Assets.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) DUE FROM RELATED PARTIES	86,600.
(2) RESTRICTED DEPOSITS	490,819.
(3) FINANCING FEES, NET ACCUMULATED AMORTIZATION	51,718.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	629,137.

Part X Other Liabilities.

Complete if the organization answered "Yes" to Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) DUE TO RELATED PARTIES	85,337.
(3) SECURITY DEPOSITS	50,318.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	135,655.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" to Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements	1	2,111,041.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains on investments	2a	
b	Donated services and use of facilities	2b	85,263.
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d	2e	85,263.
3	Subtract line 2e from line 1	3	2,025,778.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	-839,014.
c	Add lines 4a and 4b	4c	-839,014.
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)	5	1,186,764.

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" to Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements	1	1,694,175.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	84,343.
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	839,935.
e	Add lines 2a through 2d	2e	924,278.
3	Subtract line 2e from line 1	3	769,897.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	0.
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)	5	769,897.

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

EXPLANATION: FCDC ACCOUNTS FOR UNCERTAINTY IN INCOME TAXES IN ACCORDANCE WITH ASC TOPIC, INCOME TAXES. THIS STANDARD CLARIFIES THE ACCOUNTING FOR UNCERTAINTY IN TAX POSITIONS AND PRESCRIBES A RECOGNITION THRESHOLD AND MEASUREMENT ATTRIBUTE FOR THE FINANCIAL STATEMENT REGARDING A TAX POSITION TAKEN OR EXPECTED TO BE TAKEN IN A TAX RETURN. FCDC AND AFFILIATES HAS DETERMINED THAT THERE ARE NO UNCERTAIN TAX POSITIONS WHICH QUALIFY FOR EITHER RECOGNITION OR DISCLOSURE IN THE FINANCIAL STATEMENTS AT DECEMBER 31, 2013. FCDC'S INFORMATION RETURNS ARE SUBJECT TO EXAMINATION BY THE FEDERAL AND STATE JURISDICTIONS AND GENERALLY REMAIN OPEN FOR THE MOST RECENT THREE YEARS.

Part XIII Supplemental Information (continued)

PART XI, LINE 4B - OTHER ADJUSTMENTS:

DONATED SPECIAL EVENT EXPENSES NETTED WITH SPECIAL EVENTS

REVENUE OF \$921

SPECIAL EVENTS (FUNDRAISING EXPENSE NETTED W/ SPECIAL EVENT

REV.) OF \$41,326

FENWAY APARTMENTS, LLC EXPENSE SHOWN NET ON STATEMENT OF

REVENUE OF \$390,298

15-25 HEMENWAY CO-OP EXPENSES SHOWN NET ON STATEMENT OF

REVENUE OF \$408,311

PART XII, LINE 2D - OTHER ADJUSTMENTS:

SPECIAL EVENTS (FUNDRAISING EXPENSE NETTED W/ SPECIAL EVENT

REV.) OF \$41,326

FENWAY APARTMENTS, LLC EXPENSE SHOWN NET ON STATEMENT OF

REVENUE OF \$390,298

15-25 HEMENWAY CO-OP EXPENSES SHOWN NET ON STATEMENT OF

REVENUE OF \$408,311

PART XII, LINE 4B

EXPLANATION: DONATED SPECIAL EVENT EXPENSE NETTED WITH SPECIAL EVENT

REVENUE ON AUDIT OF \$921.

SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

▶ **Attach to Form 990 or Form 990-EZ.**

OMB No. 1545-0047

2013

Open To Public Inspection

▶ **Information about Schedule G (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.**

Name of the organization
FENWAY COMMUNITY DEVELOPMENT CORPORATION

Employer identification number
04-2666507

Part I Fundraising Activities. Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- a Mail solicitations
- b Internet and email solicitations
- c Phone solicitations
- d In-person solicitations
- e Solicitation of non-government grants
- f Solicitation of government grants
- g Special fundraising events

2 a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? **Yes** **No**

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
Total						

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II Fundraising Events. Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		FENWAY BALL (event type)	FALL EVENT (event type)	NONE (total number)	
Revenue	1 Gross receipts	108,327.	14,866.		123,193.
	2 Less: Contributions	91,032.	13,424.		104,456.
	3 Gross income (line 1 minus line 2)	17,295.	1,442.		18,737.
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs	3,559.			3,559.
	7 Food and beverages	18,643.	1,600.		20,243.
	8 Entertainment		75.		75.
	9 Other direct expenses	8,710.	7,818.		16,528.
	10 Direct expense summary. Add lines 4 through 9 in column (d)				40,405.
	11 Net income summary. Subtract line 10 from line 3, column (d)				-21,668.

Part III Gaming. Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
		1 Gross revenue			
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	
7 Direct expense summary. Add lines 2 through 5 in column (d)					
8 Net gaming income summary. Subtract line 7 from line 1, column (d)					

9 Enter the state(s) in which the organization operates gaming activities: _____
a Is the organization licensed to operate gaming activities in each of these states? Yes No
b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? Yes No
b If "Yes," explain: _____

- 11 Does the organization operate gaming activities with nonmembers? Yes No
- 12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? Yes No
- 13 Indicate the percentage of gaming activity operated in:

13a		%
13b		%
- 14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ► _____

Address ► _____

- 15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No

b If "Yes," enter the amount of gaming revenue received by the organization ► \$ _____ and the amount of gaming revenue retained by the third party ► \$ _____ .

c If "Yes," enter name and address of the third party:

Name ► _____

Address ► _____

16 Gaming manager information:

Name ► _____

Gaming manager compensation ► \$ _____

Description of services provided ► _____

- Director/officer Employee Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ► \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v), and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990

OMB No. 1545-0047

2013

Open to Public
Inspection

Name of the organization

FENWAY COMMUNITY DEVELOPMENT CORPORATION

Employer identification number

04-2666507

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

THE STABILITY, SUSTAINABILITY AND DIVERSITY OF THE FENWAY NEIGHBORHOOD
OF BOSTON BY PROVIDING OPPORTUNITIES FOR ALL THE AREA RESIDENTS,
PARTICULARLY THOSE OF LIMITED MEANS TO THRIVE IN THE COMMUNITY.

FCDC IS EXEMPT FROM FEDERAL INCOME TAXES AS AN ORGANIZATION (NOT A
PRIVATE FOUNDATION) FORMED FOR CHARITABLE PURPOSES UNDER INTERNAL
REVENUE CODE SECTION 501 (C)(3).

IN 2013, FCDC DEVELOPED A FIVE-YEAR COMMUNITY INVESTMENT PLAN AND
SUBMITTED IT TO THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT. OUR PLAN SPELLS OUT FCDC GOALS, OUTCOMES, STRATEGIES,
PROGRAMS, AND ACTIVITIES FROM 2014 TO 2018. WORKING FROM THE PLAN, WE
APPLIED FOR THE FIRST OF FIVE YEARLY AWARDS OF COMMUNITY INVESTMENT TAX
CREDITS (CITC), WHICH CAN BE USED BY THE DONORS TO OFFSET STATE AND
SOME FEDERAL TAXES.

FORM 990, PART III, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

NEEDS OF LOW AND MODERATE INCOME RESIDENTS. WE ENVISION THE FENWAY AS
AN URBAN VILLAGE - A MODEL OF SMART GROWTH AND SUSTAINABILITY WHERE
BOTH RESIDENTIAL AND INSTITUTIONAL NEIGHBORS THRIVE. TOWARD THIS END, WE
SEEK TO CAPITALIZE ON THE OPPORTUNITIES AND ADDRESS THE CHALLENGES
ARISING FROM THE FENWAY'S UNIQUE CONCENTRATION OF WORLD-RENOWNED
INSTITUTIONS, WHICH ARE IMPORTANT DRIVERS OF THE REGIONAL ECONOMY.

FORM 990, PART III, LINE 3, CHANGES IN PROGRAM SERVICES:

EXPLANATION: THE PETERBOROUGH SENIOR CENTER (SENIOR TASK FORCE) - WAS

Name of the organization

FENWAY COMMUNITY DEVELOPMENT CORPORATION

Employer identification number

04-2666507

SUCCESSFULLY TRANSFERRED TO ANOTHER NON-PROFIT ORGANIZATION DURING
2013. THUS, THIS IS NO LONGER A PROGRAM OF FCDC.

FORM 990, PART III, LINE 4B, PROGRAM SERVICE ACCOMPLISHMENTS:
CULTURE; AND TRANSPORTATION AND ACCESS.

FCDC CONTINUED TO LEAD AND ADVANCE OUR EQUITABLE INCLUSIONARY HOUSING
INITIATIVE TO PROMOTE THE IMPROVEMENT OF THE MUNICIPAL
INCLUSIONARY-HOUSING POLICY AND EXPAND NEIGHBORHOOD DIVERSITY. WE
WORKED WITH REPRESENTATIVES OF OTHER HARD-HIT NEIGHBORHOODS TO LOBBY
FOR BETTER OVERSIGHT, MORE ACCOUNTABILITY, AND MORE ACTIVE INVESTMENT
OF STOCKPILED AFFORDABLE-HOUSING FUNDS MANAGED BY THE BOSTON
REDEVELOPMENT AUTHORITY.

FCDC'S TENANT-ORGANIZING ACTIVITIES BUILD LEADERSHIP AMONG LOW-INCOME
RESIDENTS AND PROMOTE SOCIAL JUSTICE. WE PROVIDED COUNSELING,
TRAINING, AND SUPPORT SERVICES TO VULNERABLE RESIDENTS AT OUR LADY'S
GUILD HOUSE ON CHARLESGATE WEST TO SOLVE TENANT-LANDLORD ISSUES. OUR
COUNSELING AND TRAINING HELPED RESIDENTS PRESERVE AFFORDABLE HOUSING,
PROMOTE TENANTS' RIGHTS, MANAGE CONFLICTS WITH LANDLORDS, AND IMPROVE
LIVING CONDITIONS. WE COLLABORATED WITH ELECTED OFFICIALS, OTHER
COMMUNITY GROUPS, GREATER BOSTON LEGAL SERVICES, THE MASSACHUSETTS
ALLIANCE OF HUD TENANTS, HARVARD LEGAL AID BUREAU, AND THE METROPOLITAN
BOSTON HOUSING PARTNERSHIP TO PROVIDE STABILIZING SERVICES TO FENWAY'S
RESIDENTS.

FORM 990, PART III, LINE 4C, PROGRAM SERVICE ACCOMPLISHMENTS:
SKILLS AND ECONOMIC SELF-SUFFICIENCY.

Name of the organization FENWAY COMMUNITY DEVELOPMENT CORPORATION	Employer identification number 04-2666507
--	--

FCDC ESTABLISHED THE RESIDENT ADVISORY COMMITTEE TO PROVIDE A FORUM FOR FEEDBACK FROM RESIDENTS OF OUR BUILDINGS. THIS INPUT HELPED OUR MANAGEMENT COMPANY, HALLKEEN MANAGEMENT, FINE-TUNE POLICIES AND PROCEDURES DESIGNED TO SUPPORT RESIDENTS WITH LIMITED INCOMES AND OTHER BARRIERS TO SUCCESS.

OUR FENWAY FAMILY COALITION CONTINUED PROVIDING SUPPORT AND NETWORKING OPPORTUNITIES FOR PARENTS IN THE NEIGHBORHOOD. IT SPONSORED COMMUNITY EVENTS SUCH AS THE FENWAY FAMILY HEALTH FAIR; HALLOWEEN PARTY AND SAFE TRICK-OR-TREATING ROUTE; AND A SERIES OF EDUCATIONAL WORKSHOPS PRESENTED BY BOSTON CHILDREN'S HOSPITAL.

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

PETERBOROUGH SENIOR CENTER (SENIOR TASK FORCE) - FCDC ORGANIZED ACTIVITIES AT THE PETERBOROUGH SENIOR CENTER DESIGNED TO ENRICH AND SUPPORT THE LIVES OF NEIGHBORHOOD SENIORS. FCDC OFFERED OVER 350 HEALTH, WELLNESS AND CULTURAL PROGRAMS FOR THE BENEFIT OF 100 SENIORS AND PROVIDED A SUPPORT NETWORK FOR SENIORS. FCDC SUCCESSFULLY TRANSFERRED THIS PROGRAM TO ANOTHER NON-PROFIT ORGANIZATION DURING 2013.

EXPENSES \$ 56,399. INCLUDING GRANTS OF \$ 0. REVENUE \$ 0.

ASSET MANAGEMENT - FCDC CONTINUED TO PROVIDE RESIDENTS WITH SAFE AND AFFORDABLE HOMES BY OVERSEEING SEVEN RESIDENTIAL PROPERTIES WITH 259 UNITS. OUT OF OUR 450 RESIDENTS, ABOUT 50% EARN LESS THAN 30% OF THE AREA MEDIAN INCOME. THEY INCLUDE INDIVIDUALS, FAMILIES, ELDERS, AND PEOPLE WITH DISABILITIES AND SPECIAL NEEDS.

Name of the organization FENWAY COMMUNITY DEVELOPMENT CORPORATION	Employer identification number 04-2666507
--	--

EXPENSES \$ 20,922. INCLUDING GRANTS OF \$ 0. REVENUE \$ 0.

FORM 990, PART VI, SECTION A, LINE 3:

EXPLANATION: FCDC DELEGATED CONTROL OVER MANAGEMENT DUTIES TO HALLKEEN MANAGEMENT TO HANDLE PROPERTY MANAGEMENT FOR THE 15-25 HEMENWAY PROPERTY AND FENWAY APARTMENTS, LLC.

FORM 990, PART VI, SECTION B, LINE 11:

EXPLANATION: MANAGEMENT AND THE FINANCE COMMITTEE OF THE BOARD OF DIRECTORS REVIEW AND APPROVE THE FORM 990.

FORM 990, PART VI, SECTION B, LINE 12C:

EXPLANATION: FCDC REGULARLY AND CONSISTENTLY MONITORS AND ENFORCES COMPLIANCE WITH THE CONFLICT OF INTEREST POLICY. FCDC HAS A VERY GOOD IDEA WHAT AFFILIATIONS ITS BOARD AND STAFF HAS AND WOULD KNOW IF THEY WERE DOING BUSINESS WITH AN ORGANIZATION WITH WHICH A BOARD MEMBER OR STAFF MEMBER WAS ASSOCIATED WITH OR ACTING IN A WAY THAT PROFITED THEM. ADDITIONALLY, THE BOARD MEMBERS READ AND SIGN OFF THE CONFLICT OF INTEREST POLICY ANNUALLY.

FORM 990, PART VI, SECTION B, LINE 15A:

EXPLANATION: THE PROCESS FOR DETERMINING COMPENSATION OF FCDC'S EXECUTIVE DIRECTOR INCLUDED A REVIEW OF THE EXECUTIVE DIRECTOR'S PAST COMPENSATION, AND APPROVAL BY THE BOARD OF DIRECTORS AND THE PERSONNEL COMMITTEE OF THE BOARD OF DIRECTORS.

FORM 990, PART VI, SECTION C, LINE 19:

EXPLANATION: FCDC MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS AVAILABLE TO THE PUBLIC UPON REQUEST.

Name of the organization
FENWAY COMMUNITY DEVELOPMENT CORPORATION

Employer identification number
04-2666507

FORM 990, PART XI, LINE 2C

EXPLANATION: THE FINANCE COMMITTEE OVERSEES THE AUDIT PROCESS. THERE
WERE NO CHANGES TO THE OVERSIGHT PROCESS DURING 2013.

COPY

**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

▶ Information about Schedule R (Form 990) and its instructions is at www.irs.gov/form990

OMB No. 1545-0047

2013

Open to Public
Inspection

Name of the organization

FENWAY COMMUNITY DEVELOPMENT CORPORATION

Employer identification number

04-2666507

Part I Identification of Disregarded Entities Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
WESTLAND AVENUE APARTMENTS, LLC - 30-0317292 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MASSACHUSETTS	124,553.	4,444,689.	FENWAY COMMUNITY DEVELOPMENT CORPORATION
FENWAY APARTMENTS, LLC - 26-4277862 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MASSACHUSETTS	-11,899.	2,263,195.	FENWAY COMMUNITY DEVELOPMENT CORPORATION

Part II Identification of Related Tax-Exempt Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
FENWAY LODGING HOUSE, INC. - 04-3136525 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MASSACHUSETTS	501(C)(3)	9	FENWAY COMMUNITY DEVELOPMENT CORPORATION		X
FENWAY COMMUNITY TRUST - 22-2745097 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MASSACHUSETTS	501(C)(3)	9	FENWAY COMMUNITY DEVELOPMENT CORPORATION		X
ASTOR ASSETS, INC. - 04-3170766 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MASSACHUSETTS	501(C)(3)	9	FENWAY COMMUNITY DEVELOPMENT CORPORATION		X

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2013

Part III Identification of Related Organizations Taxable as a Partnership Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
ST. BOTOLPH ASSISTED LIVING, LLC - 04-3547655, 70 BURBANK STREET, BOSTON, MA 02115	LOW INCOME HOUSING	MA	FENWAY COMMUNITY DEVELOPMENT CORPORATION	RELATED	0.	0.	X		N/A	X		
71 WESTLAND AVE. II, LP - 04-3485975, 70 BURBANK STREET, BOSTON, MA 02115	LOW INCOME HOUSING	MA	WESTLAND REHAB, INC.	RELATED	-23.	279.	X		N/A	X		
BURBANK REDEVELOPMENT, LP - 04-3222944, 70 BURBANK STREET, BOSTON, MA 02115	LOW INCOME HOUSING	MA	BURBANK REHAB, INC.	RELATED	46,581.	0.	X		N/A	X		
WESTLAND AVE APTS, LP - 20-1337970, 70 BURBANK STREET, BOSTON, MA 02115	LOW INCOME HOUSING	MA	WESTLAND AVE APARTMENTS, INC.	RELATED	-36.	1,774.	X		N/A	X		

Part IV Identification of Related Organizations Taxable as a Corporation or Trust Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
WESTLAND REHAB, INC. - 04-3485974 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MA	FENWAY COMMUNITY DEVELOPMENT	C CORP	0.	148,362.	79.00%		X
ST. BOTOLPH ASSISTED LIVING, INC. - 04-3507922, 70 BURBANK STREET, BOSTON, MA 02115	LOW INCOME HOUSING	MA	FENWAY COMMUNITY DEVELOPMENT	C CORP	0.	100.	100.00%		X
WESTLAND AVENUE APARTMENTS, INC. - 20-1319822, 70 BURBANK STREET, BOSTON, MA 02115	LOW INCOME HOUSING	MA	FENWAY COMMUNITY DEVELOPMENT	C CORP	0.	0.	79.00%		X
110 PETERBOROUGH GP, INC. - 27-4672879 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MA	FENWAY COMMUNITY DEVELOPMENT	C CORP	0.	0.	79.00%		X
BURBANK REHAB, INC. - 04-3176467 70 BURBANK STREET BOSTON, MA 02115	LOW INCOME HOUSING	MA	FENWAY COMMUNITY DEVELOPMENT	C CORP	115,297.	0.	79.00%		X

Part V Transactions With Related Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
a Receipt of (i) interest (ii) annuities (iii) royalties or (iv) rent from a controlled entity		X
b Gift, grant, or capital contribution to related organization(s)		X
c Gift, grant, or capital contribution from related organization(s)		X
d Loans or loan guarantees to or for related organization(s)	X	
e Loans or loan guarantees by related organization(s)		X
f Dividends from related organization(s)		X
g Sale of assets to related organization(s)		X
h Purchase of assets from related organization(s)		X
i Exchange of assets with related organization(s)		X
j Lease of facilities, equipment, or other assets to related organization(s)		X
k Lease of facilities, equipment, or other assets from related organization(s)	X	
l Performance of services or membership or fundraising solicitations for related organization(s)		X
m Performance of services or membership or fundraising solicitations by related organization(s)		X
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)		X
o Sharing of paid employees with related organization(s)		X
p Reimbursement paid to related organization(s) for expenses		X
q Reimbursement paid by related organization(s) for expenses		X
r Other transfer of cash or property to related organization(s)	X	
s Other transfer of cash or property from related organization(s)	X	

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) 71 WESTLAND AVENUE II, LP	D	680,812.	LOAN AND DEVELOPER FEE AGREEMENT
(2) ASTOR ASSETS, INC.	D	236,171.	LOAN AND DEVELOPER FEE AGREEMENT
(3) FENWAY LODGING HOUSE, INC.	D	268,189.	LOAN AND DEVELOPER FEE AGREEMENT
(4) 110 PETERBOROUGH LP	D	4,921,684.	LOAN AND DEVELOPER FEE AGREEMENT
(5) BURBANK REDEVELOPMENT, LP	S	418,600.	DEVELOPER FEE RECEIVED IN 2013
(6) WESTLAND AVENUE APARTMENTS LP	S	120,082.	GROUND LEASE PAYMENT RECEIVED

Part V Continuation of Transactions With Related Organizations (Schedule R (Form 990), Part V, line 2)

(a) Name of other organization	(b) Transaction type (a-r)	(c) Amount involved	(d) Method of determining amount involved
(7)BURBANK REDEVELOPMENT, LP	S	158,268.	FORGIVENESS OF DEBT FOR BLRP
(8)WESTLAND AVENUE APARTMENTS LP	D	2,189,689.	WAALLC LOAN WITH WAALP
(9)			
(10)			
(11)			
(12)			
(13)			
(14)			
(15)			
(16)			
(17)			
(18)			
(19)			
(20)			
(21)			
(22)			
(23)			
(24)			

Part VII Supplemental Information

Provide additional information for responses to questions on Schedule R (see instructions).

PART III, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS PARTNERSHIP:

NAME OF RELATED ORGANIZATION:

ST. BOTOLPH ASSISTED LIVING, LLC

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

PART IV, IDENTIFICATION OF RELATED ORGANIZATIONS TAXABLE AS CORP OR TRUST:

NAME OF RELATED ORGANIZATION:

WESTLAND REHAB, INC.

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

ST. BOTOLPH ASSISTED LIVING, INC.

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

WESTLAND AVENUE APARTMENTS, INC.

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

110 PETERBOROUGH GP, INC.

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

NAME OF RELATED ORGANIZATION:

BURBANK REHAB, INC.

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

Part VII Supplemental Information

Provide additional information for responses to questions on Schedule R (see instructions).

NAME OF RELATED ORGANIZATION:

15-25 HEMENWAY HOUSING CO-OP

DIRECT CONTROLLING ENTITY: FENWAY COMMUNITY DEVELOPMENT CORPORATION

COPY

• If you are filing for an **Additional (Not Automatic) 3-Month Extension**, complete only **Part II** and check this box **X**

Note. Only complete Part II if you have already been granted an automatic 3-month extension on a previously filed Form 8868.

• If you are filing for an **Automatic 3-Month Extension**, complete only **Part I** (on page 1).

Part II Additional (Not Automatic) 3-Month Extension of Time. Only file the original (no copies needed).

Enter filer's identifying number, see instructions

Type or print File by the due date for filing your return. See instructions.	Name of exempt organization or other filer, see instructions. FENWAY COMMUNITY DEVELOPMENT CORPORATION	Employer identification number (EIN) or 04-2666507
	Number, street, and room or suite no. If a P.O. box, see instructions. 70 BURBANK STREET	Social security number (SSN)
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. BOSTON, MA 02115	

Enter the Return code for the return that this application is for (file a separate application for each return)

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01		
Form 990-BL	02	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12

STOP! Do not complete Part II if you were not already granted an automatic 3-month extension on a previously filed Form 8868.

ERIC TINGDAHL, TREASURER

• The books are in the care of **70 BURBANK STREET - BOSTON, MA 02115**
Telephone No. **(617) 267-4637** Fax No.

• If the organization does not have an office or place of business in the United States, check this box

• If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) . If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and EINs of all members the extension is for.

4 I request an additional 3-month extension of time until **NOVEMBER 15, 2014**.

5 For calendar year **2013**, or other tax year beginning , and ending .

6 If the tax year entered in line 5 is for less than 12 months, check reason: Initial return Final return
 Change in accounting period

7 State in detail why you need the extension
INFORMATION NEEDED TO FILE A RETURN IS NOT YET AVAILABLE.

8a If this application is for Forms 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	8a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit and any amount paid previously with Form 8868.	8b	\$	0.
c Balance due. Subtract line 8b from line 8a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	8c	\$	0.

Signature and Verification must be completed for Part II only.

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and that I am authorized to prepare this form.

Signature Title **TREASURER** Date