



Late Summer 2013

Housing Bond Bill Will Provide Important Capital Resources for Supportive Housing Programs



Photos courtesy of Greig Cranna.

The Massachusetts House and Senate recently passed a housing bond bill that, once finalized, will provide a significant amount of capital resources to affordable housing providers throughout the Commonwealth. CEDAC recognizes the importance of this bill to maintaining a strong pipeline of affordable housing projects across the Commonwealth. The legislation invests significantly in both production and preservation over the next several years through the authorization of \$1.4 billion in capital spending during the next five years and the extension of the Low Income Housing Tax Credit at \$20 million per year through 2020.

In addition to the overall importance of these resources to creating expanded resources for nonprofit affordable housing providers, the bill - championed by the Citizen's Housing and Planning Association (CHAPA) and co-sponsored by the chairmen of the Joint Committee on Housing, State Senator James Eldridge and State Representative Kevin Honan - provides important capital resources for supportive housing programs that offer much needed social services.

CEDAC works closely with the Department of Housing and Community Development (DHCD) to administer three specific supportive housing programs, the Housing Innovations Fund (HIF), the Facilities Consolidation Fund (FCF), and the Community-Based Housing program (CBH), and an additional program, called the Home Modification Loan Program (HMLP), which helps keep disabled individuals in their homes. All four will see additional resources through this bill, currently being finalized in legislative conference. The Community-Based Housing program will receive \$38 million to produce affordable and accessible housing for persons with a range of disabilities. The Housing Innovations Fund is expected to receive \$80 million to finance transitional and permanent rental housing that benefits a range of populations in need including the chronically homeless, domestic abuse victims, seniors, veterans, and those recovering from substance abuse. Similarly, the Facilities Consolidation Fund will utilize \$47 million to provide community-



From the desk of the Executive Director

Dear Friends,

There is a great deal of exciting work going on right now across the Commonwealth in the area of supportive housing, some of which is featured in this edition of our newsletter. Through innovative partnerships with a robust network of nonprofit organizations, supportive housing developments offer residents safe and affordable places to live combined with specialized services such as child care, access to job training, mental health care, and financial counseling. One of the most successful models of supportive housing with complementary programming is in the area of veterans' housing. It is a prime example of what sufficiently-resourced supportive housing can accomplish for its residents.

based housing for clients of the state's Department of Developmental Services and Department of Mental Health. The Home Modification Loan Program, which provides low- or zero-interest loans to eligible homeowners to finance the addition of ramps and lifts, kitchen and bathroom modifications, and the widening of doorways and floor renovations, will receive \$55 million.

CEDAC works with nonprofit affordable housing developers to make sure they are aware of and can access the funds available through these supportive housing initiatives. We work with them so that they will incorporate units into their developments that are specifically geared to providing housing for the formerly homeless and those with both physical and intellectual disabilities. Our success rate in managing these supportive housing capital funding programs is considerable. Over the past twenty five years, CEDAC has allocated \$213.6 million to produce 11,571 units through the HIF program. Additionally, we have financed another 2,086 units with \$111 million of FCF funding for the residential needs of clients of the Mental Health and Developmental Services departments. With the newest supportive housing bond program, CBH, CEDAC has allocated \$39 million to produce 580 fully accessible units for disabled persons. In the past 10 years, we have provided 1,800 HMLP loans, which help to keep people with disabilities in their homes through small but significant improvements, totaling \$43 million. We look forward to continuing to guide providers – and experiencing a similar rate of achievement – when these new funds become available.

Throughout the legislative process, representatives from CEDAC have testified in favor of this important bond bill because we play an integral part in making sure that these programs can be accessed by the organizations throughout the Commonwealth who are so essential to the creation and preservation of affordable housing in Massachusetts. This year, in addition to allocating resources for housing, the bond bill also includes the critical community development goal of improving child care by designating resources to providers to upgrade their facilities. You can read more about that portion of the bill in the CIF section of this newsletter.

In addition to the housing bond bill, in the past several months, CEDAC has been working to support many of the Commonwealth's most successful and vital veterans organizations, which develop much needed housing and supportive services for both male and female veterans in the region. As the number of homeless veterans continues to grow nationwide and here in Massachusetts, so does the need for housing and supportive mental health and rehabilitation services. According to the state, there are more than 1,100 homeless veterans in Massachusetts, accounting for 19 percent of all homeless adults. The Commonwealth continues to be a leader in its care of homeless veterans, and is the first state to outline a comprehensive plan to end veteran homelessness by 2015. That proposal calls for 250 "permanent supportive housing units" specifically targeted to help the estimated 450 chronically homeless veterans in Massachusetts.

Among the veterans housing projects underway include two projects from Soldier On, a Western Massachusetts-based nonprofit that provides housing and services to veterans. In Agawam, CEDAC has provided predevelopment support for the creation of 54 units for the Gordon Mansfield Veterans Community there and in Leeds, the organization is working on a project that will create 44 units. Soldier On is seeing increased need among women veterans for housing, and is seeking to address their needs. Other organizations working on homeless veterans housing include Veterans, Inc., who is planning on building 35 units in Shrewsbury specifically for veterans in need in the Central Massachusetts region. DHCD recently announced \$3.3 million in funding for their project. CEDAC has also provided funding for 24 units of veterans housing – including family units - in South Boston, through a joint project between South Boston Neighborhood Development Corporation and Caritas Communities. Additionally, we are working with the New England Center for Homeless Veterans to create or renovate 94 units for veterans in the Boston area. This is just a sample of the developments focusing on meeting the needs of veterans in the area. We look forward to working with developers around the state who are working hard to meet this critical need.



Support for Upgrading Child Care Facilities Included in Housing Bond Bill

As is mentioned elsewhere in this newsletter, the Housing Bond Bill passed both the Massachusetts House of Representatives and Senate and is now in conference committee. One of the more exciting developments is that for the first time ever, the legislation includes language supporting facilities financing for early childhood education (ECE) and out-of-school time (OST) providers. The Senate version of the bill would make the Department of Early Education and Care (EEC) the sponsoring agency for child care facilities funding.

Many of you may know that Massachusetts is currently in the first few months of an innovative and collaborative effort by 18 state agencies to create an additional 1,000 units of permanent supportive housing by 2015. The state agency collaboration is co-chaired by Secretary of Housing and Economic Development Gregory Bialecki and Secretary of Health and Human Services John Polanowicz. They lead an impressive Steering Committee comprised of the heads of the 18 agencies. As CEDAC's executive director, I am privileged to represent our agency in this group. I also serve as chair of the Working Group established by the Memorandum of Understanding that codified this initiative, which is tasked with implementing the goals of the supportive housing effort. The Steering Committee held its first meeting in early June, at which the Working Group reported on the progress the state is making toward its goal. I am proud to say we are well on our way in that 278 units of the desired 1,000 have funding committed during the first six months of 2013.

As always, if you have any questions regarding our current projects, please feel free to call me at (617) 727-5944.

Sincerely,

Roger Herzog
Executive Director
Community Economic Development
Assistance Corporation (CEDAC)
rherzog@cedac.org



This financing recognizes that, along with affordable housing, employment and transportation, the

economic development of the Commonwealth depends on top quality education beginning in early childhood. Massachusetts once again emerges as a leader in developing the infrastructure for a competitive economy.

To support providers in improving their facilities, Children's Investment Fund is reaching out to providers planning to improve, expand or replace their program space. "Building Stronger Centers" is an exceptional training program that covers all aspects of planning, design and financing improvements to early childhood education and out-of-school time facilities. The Fund will offer the training beginning in October 2013. The program includes 3 ½ days of training followed by 12 months of technical advice and project planning support, a peer learning network, and access to financing as the project develops.

We've seen great success with the Building Stronger Centers program. Between 2002 and 2008, seventy one organizations attended the trainings and more than 60% of them ultimately completed their projects. Please [click on this link](#) for more information on the trainings or visit our event listings. Space is limited to 20 nonprofit early childhood education and out-of-school time providers, so if you are interested in participating, please let us know soon.

Photo courtesy of [Children First Enterprises](#).



Commonwealth Workforce Coalition Celebrates 10 Years of the Sharing Skills~Building Connections Conference



On May 9th, almost 350 workforce development professionals from across Massachusetts came together at the Sturbridge Host Hotel & Conference Center for the 10th annual *Sharing Skills~Building Connections Conference*. The event is designed to empower workforce development staff with the information, tools, and connections they need to improve their workforce programs and services, and ultimately help more people find and retain jobs, as well as advance in their careers. The Commonwealth Workforce Coalition has built a network of over 6,500 workforce development professionals to help empower the sector. The annual *Sharing Skills~Building Connections* conference is a key part

of providing job trainers and career counselors with the kind of professional development tools they need to help job seekers find employment.

For the first time ever, the conference was pleased to welcome three Cabinet officials from the Patrick Administration - Secretary Gregory Bialecki of the Executive Office of Housing and Economic Development; Secretary Joanne Goldstein of the Executive Office of Labor and Workforce Development; and Secretary Matthew Malone of the Executive Office of Education – to offer their thoughts on the future of workforce development. Secretary Bialecki discussed how his department was taking a deeper dive into key industries in Massachusetts to make an assessment of their workforce needs. Secretary Goldstein, who noted that this was her second year attending the conference, focused on the important collaborative interagency work that is being done, including within the community college system. Echoing that sentiment was Secretary Malone, who also discussed the idea of developing apprenticeships at the vocational level and provided interesting information on the state's effort to increase educational access for veterans.

The conference was once again a success, with a variety of 30 interactive workshops offered, including the return of the popular Employer Pitch Clinics. Among the feedback we received were these comments,

which summed up the event: "I look forward to attending every year-thank you for organizing these events!" and "High quality of input and great opportunity to network with other professionals." If you are interested in seeing how the experience was, please read this article from the [Worcester Telegram & Gazette](#) or watch the [video](#) on the *Sharing Skills~Building Connections* conference from the folks at Northampton TV and Spotlighting Paradise Productions.

Photo courtesy of Greig Cranna.

Staff News



We want to share some personnel news related to our housing programs. Bill Breitbart has served with distinction for nearly ten years, managing our housing development activities in Central and Western Massachusetts. Bill has decided to transition to a reduced work schedule beginning this fall, and to focus on technical assistance to our nonprofit development partners rather than specific project management. We are pleased to announce that Senior Project Manager Lionel Romain will assume the role of managing CEDAC's housing development portfolio in the Central and Western Massachusetts

regions. Lionel will be working out of our Northampton office. We offer congratulations to Bill on his semi-retirement.

Upcoming CEDAC Events

9/18/13 [West Network](#) - CWC
9/19/13 [Building Stronger Centers Info Session](#) - CIF
9/24/13 [Building Stronger Centers Info Session](#) - CIF
9/25/13 [Building Stronger Centers Info Session](#) - CIF
9/25/13 [Southeast Network](#) - CWC
10/17/13 Boston Network - CWC
10/23/13 Central Network - CWC
10/24/13 Northeast Network - CWC

Northampton
Boston
Springfield
Worcester
New Bedford
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Lawrence