

CEDAC Newsletter



Autumn 2014

CEDAC Logo 



**From the desk of
The Executive Director**

Dear Friends,

It was a very busy summer and early fall for CEDAC, especially as we prepared for the launch of the Early Education and Out of School Time (EEOST) Capital Fund with our partners at the state Department of Early Education and Care (EEC) just these past few weeks.

Established in 2013, the bond program authorizes \$45 million of bond capital financing over five years for non-profit early childhood education and out-of-school time providers to renovate and upgrade their child care facilities. The allocation for FY2014 was for \$4 million, and an additional \$4 million in FY2015.

In mid-August, EEC released the application and other information for providers seeking these [grants](#) and in late September, applications were submitted by providers.

CEDAC and its affiliate, the Children's Investment Fund (The Fund), are administering the program in conjunction with EEC. For more than 20 years, The Fund has worked with non-profit, community-based child care providers to help them develop the resources and capacity to create high quality early education space. We are pleased to be taking this next important step to strengthening communities with the implementation of the EEOST Capital Fund.

Massachusetts Meets Supportive Housing Goal

This past March, Governor Deval Patrick, Undersecretary of Housing and Community Development Aaron Gornstein, and many others came together in Haverhill to make an important announcement: the Commonwealth of Massachusetts had reached its goal of creating 1,000 units of supportive housing almost two years ahead of schedule. At the same time, the administration announced \$25 million in resources for 335 new units of supportive housing for projects funded through the Housing Preservation and Stabilization Trust Fund (HPSTF), the Housing Innovations Fund (HIF) - the state's longest-running supportive housing program - and other state resources. Additionally, in July, Governor Patrick announced funding for the creation of more than 190 new units of supportive housing.



"Government's role is to help people help themselves, and I am extremely pleased that we have reached our ambitious housing goal early, ensuring that more of our families have the resources to get back on their feet," said Governor Patrick at the time of the announcement. "Helping our most vulnerable families transition into stable housing is vital to supporting our economy and creating a stronger Commonwealth for the next generation."

Governor Patrick signed "An Act Relative to Community Housing and Services" in March 2012 with the goal of building 1,000 new permanent supportive housing units. The act increases coordination and efficiency across 18 state housing and human services agencies by requiring these agencies to commit to working together through a Memorandum of Understanding. Additionally, the legislation requires administrative action to promote supportive housing and to establish benchmarks to assess progress. CEDAC's executive director, Roger Herzog, serves as the chair of the interagency working group that undertook the initiative.

Supportive housing provides homes, as well as important stabilization services, to individuals and families that are homeless or facing homelessness, institutionalized or at-risk of institutionalization; people with disabilities, and the elderly. In the Commonwealth of Massachusetts, three supportive housing programs – the Community-Based Housing program (CBH), the Facilities Consolidation Fund (FCF), and the Housing Innovations Fund (HIF) – provide capital resources for the development of affordable housing for these populations. CEDAC is the program administrator for these initiatives, which received a new influx of state funds from the Housing Bond legislation that was passed and signed into law in November 2013.

"This supportive housing program will provide a clear pathway for participants from homelessness and emergency shelters towards stabilization and growth in permanently affordable housing," said Aaron Gornstein, Undersecretary for the Department of Housing and Community Development.

HPSTF was created by the FY14 Department of Housing and Community Development (DHCD) budget to establish "a flexible method for funding affordable housing for low income families and individuals in the Commonwealth, particularly those most at-risk of becoming homeless," according to the state budget language that created the fund. CEDAC is the trustee for these funds and works closely with the DHCD to administer these funds. Fifteen projects throughout Massachusetts communities will receive \$25 million through HPSTF, HIF, and other state resources.

The new projects that received state funds will help to address homelessness among families throughout Massachusetts. Access to these funds present a unique opportunity for non-profit affordable housing developers to create supportive housing units for vulnerable populations, such as persons with disabilities, veterans, homeless families, and individuals with other special needs.



Q&A with Children's Investment Fund Program Manager, Mav Pardee: What's Next for Early Education?

Mav Pardee, Program Manager at the Children's Investment Fund (the Fund), takes a few minutes to speak with us about the Fund's work between working with the Massachusetts Department of Early Education and Care (EEC) launching the Early Education and Out of School Time (EEOST) Capital Fund Program, which was launched in late August, and planning this winter's Building Stronger Centers Institute to help providers understand the predevelopment process when taking on a facilities improvement project. In this Q&A, Pardee discusses why child care facilities are critical to early childhood education and the important role that the EEOST Capital Fund Program plays here in Massachusetts and on a national level.

Question: A lot has been going on in the child care and early education world lately – especially here at the Fund. Why do you think it is such an exciting and important time for child care?



Mav Pardee, Program Manager of the Children's Investment Fund, speaks at Bond Bill Celebration in February 2014.

Mav Pardee: There has been growing interest in and appreciation for the impact of early education on children's later success in school, including high school graduation rates, career opportunities and reduced crime. The research was collected over the past 50 years but the interest by several influential economists – James Heckman from the University of Chicago and Art Rolnick from The Federal Reserve Bank of Minneapolis, in particular – got the attention of policy makers both here in Massachusetts and on a national level. Research on brain development by Dr. Jack Shonkoff and the Center on the Developing Child at Harvard University has also been a factor because it showed that children's brain development and their capacity to learn, to form attachment, and to handle stress, begin at birth and require positive interaction with caring adults and various kinds of play and enrichment activities. They provide compelling evidence that a warm, loving and stimulating environment affects the actual physical structure of the brain and children's capacity to learn that have life-long effects.

While the Fund has been working to improve early care and education (ECE) and out-of-school time (OST) facilities for more than 20 years, the confluence of the research on brain development and high quality early education strengthened the case we built with our statewide inventory on existing conditions in the sites where children from low income families in Massachusetts attend care – we documented the shortcomings in those spaces and put the findings in a research context, so the Building an Infrastructure for Quality Report lent credibility to our case that Massachusetts needed a sustainable source of capital financing to improve those spaces.

Q: That sustainable source of capital, of course, is the recent EEOST Capital Fund Program. What impact do you think the program will have on providers and the challenges that they have faced with funding in the past?

MP: The EEOST grant program offers a resource that makes providers believe that capital improvements are possible. The non-profit programs that serve low income children are generally underfunded and accustomed to "making do" with what they have – even when they understand that the quality of their space interferes with their aspirations for the children in the program. The EEOST funding will help providers leverage other resources. It will help them see a path to building great spaces to house their programs. Over time, it will transform the ECE and OST landscape for the neediest and most vulnerable kids in the Commonwealth.

Q: What is next? Where do you see the world of child care facilities improvements going in terms of community development and at a national level?

MP: There is excitement across the country at what we have begun here in Massachusetts – the National Children's Facilities Network is helping to publicize it; the National Head Start Association is looking for ways to mirror what we've done and take it to a national level – the poor condition of facilities is consistently listed as one of the top three priorities for Head Start providers across the state. We've been in touch with community development financial institutions in California and Minnesota, with planners for the Preschool for All planners in Washington state, with funders in Pennsylvania. All these groups understand that healthy and vital neighborhoods need decent affordable housing, high quality education beginning in early childhood and good employment opportunities and child care facilities are part of their plans.

Additionally, we also wanted to let partners and supporters know about some interesting research we are releasing regarding affordable housing preservation in Massachusetts. In the past few months, we have posted three white papers on our Web site that shine a light on the impact that affordable housing preservation is having on the Commonwealth.

[The first paper](#) looks at the proximity of affordable units to transit options, an important consideration for low income families looking for more and better opportunities, while [the second report](#) examines the implementation of the HUD-created Rental Assistance Demonstration Program (RAD) as a way of preserving affordable housing in Massachusetts. [The third paper](#) looks at efforts by the Cambridge Housing Authority and the Department of Housing and Community Development (DHCD) to use their flexibility as Moving to Work (MTW) agencies to create innovative Expiring Use Preservation programs. We invite you to read all three papers to provide further insight into both the challenges and opportunities Massachusetts face in maintaining affordable housing for individuals and families.

As always, we hope you take the time to read this newsletter so that you are up to date on our work supporting the community development system in Massachusetts. We look forward to hearing your feedback.

Sincerely,

Executive Director
Community Economic
Development Assistance
Corporation (CEDAC)



Commonwealth Workforce Coalition tackles STEM Careers at the 11th Annual *Sharing Skills~Building Connections* Conference

Almost 350 workforce development professionals attended this year's *Sharing Skills~Building Connections* conference held at the Sturbridge Host Hotel & Conference Center on May 1st. The Commonwealth Workforce Coalition also welcomed Dr. Ellen Ferraro, Director of Systems Architecture, Design and Integration for the Integrated Defense Systems division of Raytheon Company. As the keynote speaker, Dr. Ferraro spoke to the increasing importance of STEM (science, technology, engineering, and mathematics) education and job training and the increased demand for skilled professionals in these industries.

In her presentation, Dr. Ferraro discussed the high demand for students trained in the STEM fields, and noted that although it is often thought that all STEM careers require an advanced degree, that is not always the case. Every year, Raytheon hires new employees with a high school or associate's degree and place them in positions with long-term career pathways. Ferraro identified the critical role that the private sector must play in creating a workforce development system that creates career pathways for individuals living in underserved communities. Following the conference, Dr. Ferraro and Roger Herzog, CEDAC's Executive Director, collaborated on an editorial piece. The article, published in July, can be found on the [MetroWest Daily News website](#).

The conference provides an opportunity for workforce professionals across the Commonwealth to come together to network and attend a variety of informational and training sessions. These sessions cover a range of topics from resume building and career coaching, to serving jobseekers with CORI issues, to using social media and networking with employers. With 32 workshops, the conference was yet again a success. Participants praised the workshops and Dr. Ferraro, the keynote speaker.



Dr. Ellen Ferraro delivering her keynote speech at the Sharing Skills~Building Connections Conference in May.

Staff News: Karen Kelley Gill, A Woman of FIRE



Karen Kelley Gill, our Deputy Director and CFO, was recently recognized by Banker & Tradesman in their 4th Annual Women of FIRE awards. The award recognizes women who have excelled professionally in the FIRE – finance, insurance, and real estate – industries across Massachusetts. Chosen from more than 75 nominees, Karen was one of 14 women honored by the publication at the 2014 Women of FIRE Awards Luncheon on July 17th for her responsible stewardship of millions of dollars in capital funds vital to the Commonwealth's non-profit community development sector and for the leadership role she plays with the Children's Investment Fund, an affiliate of CEDAC.

When presented with the award, Karen thanked her husband and her family, as well as the CEDAC team, who works collaboratively to make the vision of a project become a reality. Identified as a "behind-the-scenes financial mastermind" by Banker & Tradesman, Karen has been a crucial part of the CEDAC team for more than 20 years. Her colleagues here at CEDAC would like to congratulate Karen on this achievement and express our appreciation for all that she does here and within community.