



C.E.D.A.C. COMMUNITY ECONOMIC DEVELOPMENT ASSISTANCE CORPORATION

CEDAC NEWS UPDATE



WINTER 2012

Easthampton's Parsons Village Reaches Critical Milestone

DIETZ & COMPANY ARCHITECTS DESIGN THAT LOOKS GOOD, DOES GOOD



PARSONS STREET HOUSING
Easthampton, MA

Parsons Village, an affordable housing development proposed by Northampton's Valley CDC in conjunction with HAP Housing, recently reached a critical milestone when its Chapter 40B comprehensive permit was approved by Easthampton's Zoning Board of Appeals after a lengthy hearing process.

The project will bring 38 new units of family housing to this Western Massachusetts community that is seeking to make sure that the community remains a viable place in which working families can reside. Easthampton is experiencing significant pressure on its housing, as it becomes a more attractive location for many professionals and staff from nearby local colleges. That means that a lot of families are becoming priced out of a city they had called home for generations.

CEDAC provided initial financial support to this important project and has maintained this support to Parsons Village and Valley CDC through a long, often contentious permitting process. Since early 2010, CEDAC has loaned over \$225,000 to the nonprofit developer for predevelopment costs. Objections were made to the multifamily



From the desk of the Executive Director



Friends,

On November 13, the Massachusetts housing community came together at the DCU Center in Worcester for the "Under One Roof" conference hosted by the Department of Housing and Community Development (DHCD) and co-sponsored by CEDAC and our sister housing agencies. It was rewarding to see the

project and, initially, the project's application for a permit was not approved, even though the community has recognized a need for affordable family housing. Nevertheless, CEDAC has continued to work with Valley CDC in support of its sound plan to create quality affordable housing on 4 ½ acres of land in a residential neighborhood.

Valley CDC has applied for funding to the Department of Housing and Community Development (DHCD) for the \$12 million project. Additionally, CEDAC has committed financing for the acquisition of the project site, and is in the final stage of helping the organization acquire the land for development. CEDAC will continue to stand by the development and looks forward to joining Valley CDC and HAP when the project breaks ground, perhaps as soon as next summer.



Children's Investment Fund Helps Keep History Alive at Boston Nonprofit



Since 1885, Ellis Memorial, Boston's first settlement house, has cared for children, disabled adults, elders, and families who live and work in the South End and adjacent neighborhoods in Boston. But all that was in jeopardy when Ellis Memorial was notified that the building where it leased office space and space for infant-toddler care was going to be sold.

A property across the street, next door to Ellis Memorial's original headquarters, had languished on the market for years. It was an old and rundown building, but Executive Director Leo Delaney and the Board at Ellis Memorial saw an opportunity to develop a plan for renovating a new home for its programs. Ellis turned to the Children's Investment Fund for \$2.3 million in predevelopment and acquisition financing and purchased the building at 58 Berkeley Street.

"Ellis Memorial is a well known, highly respected organization with strong leadership and a good reputation for providing high quality early learning and out-of-school time programs," said Mav Pardee, program manager for the Children's Investment Fund. "The Fund was pleased to help the organization realize its vision for developing beautiful, light-filled learning spaces for 117 young children.

Once Ellis Memorial had purchased the 13,000 square-foot vacant building, it needed a complete renovation. Leo Delaney mobilized a group of Boston business leaders help with financing. He worked with concerned neighbors to assure them that the project would enhance the neighborhood, turning an eyesore into an architectural gem. Eventually, the project qualified for state and federal historic tax credits which allowed Ellis Memorial to restore the building exterior to its original exterior condition, dating back to 1926. In total, the project cost \$7.16 million.

The purchase of this building allows Ellis Memorial to expand its early childhood programs, which has a substantial waiting list. But the work continues: Ellis Memorial plans to renovate the adjacent 8,800 square-foot building at 66 Berkeley Street. Once renovated, the building will

passion and commitment so many have to providing quality affordable housing in the Commonwealth. It was also exciting to be there when Governor Patrick made his [pledge](#) to promote the production of 10,000 new multifamily units of housing annually. We look forward to working with Governor Patrick and his Administration to see his vision become reality.

At the conference, I had the opportunity to talk about the success of the state's housing preservation law, Chapter 40T, which just celebrated its 3rd birthday, and highlight its effectiveness in preserving long-term affordability. Namely, in the three years since the law's enactment, there have been 39 sales of existing affordable housing developments and yet no affordable housing has been lost as a result of a sale to a new property owner under the 40T regulatory process. More than 7,500 affordable housing units have been preserved through our state initiative since 2010. You can read our [fact sheet](#) to learn more about the state's achievements in affordable housing preservation during the past few years.

There is still more work to be done, of course – over the next decade, more and more large-scale affordable housing developments will be reaching mortgage maturity, and we must be ever-vigilant in making sure those units maintain affordability. But we can be truly thankful for the innovative thinking and leadership we've seen from the Legislature and the Patrick/Murray Administration to help individuals and families across the Commonwealth stay in their homes.

Happy Holidays to all and we look forward to working with you in 2013!

Sincerely,

Roger Herzog
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house programs for older youth. In the meantime, a nonprofit providing hope for South End residents for over 100 years is celebrating a new beginning.



Commonwealth Workforce Coalition Welcomes New Program Manager



The CWC recently welcomed Patricia Maguire, LCSW, as program manager. We spoke to Tricia about her new role.

Describe your role at CWC.

I am responsible for leading CWC's training, technical assistance, and networking activities; and for developing new funding sources to support our statewide programs. In addition to managing CWC's training and networking activities and coordinating CWC's team of consultants, my job is to foster

relationships with key stakeholders in the workforce development community. This would include building relationships with community-based training providers, career centers, community development corporations, businesses, employer associations, adult basic education community, and community colleges.

What did you do previously?

Previously, I worked at SkillWorks: Partners for a Productive Workforce, a 10-year \$25 million dollar workforce development funding collaborative housed at The Boston Foundation.

How did that position prepare you for this job?

Working at SkillWorks was an amazing learning experience on many levels: funding, direct service, policy, evaluation. Helping to staff the Funders Group of 18 public and private funders allowed me to establish working relationships with workforce funders and work side-by-side with them. In addition, by working closely with workforce partnerships, I was attuned to work on the ground, challenges that arose, and participating in problem solving and sharing of best practices. I also managed the Capacity Building Program and the relationship with CWC – which was great training for transitioning to the role of CWC Manager.

Tell us something more about you

I went to the College of the Holy Cross and double majored in English and Sociology with a minor in Women's Studies. I received my Masters in Social Work from the Boston College Graduate School of Social Work. Getting my bachelors and masters were big accomplishments for me. Neither of my parents graduated from college, but they both stressed the importance of education to me and my younger sisters.

On the community level, this past Spring I joined the board of Groundwork Somerville, an environmental and youth development organization.

What are your goals at CWC? Where do you see the organization in five years?

I want to efficiently and effectively deliver CWC's core programs (regional networks, trainings/workshops, technical assistance, and the annual conference), engage in special projects and partnerships, and expand our funding to become more self-sustaining.

In five years I would love to see CWC at the epicenter of further professionalizing the workforce development field in Massachusetts. CWC would be partnered with key funding organizations in each of the

regions that are supporting their region's peer learning network as well as CWC services addressing the region's professional development needs.

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