



# 2018

## Oxford Circle Christian Community Development Association Annual Report



### MESSAGE FROM PEARL WANG-HERRERA NEW EXECUTIVE DIRECTOR

Twenty years ago in 1999, I started a job working for ASSETS Montco as the Associate Director, a program in partnership with Mennonite Economic Development Associates (MEDA) and New Life Mennonite Church in Norristown. It was through ASSETS that I met Pastor Leonard Dow who was interested in replicating the ASSETS small business training program in Philadelphia, which was eventually done through OCCCDA. Our paths met again 16 years later in 2015 when I accepted Pastor Leonard's offer to serve on the OCCCDA board. I was excited to be a part of a faith-based ministry that was close to where I currently live.

Now 20 years later in 2019, I find myself working again for a Mennonite organization, however this time as the Executive Director of OCCCDA. A lot has happened during those 20 years including getting married, raising two daughters now in high school, starting a church in the Frankford community where my husband is the senior pastor, and balancing career and family by working part-time as a small business consultant at the Temple Small Business Development Center. Within the past six years I was able to work full-time managing an Incubator at Temple SBDC and more recently directing a small business program at the Community College of Philadelphia.

I'm excited to once again work for a faith based organization that is carrying out the mission of Christ to serve the marginalized in the Oxford Circle community. Just like God used Anita Lyndaker-Studer and OCMC to build an organization that is transforming people on spiritual, physical, social and economic levels. I trust that He will continue the work and transformation in me and the wonderful and committed staff and volunteers that support OCCCDA. I'm also comforted by this verse in Psalms 33:11 and confident in God's plan for OCCCDA:

**"But the plans of the Lord stand firm forever, the purposes of his heart through all generations."**



In 2018, we had 30 staff and many volunteers to support our programs. At our holiday party, we were able to appreciate our outgoing executive director Anita Lyndaker-Studer for her service in the Oxford Circle community. We were also able to welcome our new executive director Pearl Wang-Herrera.



## Promoting & Connecting Small Businesses

In 2018, we launched our corridor management program, connecting business to opportunities, events, and technical assistance. One of those businesses is Bisho's Middle Eastern Cuisine. Bishara Kuttub, the owner, has been consistently enthusiastic about participating in neighborhood business development efforts to help his new business grow and also to give back to the community.

Through our connection, Bishos participated in the city's Passport PHL helping to make Oxford Circle a destination spot. They were also part of the Oxford Circle Flavor Festival, which is an event we organized to encourage residents and customers to celebrate neighborhood diversity. They also hosted an art exhibition for immigrant artists telling their stories about movement and identity during the city's Immigrant Heritage Month.

All of this embodies the spirit of teamwork and collaboration that OCCDA is working to promote among neighborhood businesses. Through these events, businesses such as Bishos gain exposure as we promote Oxford Circle as a place to shop and enjoy authentic cuisines.

Over   
**200**  
businesses served.

**15** businesses participated in Flavor Festival to promote buying local.



Assisted **43** businesses with getting online with Google Maps. 

Kinder Academy has **15** staff members and serves **90** children. 



## Community Jobs & Classes

Oxford Circle had been looking at ways to build self-sustaining programming and the idea for a thrift store grew out of this vision. When Pastor Leonard Dow heard that Theresa Leduna was working at Care and Share Thrift, he mentioned this vision to her. As Theresa started teaching ESL in 2016 in the FRC at Carnell, the women in her class became a close knit community and shared their struggles to find work. The idea of providing jobs for women motivated Theresa to also catch the vision to start The Exchange.

Since opening in August 2018 with Theresa as store manager, The Exchange hired several staff members including Houda, who was in Theresa's ESL class and is from Morocco; Preta, who also lives in the community and is from Guyana; and Jarod who started at The Exchange through Philadelphia Youth Network's summer work program.

In addition to providing entry level jobs, The Exchange has provided community space for art classes by Mural Arts, bible studies by OCMC, ESL classes, and a Farmer's Market outside. The Exchange is providing affordable and quality products not only to people in the community but also overseas as some customers buy items to send to family members in other countries.





## Value of Tutoring

Small group tutoring has been incredibly helpful in providing academically high-need students with the supports that they need to get back up to grade level. Thanks to a tutoring grant from Salford Mennonite Church, we have been able to provide small group tutoring for grades K-5 every week. Students are selected based on real time data through our online literacy program, Lexia. Since there is a large number of students who could benefit from this type of intervention, the group selected is slightly different every week. Student are always asking if it's their turn to go with Ms. Paul for tutoring -- they love the literacy games she designs for them!



Family Resource Center  
Reached over **200** families



After School  
**186** Students



Summer Camp  
**101** Students



Christmas Toy Store  
**153** families received gifts



GED/ELL Classes  
Over **200** students



**52** volunteered at  
Carnell Elementary School

## The Food Trust Farmers Market

Our partnering farm is the Living Hope Farm from Harleysville, PA. They also have donated plants to our community members for the past two springs, encouraging folks to participate in growing their own fruits, vegetables, and herbs.





**LEAD STAFF 2018**

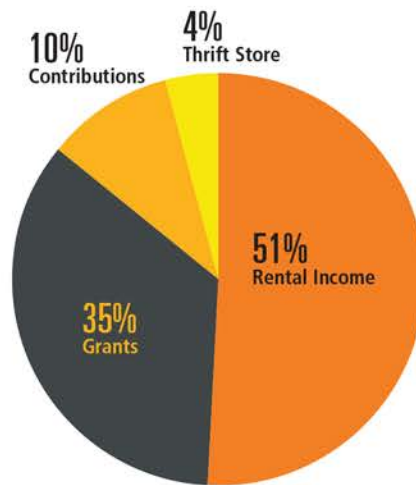
Executive Director:  
Anita Lyndaker-Studer  
Program Director:  
Alfred Essandoh  
Finance Director:  
Danielle Dark  
Afterschool Coordinator:  
Synthia Brown  
Office Manager:  
Katie Gard

Development Associate:  
Lauren Moyer  
Property Director:  
Richard Rohrer  
Family Resource Center:  
Jen Leaman  
Economic Development:  
Andrea Hodge  
Thrift Store Manager:  
Theresa Leduna

**FINANCIALS**

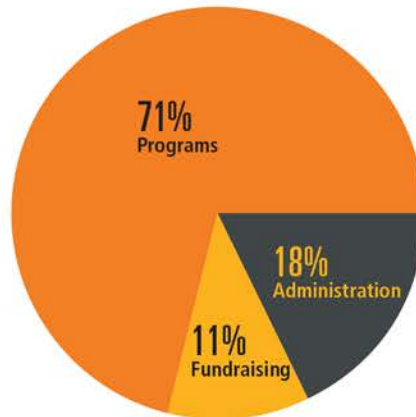
**\$830,104**

2018 Total Revenue



**\$822,564**

2018 Total Expenses



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Church  
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DPI  
Petra Opett  
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To learn about volunteering or becoming a donor, visit [occca.org](http://occca.org).

Figures are unaudited.

**THANK YOU TO OUR SUPPORTERS**

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Community Design Collaborative

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Kinder Academy  
Kingdom Life  
Living Hope Farm  
Maternity Care Coalition  
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MCC Material Resource Center  
Mural Arts  
Northeast Philadelphia Chinese Association (NEPCA)

Oxford Circle Mennonite Church  
Oxford Village  
Philadelphia Corner Chinese Service Center  
School District of Philadelphia  
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