



Message from CEDAC /

We at CEDAC mourn the recent deaths of George Floyd, Breonna Taylor, Ahmaud Arbery, Rayshard Brooks, and countless other Black Americans whose lives have been cut short by racist violence. Their murders are the legacy of centuries of racial oppression in the United States. We stand with the thousands who protest, demanding equity and justice.

Five decades ago, led by Black and Brown people, the community development movement emerged from the civil rights struggles of the 1960's. The leaders of that movement, among them the great teacher, elected official, and community organizer Mel King, knew the trauma that large-scale real estate development could inflict on neighborhoods that found themselves in the path of urban renewal. Mel and others founded CEDAC to support community development corporations and the people that CDCs serve.

Together, we have built and preserved thousands of affordable housing units and ensured that the future of that housing lies with locally-controlled non-profit organizations. We've made it possible for hundreds of families to send their children to safe, affordable early education centers, designed to help children thrive. We've deployed our financial and technical resources to strengthen those sectors.

None of this is enough.

Black and Brown households have disproportionately suffered during the COVID-19 pandemic due to inadequate health care and housing. Black household assets remain a fraction of that for white families as the structural racism long inherent in the American housing market deprives Black families of generational wealth. And Black men and women continue to die at the hands of a criminal justice system that is long overdue for sweeping change.

As we consider the future of our work at CEDAC, the coming months will include an examination of both our internal and external practices, with an emphasis on racial equity.

[Read more /](#)

News

DHCD Awards \$16 Million To Produce Or Preserve Critical Supportive Housing For Vulnerable Populations /



Worcester Housing Authority | Building Futures Inc


A Place to Call Home
38-40 Lewis Street

Each year, DHCD holds a dedicated funding competition, the Supportive Housing for Vulnerable Populations round, to distribute capital funds as well as special project-based operating subsidy accompanied by stipends to pay for supportive services. Earlier this spring, CEDAC and DHCD concluded our seventh Supportive Housing round. DHCD expects to invest more than \$16 million of state and federal funds as well as 73 Massachusetts Rental Voucher Programs (MRVPs) in these nine projects.

Projects with awards in this round will serve both families and individuals who have experienced homelessness; older adults; and individuals living with disabilities; and are located in metro Boston as well as the central, western, and northeast portions of the state. Now more than ever, projects that offer quality affordable housing and support services are a key component to keeping communities and individuals safe and healthy.

[Read More /](#)

The Paycheck Protection Program And Accessing Support: An Update For Child Care Providers /



Children's Investment Fund is launching a technical assistance effort with the Department of Early Education and Care (EEC) to help the ECE/OST field with the U.S. Small Business Administration's Paycheck Protection Program (PPP). On Monday, April 27, the second round of funding for the PPP (\$310 billion) became available to small businesses, but the funding is in high demand and is expected to go quickly.

On Friday, April 24, EEC hosted two webinars featuring Children's Investment Fund, CliftonLarsonAllen, Goodwin Procter, and Clarendon Early Education Services. Each webinar provided the child care field with information about this program and included an interactive Q&A portion.

[Read More /](#)

EOEA, DHCD, CEDAC, and MassHousing Develop State Resources for Affordable Senior Housing Providers During COVID-19 /



Despite these unprecedented circumstances, CEDAC continues to support the community by providing funding and technical assistance to non-profit affordable housing developers across the Commonwealth.

At the core of CEDAC's work is our commitment to addressing the needs of our most vulnerable populations, and we understand the profound impact this crisis has had on older adults. Therefore, CEDAC, the Executive Office of Elder Affairs (EOEA), the Department of Housing and Community Development (DHCD), and MassHousing and are working together to develop ways to support the well-being of our seniors, particularly those living in age-restricted housing, during this public health crisis.

[Read More /](#)

A Message from the Children's Investment Fund /



All of us at CIF hope that all of you are staying safe and healthy during this unprecedented public health crisis. We thank you for your ongoing commitment to caring for and educating the children of the Commonwealth.

As of March 16th, the CIF office has closed and all staff are working from home. We look forward to resuming normal operations as soon as it is safe to do so. Meanwhile, we want to reassure you that staff remains committed to working with Early Childhood Education and Out-of-School-Time (ECE/OST) organizations on their facilities projects.

[Read More /](#)

New England's First LGBTQ-Friendly Senior Housing Initiated by Kuehn Planning Grant /



Last November, the City of Boston chose a developer to turn the William Barton Rogers School, a former middle school in the City's Hyde Park neighborhood, into 74 new units of affordable housing for seniors. And last month, the city announced that it would commit \$2 million towards the completion of this project. While an adaptive reuse of a middle school into senior housing may seem commonplace in a region that needs as many new affordable units as possible, this project is anything but common – it's on track to become New England's first LGBTQ-friendly senior housing complex.

The city's Public Facilities Commission designated Pennrose Development as the developer last fall for the William Barton Rogers school project, but the endeavor as a whole is, in fact, a partnership with a non-profit LGBTQ Senior Housing Inc. The mission of that organization is to facilitate access to welcoming, safe, affordable housing for low-income LGBTQ seniors, the need for which has been documented by the Massachusetts Commission on LGBT Aging and the most recent AARP Survey.

[Read More /](#)

CEDAC Research Shows Far Fewer LIHTC Units Are at Risk of Losing Affordability than Predicted /



Today, CEDAC released a new research study that shows far fewer units in the Commonwealth financed through the Low Income Housing Tax Credit (LIHTC) program are at risk of losing their affordability status than predicted. That's good news for thousands of families across the Commonwealth.

The study looked at 228 LIHTC-financed projects – 15,679 units – that went into service in Massachusetts from 1990 through 2000. Beginning in 1990, the LIHTC program required a minimum of 30 years of affordability, so policymakers and researchers have expressed concern that a significant number of those will be converted to market-rate housing beginning this year. Our analysis found that roughly 86 percent of the 15,679 LIHTC units in this cohort are subject to some form of longer term affordability restrictions and will not be at risk for market conversion before December 31, 2030.

[Read More /](#)

State Awards New Funding For 11 Affordable Housing Projects Across Massachusetts /



Massachusetts truly is fortunate that elected leaders consistently demonstrate their support for building affordable housing. We received yet more evidence of this bicameral and bipartisan support on February 4th, when Governor Charlie Baker and Lt. Governor Karyn Polito announced \$44 million in new funding awards for affordable housing projects across the Commonwealth.

The Governor and Lt. Governor were joined by Housing and Economic Development Secretary Michael Kennealy, Boston Mayor Martin J. Walsh, State Senator Joe Boncore, State Representative Adrian Madaro, Acting DHCD Undersecretary Jennifer Maddox, and other state and municipal officials to highlight the 11 new projects – which will result in 587 new units of housing – that will receive support from the state. The Department of Housing and Community Development (DHCD) awarded \$44.7 million in direct capital funding and allocated \$16 million in State and Federal Low Income Housing Tax Credits (LIHTC).

[Read More /](#)

CEDAC in the News /

[Under The Radar: Affordable Senior Housing Communities Need Support To Fight COVID-19 / Health Affairs Blog](#)

[New 6-Unit Building in Hyde Park / Mainstay](#)

[MassHousing Closes on \\$2.8 Million in Financing for New Workforce Housing in Northampton / Boston Real Estate Times](#)

[A \\$5 million investment in kids at Greater Lowell YMCA / The Lowell Sun](#)

[New Research by CEDAC Shows that Far Fewer LIHTC Units Are at Risk of Losing Affordability than Predicted / CEDAC](#)

[Construction begins on 51 affordable apartments in Revere / The Boston Globe](#)

[CEDAC in Partnership with LISC Lends \\$8.5 Million in Acquisition Financing to Maintain the Affordability of 32 Housing Units in Chelsea / CEDAC](#)

[LISC Expands Funding for Affordable Housing Near Transit / LISC Boston](#)

[Local Initiatives Support Corporation Expands Funding for Affordable Housing Near Transit / Boston Real Estate Times](#)

[Belchertown Day School buys land at former State School site for early childhood education center / Masslive.com](#)

[Pelham affordable housing project gets some seed funding / Daily Gazette Hampshire](#)

[CEDAC Approves \\$200,000 for 35 New Units of Affordable Housing in Pelham / CEDAC](#)

[CEDAC Approves More than \\$2.7 Million in Predevelopment and Acquisition Financing for 115 Units of Affordable Housing in Boston / CEDAC](#)

[Boston-Area Mixed-Income Asset Lands Construction Financing / Multi-Housing News](#)

[Making room for growth: GLCAC makes final push to fund new, bigger daycare center / The Eagle Tribune](#)



CEDAC

Community Economic Development
Assistance Corporation

You've received this message because you've registered or accepted our invitation to receive our distribution e-mails. If you no longer wish to receive e-mails from us, you may unsubscribe by adjusting your e-mail preferences in the [Members Portal](#). or click the links below. Your username is your email address.

Community Economic Development Assistance Corporation (CEDAC)
18 Tremont Street, Suite 500 Boston, MA 02108
Phone: (617) 727-5944

Want to change how you receive these emails?
[You can update your preferences](#) or [unsubscribe from this list](#)