



CEDAC Newsletter



Spring 2015

Welcome Chrystal Kornegay, CEDAC's Board Chair

In assuming her new role as Undersecretary of Housing and Community Development in January, Chrystal Kornegay also became CEDAC's new board chair, following in the footsteps of previous Department of Housing and Community Development (DHCD) leaders. Her passion for creating projects and programs that result in more choices for low- and moderate-income working families has been demonstrated throughout her 20 years of experience in community development.



Undersecretary of Housing & Community Development, Chrystal Kornegay with Roger Herzog, CEDAC's Executive Director

Prior to becoming Undersecretary, Chrystal served as the President and Chief Executive Officer of Urban Edge, Inc., which flourished under her leadership. During her tenure, Urban Edge realized a significant growth in revenue, grew its affordable housing portfolio by 10 percent, and reached a growing number of households in Roxbury and Jamaica Plain through its programs. CEDAC has enjoyed a longstanding, productive relationship with Urban Edge, helping to provide predevelopment and acquisition capital for a number of their affordable housing projects in the Jackson Square and Egleston Square neighborhoods.

Chrystal's deep belief that service and partnership are keys to increased social equity led her to serve on numerous boards and advisory committees including Citizen's Housing and Planning Association (CHAPA), MassHousing, and the National Housing Trust. She is a 2012 graduate of the Achieving Excellence Program at Harvard University's Kennedy School of Government, holds a Master's Degree in City Planning from the Massachusetts Institute of Technology and a Bachelor of Arts from Hunter College.

CEDAC is looking forward to working with Chrystal, who is an experienced, well-respected, and enthusiastic practitioner of community development in the Commonwealth.

CEDAC Logo



From the Desk of The Executive Director

Dear Friends,

On Wednesday, June 3rd, CEDAC will be co-sponsoring a forum with the Citizens' Housing and Planning Association (CHAPA) that looks at the state of affordable housing preservation in the five years since the passage of Chapter 40T. Signed into law in 2009, the Chapter 40T law has helped the Commonwealth of Massachusetts preserve thousands of units of affordable housing across the state.

At the event, we will release a study that CEDAC commissioned in conjunction with the Massachusetts Housing Finance Agency (MassHousing) that documents significant housing preservation outcomes from this innovative legislation. Over 10,000 units in over 100 properties have been preserved through some form of sale approved under 40T. In addition, the state's right of first offer/right of first



12th Annual Sharing Skills~Building Connections Conference Welcomes Secretary of Labor and Workforce Development Ron Walker

On May 7th, the Commonwealth Workforce Coalition (CWC) held its 12th Annual Sharing Skills~Building Connections Conference in Sturbridge, themed *Career Ready: For Today and Tomorrow*. Over 360 workforce development professionals from across the state were in attendance for the 28 workshops and morning keynote address, given by Massachusetts Secretary of Labor and Workforce Development Ronald L. Walker II.



Secretary of Labor and Workforce Development Ronald L. Walker delivers keynote address at May 7th conference

Secretary Walker oversees five labor and workforce development regulatory agencies and manages the Commonwealth Corporation and the Joint Task Force on the Underground Economy and Employee Misclassification. In addition, Secretary Walker has been appointed by Governor Baker to lead two initiatives that will advise the Governor on meeting the needs of employers and targeted populations of unemployed residents.

In his speech, Secretary Walker expressed an eagerness to work with the workforce development community and addressed the opportunities that the Commonwealth has to develop programs that will match training to employer need. The conference workshops covered topics that included addressing industry challenges, understanding the Massachusetts State budget, predicting food sector job growth, and addressing workplace discrimination. The most popular workshop at this year's conference was entitled *Creating a Pipeline through Employer Partnership Training Programs*. In the session, a representative from The Community Builders, Inc. (TCB) presented the Pre-hire Training Program that TCB and CVS Health have implemented at Plumley Village in Worcester, offering workshop attendees principles for designing training programs that are responsive to employer needs and expectations. The program provides TCB's low-income housing residents with the skills and knowledge in essential areas that will lead to long-term employment success with CVS Health.

Possibly more diverse than the workshop topics were the organizations represented by the conference participants. In addition to the workforce and employment organizations that traditionally attend the conference, organizations this year included housing providers, adult education and human services agencies, community development corporations and community action agencies. "I was struck by the wide range of organizations that sent staff to the conference," said Roger Herzog, Executive Director of CEDAC. "This organizational mix reflects the fact that housing and community development organizations are working increasingly on providing support services to benefit residents." The *Employment for Homeless Families - Strategies for Effective Career Center Collaboration* conference workshop, which was funded through the Secure Jobs Initiative, captured this kind of cross-sector, regional collaboration in Western Massachusetts.

Marybeth Campbell, Executive Director of conference platinum sponsor SkillWorks, introduced Secretary Walker and thanked CEDAC and CWC for all the work they put into making the annual event, which helps connect the workforce development community, a success.

refusal has been invoked 8 times to preserve over 1,100 affordable units. Perhaps most remarkably, not a single property with remaining restrictions that has been offered for sale under 40T has been lost as affordable housing. Nevertheless, as the study's author Emily Achtenberg will discuss, 40T is not a panacea, and the Commonwealth has lost 2,400 affordable units in the past 5 years. In cases where existing owners convert the project to market-rate housing, Chapter 40T offers tenant protection provisions that limit rent increases for a three year period.

There are indications that the next 5 years may be even more challenging for housing preservation than the past 5 and we will discuss both preservation successes and difficulties at the June 3rd forum. We are fortunate to be joined by Undersecretary of Housing and Community Development Chrystal Korngay along with Carolyn Villers, Executive Director of Massachusetts Senior Action Council, and Jeanne Pinado, Chief Executive Officer of the Madison Park Development Corporation.

For details on the forum, please visit CHAPA's [website](#) and we hope to see you on June 3rd.

Thank you!

Executive Director
Community Economic
Development Assistance
Corporation (CEDAC)



Mav Pardee: 2015 Gwen Morgan Emergent Leader Awardee

In March, Program Manager of Children's Investment Fund, Mav Pardee, was awarded the Gwen Morgan Emergent Leader Award by the Massachusetts Association for the Education of Young Children (MassAEYC). The Gwen Morgan Emergent Leader Award is bestowed annually "to an individual that demonstrates leadership qualities to improve the quality of care for children and families, and to advance workforce and professional development opportunities for early education and care professionals."

Until her retirement, Gwen Morgan was a national leader in early education and care, and her influence is felt in many ways, from policy development to the mentorship of young professionals. One of those innovators was Mav, who was guided and supported by Gwen Morgan early in her career, when she helped establish the Child Care Resource Center, the first child care referral organization in the country. The two cemented a professional and personal bond that lasted for decades.

"Mav was the obvious choice for everyone here at MassAEYC this year," said Jo Ann Borinski, who headed the committee that selected her for the award. "Her contributions to children's welfare and the child care industry go far beyond her most recent legislative accomplishments and reflect a lifetime of dedication to Massachusetts children and families. She has truly lived up to Gwen's legacy."



Training for Upgrades: The Fund Offers Training Sessions on Capital Financing



(Above) Exterior of Nurtury Learning Lab:
(Below) Interior of newly renovated Southcoast YMCA



Early care and education (ECE) and out of school time (OST) providers turn to Children's Investment Fund (the Fund) for help financing renovations or new construction of program facilities. This spring, the Fund sponsored two training sessions on capital financing as a follow-up to the Building Stronger Centers (BSC) training institute, last held in December 2014. The sessions provided more detailed and individualized consultation to providers planning large facilities improvement projects. The trainings took place in two very attractive buildings that received early stage financing and technical support from the Fund, and participants toured those spaces before the training.

The April 30th training was held at the newly renovated Southcoast YMCA in Fall River, which offers an OST program serving 130 children and an innovative education center with additional enrichment and instruction for small groups of school-aged children. The training focused on Capital Financing with details from federal, state, and "green" sources, including the new Early Education and Out of School Time (EEOST) Capital Program. Jennifer Gilbert of Viva Consulting and Eric Gardner of New Ecology, Inc. presented and answered participant questions about potential resources for individual projects.

On May 28th, the Fund held a second training at Nurtury Learning Lab in Jamaica Plain. The Learning Lab opened a year ago and serves 150 children from infants through third graders in a bright and beautiful space in the Bromley Heath Housing Development. Lori Smith Britton, of Community Resource Consulting, and Sarah Tanner, of Financial Development Agency, presented on Capital Fundraising with a focus on identifying potential private sources, including corporations, foundations, and individual donors. The training also described how to build a case statement, and other details for launching a capital campaign.

For more information on Building

Stronger Centers training institute or planning a facilities improvement project, please visit the Fund's [website](#).

Staff News: Marty McCahill Cowden Retiring

CEDAC and Children's Investment Fund (the Fund) would like to congratulate Marty McCahill Cowden on her retirement, which will take effect in June.

Marty has been the Associate Program Manager of the Fund since 2008 and has been an invaluable member of the team. Her work developing strategy, fundraising, training, and documenting the Fund's impact on providers has been crucial to the success of the Fund. Most especially, she was instrumental in helping to secure the creation of the Early Education and Out of School Time (EEOST) Capital Fund. The launch of EEOST helps finance the much-needed capital improvements to child care facilities and will prove to be a critical piece of quality improvement across the sector.

We are extremely grateful for the wisdom and experience she brought to the Fund. Please join us in wishing Marty all the best.



Marty McCahill Cowden (right) with the Fund team, Mav Pardee (left) and Theresa Jordan (center).

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