



# Community Economic Development Assistance Corporation

## Summer 2016 Newsletter



### CEDAC Partners with LISC Boston to Promote Equitable Transit-Oriented Development

Over the last several years, community development agencies in Boston and throughout Massachusetts have fought hard to ensure that public transportation options are equitable and accessible to underserved communities. But that work does not end once those victories are achieved. Making sure that low- and moderate-income households benefit from transit-oriented development (TOD) opportunities forms the basis of a new partnership between CEDAC and LISC Boston.

In April, CEDAC entered into an Origination and Participation Agreement with LISC Boston for its [Equitable Transit Oriented Development Accelerator Fund \(ETODAF\)](#). This fund was created by LISC Boston in collaboration with The Boston Foundation and the Hyams Foundation in order to streamline developers' access to acquisition and predevelopment capital to advance transit-oriented affordable housing projects.

In particular, CEDAC's partnership with LISC Boston will provide early stage financing for The Residences at Fairmount Station. The Southwest Boston Community Development Corporation (SWBCDC). This corporation has partnered with Traggorth Companies LLC to redevelop three industrial buildings immediately adjacent to the Fairmount MBTA commuter rail stop along the Fairmount/Indigo Line in Boston's Hyde Park neighborhood. CEDAC and LISC Boston provided \$960,000 in acquisition and predevelopment financing to SWBCDC to develop a four-story, mixed-income, multifamily building consisting of 27 apartments, an on-site property management office, and community space.

"The partnership between CEDAC and LISC Boston is also an innovative way for both organizations to address legitimate concerns about displacement," said Tameka Favors, a senior project manager for CEDAC. "Transit-oriented development is an important way to promote smart growth, and to create or preserve affordable housing, particularly along transit corridors that are changing due to gentrification. TOD should be done in a way that is equitable and benefits low- and moderate-income families. The Residences at Fairmount Station shows that we can do both – provide equitable access to housing and economic opportunities and produce quality affordable housing."



Black and white elevation drawings of the Residences at Fairmount Station, courtesy of Traggorth Companies, LLC and DMS design, LLC.



### From the Desk of The Executive Director

Dear Friends,

In this newsletter, we highlight some of the partnerships that demonstrate the strength of the community development sector in Massachusetts. Over the past several months, CEDAC has joined with community-based non-profit developers to celebrate the launch and/or completion of important housing and child care projects throughout the Commonwealth. So many of these developments have only come to fruition because effective organizations have worked with each other in order to make their innovative projects become a reality. And many of these projects would never have reached completion if not for CEDAC's help at the early stages.

For instance, in this newsletter, you'll read about CEDAC's partnership with LISC Boston to provide funding for a transit-oriented affordable housing development in Hyde Park. You'll also hear more about the Francis Grady Apartments and Stacy Kirkpatrick House in Jamaica Plain, which came about as a result of a collaboration between Jamaica Plain Neighborhood Development Corporation (JPND), Boston Health Care for the Homeless (BHCHP), and the Pine Street Inn. You'll also read an update on For Kids Only's Youth in Motion in Revere, the latest child care facility to be built using the EOST Capital Fund, and Commonwealth Workforce Coalition's most recent special trainings.

Massachusetts continues to be a leader in community development, and it is due in part to these well-structured partnerships between organizations. CEDAC is pleased to play our role in turning ideas into important new additions to our communities.

As always, we are eager to hear from you about our work. If you have any comments or questions, please feel free to call me at (617) 727-5944.

Sincerely,

Massachusetts Speaker of the House Robert



## DeLeo Celebrates Opening of New For Kids Only Youth in Motion Facility

Executive Director  
Community Economic  
Development Assistance  
Corporation (CEDAC)



Speaker of the House Robert DeLeo spoke at the grand opening of For Kids Only Afterschool's Youth in Motion center.

On April 22nd, Massachusetts Speaker of the House Robert DeLeo joined Massachusetts Secretary of Education Jim Peyser, Early Education and Care Commissioner Tom Weber, State Representative RoseLee Vincent and State Senator-elect Joe Boncore to celebrate the opening in Revere of For Kids Only Afterschool's newly-renovated child care facility Youth in Motion. The Youth in Motion project was one of ten projects funded by the Early Education and Out of School Time (EEOST) Capital Fund in 2015.

At the event, Speaker DeLeo remarked on the importance of collaboration to succeed, especially when it comes to the children of Massachusetts. He also noted that the Massachusetts House of Representatives will continue to make investments in and support early education. Secretary Peyser commented on how the project was a good example of public resources leveraging private investment while State Representative RoseLee Vincent stated that the program is a perfect addition to the revitalization of Broadway in Revere.

Theresa Jordan, Children's Investment Fund's Director of Children's Facility Finance, also spoke at the grand opening and thanked all of the legislators who came out to support For Kids Only, and the EEOST Capital Fund. She also stated that this capital resource has the potential to transform the early care and education and out of school time landscape for the neediest and most vulnerable children in the Commonwealth by creating high quality child care learning environments.

According to For Kids Only, "this new facility expands opportunities to meet the holistic needs of children by merging health and fitness with academic enrichment. The state of the art, 8,000 square foot building will provide 120 low-income school-age children with daily academic enrichment and key life building skills of self-esteem, teamwork, social responsibility and cooperation."

Youth in Motion was one of 10 centers to receive funding from the EEOST Capital Fund in its first round of grants. The 2013 \$1.4 billion Housing Bond Bill authorized – for the first time ever – \$45 million to create the EEOST Capital Grant Fund to improve the quality of center-based child care facilities. The grants made to these ten programs are improving the learning environment for nearly 1,400 children across the Commonwealth, more than 85 percent of which are from low-income families. Of the projects funded with the initial FY14 and FY15 allocations, 70 percent are in Massachusetts Gateway Cities. The \$7.45 million is leveraging more than \$18 million in private investment from foundations, social lenders, banks, and other sources. CEDAC and Children's Investment Fund co-administer the EEOST Capital Fund with the Massachusetts Department of Early Education and Care (EEC).

**Award announcements** for the FY16 EEOST Capital Fund were made on June 14th by EEC and Lieutenant Governor Karyn Polito in Webster at Guild of St. Agnes. Six child care providers received grant awards totaling \$3.6M, including Aspire Developmental Services in Lynn, Brookview House, Inc. in Boston, Community Art Center in Cambridge, Epiphany School in Boston, Guild of St. Agnes in Webster, and Rainbow Child Development Center in Worcester.



## Unique Partnership Provides Supportive Housing and Medical Care to Boston's Homeless Population

On April 30th, CEDAC was on hand to celebrate an outstanding example of the partnerships among non-profit agencies that make Massachusetts a national leader in supportive housing. After years of collaboration

among agencies, neighbors and funders, the newly-opened Francis Grady Apartments and Stacy Kirkpatrick House in Boston's Jamaica Plain neighborhood will provide 30 units of permanent supportive housing for formerly homeless individuals and 20 medical respite beds to meet short term health care needs of homeless patients.

The project is a partnership between Boston Health Care for the Homeless (BHCHP), Pine Street Inn (PSI) and Jamaica Plain Neighborhood Development Corporation (JPND). It grew out of BHCHP's desire to use the former Barbara McInnis House site as a residential development that could also provide medical treatment. BHCHP and PSI collaborated with an experienced non-profit community development corporation – JPND – to turn this vision into a reality.

CEDAC provided \$269,000 in predevelopment funds to the project, which overcame several years of legal hurdles. Additionally, CEDAC provided a \$1 million loan from the Housing Innovations Fund, a state-funded supportive housing capital program that CEDAC administers on behalf of the Department of Housing and Community Development (DHCD). CEDAC played another key financing role in the project, when it connected JPND and Enterprise Community Partners, a national agency that sought to invest in a Boston-area supportive housing project. Through its investor, US Healthcare, Enterprise provided over \$5.1 million in private tax credit equity to the project.



*Cutting the ribbon at the grand opening of Francis Grady Apartments and Stacy Kirkpatrick House.*

Francis Grady Apartments and Stacy Kirkpatrick House represent the culmination of a strong partnership among trusted local organizations that serve the homeless population, and that own and operate high-quality, well-managed affordable housing. Boston Health Care for the Homeless and Pine Street Inn are nationally recognized leaders in providing medical care and supportive services, respectively, to homeless individuals. PSI will manage the property and provide services at Francis Grady Apartments while BHCHP will provide medical care at the Stacy Kirkpatrick House. JPND is a respected community development corporation that has developed hundreds of affordable housing units throughout Jamaica Plain.

"Francis Grady Apartments is an example of how CEDAC's patient lending model leads to unique housing developments that strengthen the community," said Sara Barcan, CEDAC's Director of Housing Development. "Supportive housing helps homeless individuals to stabilize their lives by providing a home along with the services that residents need to thrive in permanent housing. CEDAC was proud to work with such well-respected organizations and to be a part of the celebration on April 30th."



## CWC Addresses Retention, Youth Employment and Workforce Discrimination with Help of United Way

In addition to its usual Regional Peer Learning Network meetings held in five regions across the state, Commonwealth Workforce Coalition (CWC) held three special trainings in Boston in the month of May. The trainings – Improving Outcomes for Youth, Preventing and Addressing Workplace Discrimination, and Promising Practices for Job Retention – were all sponsored by United Way of Massachusetts Bay and Merrimack Valley.

Improving Outcomes for Youth was held on May 4th at the United Way's offices in Boston. The training was delivered by Susan Crandall and other experts from the Center for Social Policy at the University of Massachusetts Boston. During the training, participants learned innovative best practices to improve outcomes for workforce development programs for older youth and young adults. Topics covered included enrollment, soft skill development, and job placement.

On May 6th, CWC held the Preventing and Addressing Workplace Discrimination workshop at Action for Boston Community Development (ABCD). Alexandria E. de Aranzeta, Interim Director of Training and Language Access Coordinator at the Massachusetts Commission Against Discrimination (MCAD), was the presenter at this highly interactive training. Participants learned about MCAD's role in enforcing anti-discrimination law and how to identify potential issues of discrimination in the workplace.

At the end of the month, CWC hosted Promising Practices for Job Retention, which featured national workforce consultant Marty Miles. The training focused on how to support program participants once they are employed.

Participants learned lessons and tools from the field around strategies to improve job retention from a panel of local practitioners.

For more information on upcoming trainings, please visit CWC's [website](#).



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