

CEDAC | Community Economic Development Assistance Corporation

Fall 2015 Newsletter



CEDAC Celebrates Opening of Affordable Housing Developments Across the State

CEDAC staff was busy the past several months celebrating the production of much-needed affordable housing projects. It is typical for the warmer months to be filled with groundbreaking and ribbon cutting events, and this autumn has been no different. Over twenty CEDAC-funded affordable housing development projects have celebrated milestones in construction this season.

On September 17th, Coalition for a Better Acre (CBA) held a ribbon cutting to celebrate the opening of Gorham Street Apartments in Lowell. The newly-constructed residence received HomeFunders predevelopment financing from CEDAC to create 24 units of affordable multifamily rental housing, 6 of which were reserved for formerly homeless families. CEDAC's Executive Director, Roger Herzog, spoke as part of the program, along with other officials and a resident of Gorham Street Apartments. CBA also received Housing Innovations Fund (HIF) and Community Based Housing (CBH) resources for the project.



CEDAC's Executive Director, Roger Herzog, at opening celebration for Orange Teen Housing.

Valley CDC and HAP Housing celebrated the opening of Parsons Village on September 25th. Located in Easthampton, Parsons Village is a new 38-unit affordable rental housing development. The new community, which includes a community center that was dedicated to the late James P. Sullivan, a founding member of the Easthampton Housing Partnership and member of the Valley CDC Board of Directors, was built with green features to be highly energy-efficient. Lionel G. Romain, Director of Housing for Central and Western Massachusetts for CEDAC, gave remarks at the event, which also included tours of the facility. CEDAC provided predevelopment and acquisition financing to the development. With both the Gorham Street Apartments and Parsons Village, despite facing major obstacles, CEDAC's patient capital allowed the developers time to resolve development challenges.

The Planning Office for Urban Affairs, Inc. (POUA) held the dedication of Upham's Crossing in Dorchester on October 29th to celebrate the completion of 80 new units of permanent affordable rental housing at the site of the former St. Kevin's Parish. Cardinal Sean P. O'Malley, Archbishop of Boston, blessed the site and joined Lisa Alberghini, President of POUA, in welcoming Mayor Marty Walsh and other elected officials. Among the dignitaries was co-chair of the Joint Committee on Housing, State Senator Linda Dorcea Forry, a graduate of St. Kevin's Grammar School. A new resident of Upham's Crossing spoke as part of the program, and emotionally described the arduous journey that she and her young daughter have taken from homelessness to their new apartment. CEDAC provided HomeFunders predevelopment financing to the development, which has set aside 20 of the 80 units for formerly homeless families, and the project also received HIF financing among other state resources.

Rural Development, Inc., in collaboration with Franklin County DIAL SELF, held a ribbon cutting and open house on October 30th to celebrate the opening of Orange Teen Housing. With CEDAC's help, the 150 year old, 3-story building was purchased and rehabilitated to create 10 apartments for homeless and at-risk youth between the ages of 18 to 25. Roger Herzog was joined by three members of CEDAC's housing team at this event, which showed the previously dilapidated commercial building transformed into an airy, spacious, light-filled residence.

From the Desk of The Executive Director

Dear Friends,

As executive director, one of the best parts of my job is that I, along with members of CEDAC's staff, have the opportunity to see important community development projects come to fruition. Throughout the year, CEDAC's staff attends ribbon cuttings and groundbreaking ceremonies that mean new, quality affordable housing and child care facilities for neighborhoods throughout the Commonwealth. Since CEDAC is often the first lender into a project - when the project may be little more than a good idea - it is particularly gratifying for us to see the developer's vision transformed into a reality.

2015 has been a particularly strong year when it comes to the completion of critical community development projects. As you will see in this newsletter, CEDAC has supported a number of affordable housing projects around the state that reached completion. These include converting a former Catholic parish in Dorchester into affordable housing, new housing for formerly homeless families in Lowell, and creating new units in Easthampton. Similarly, CEDAC is very happy to see the first of the child care facilities funded by the Early Education and Out of School Time (EEOST) Capital Fund come on line this fall. We were present at the

As noted above, CEDAC was pleased to participate in a number of celebrations of notable projects throughout the past several months. These include, among others:

- Bishop Allen Apartments, Cambridge
- Condor-Havre Apartments, East Boston
- Hong Lok House, Boston
- Jackson Commons, Boston
- The Residences at Melpet Farm, Dennis
- Magazine Commons, Springfield
- O'Connor-Sisson House for Veterans, Dartmouth
- Putnam Square Apartments, Cambridge
- Sitkowski School Apartments, Webster
- Union Square Apartments, Somerville
- Welcome Home Apartments, Haverhill

We know that we'll see important supportive housing projects move forward in 2016, as well, because the Baker/Polito Administration and the Legislature approved a third year of funding for the Housing Preservation and Stabilization Trust Fund (HPSTF). Over the past two years, HPSTF has resulted in the production of a number of critical supportive housing units in communities like Dorchester and Lowell. This year, the Department of Housing and Community Development (DHCD) will make \$11.5 million in capital funds available in a competitive round that is currently underway. If you are interested in learning more about HPSTF and the December 2015 funding round, please visit

<http://www.mass.gov/hed/docs/dhcd/hd/hsf/hpstfnofa2015.pdf>

celebrations in Beverly, Lynn, and Southbridge this autumn, which marks the first of many upgraded child care facilities we anticipate seeing.

This year has been one of transition for CEDAC and for the Commonwealth of Massachusetts but these examples show that as an agency and a state, we are stronger than ever. We look forward to an even more productive 2016. As always, we appreciate your feedback on our work. If you have any questions about CEDAC's work, please feel free to contact me at rherzog@cedac.org or at (617) 727-5944.

Sincerely,



Executive Director
Community Economic
Development Assistance
Corporation (CEDAC)



1st EEOST-Funded Child Care Facilities Open Their Doors

This autumn, Children's Investment Fund along with CEDAC celebrated a significant milestone, with the opening of the first facilities to be built or renovated utilizing grant funding from the Early Education and Out of School Time (EEOST) Capital Fund. EEOST is administered by the Massachusetts Department of Early Education and Care (EEC) in coordination with CEDAC and Children's Investment Fund (CIF), and provides non-profit child care providers with capital resources to develop high quality early learning facilities.

On October 15, 2015, the Beverly Children's Learning Center (BCLC), which has served children and families in Beverly for over 40 years, held a ribbon cutting ceremony for its new learning space. The new 16,000 square foot facility allows for a more efficient space—one designated floor for infants and toddlers and one for children and preteens participating in after-school programs. The center also includes exercise areas, homework studios, as well as resource areas for parents and guardians. Outdoor amenities include playgrounds and a community garden where children learn about planting, growing, and harvesting fruits and vegetables. The new site provides safe and affordable early education and care for nearly 160 children.

Just a few days later, on October 26th, CEDAC, CIF, and EEC were also on hand to celebrate the reopening of the newly renovated Lynn Child Care Center, operated by Catholic Charities North. The Lynn Child Care Center's 13,000 square feet of space was renovated to provide a more modern and child-friendly atmosphere. The renovations were focused on increasing energy efficiency, improving the building's comfort and functionality for both children and staff, and providing better accessibility for individuals with disabilities. The Lynn Child Care Center currently serves 100 children from Lynn, Nahant, and Saugus and has been providing early education and care as well as out-of-school time services for more than 50 years.

CEDAC and CIF also took part in a groundbreaking ceremony held by Tri-Community YMCA in Southbridge, another of the ten programs that received funding from EEOST. Construction on the project is anticipated to be completed by September 2016.



(From Left) BCLC director of education and children's services Lisa King, State Rep. Jerry Parisella, BCLC board president Karen Wilk, Mayor Michael Cahill, BCLC executive director Judith Cody, Children's Investment Fund Program Manager Theresa Jordan, and Early Education and Care commissioner Tom Weber, cut the ribbon at the opening of Beverly Children's Learning Centers.

The \$1.4 billion Housing Bond Bill passed in November 2013 authorized \$45 million to create the EEOST Capital Fund Program to improve the quality of center-based child care facilities. Earlier this year, ten centers in Massachusetts received awards totaling \$7.45 million in capital grants to substantially renovate, improve or acquire and construct new program facilities. The grants made to these ten programs will improve learning environments for nearly 1,400 children across the Commonwealth, more than 85 percent of which are from low-income families.

This past summer, the Baker Administration approved an additional \$4 million allocation for the EEOST Capital Fund Program for a second grant round. CEDAC and Children's Investment Fund have been working closely with EEC over the

last few months, having recently reviewed the pre-applications of 23 provider organizations. Successful pre-applicants will be invited to submit a full application due January 25, 2016. Awards are expected to be made in the spring.

For more information on the EEOST Capital Fund, please visit <http://www.mass.gov/edu/birth-grade-12/early-education-and-care/laws-regulations-and-policies/eeost-capital-fund-program.html>



A Successful Training Season for CWC

The Commonwealth Workforce Coalition (CWC) is celebrating a successful fall training season, having held three specialized workshops in addition to its regularly scheduled regional peer learning network trainings. Over 150 workforce professionals attended these trainings, which were held between September 29th and November 12th across the state.

CWC's regional peer learning network trainings attracted over 85 participants and provided an opportunity for attendees to have in-depth conversations about community resources that support their work. Participants also worked with the trainers to identify individual, organizational, and public resources that support job seekers and businesses.

The three specialized workshops attracted over 90 participants, and included the following topics:

- **Workforce 101: System Overview with Updates on Workforce Investment Opportunity Act (WIOA)** was held on September 29th and October 1st, and provided an overview of the vision for the public workforce system, the resources invested to support job seekers and businesses, and key organizations that provide services and policy direction. The workshop is designed to orient workforce professionals to the field. This training also included a recent history of federal and state legislation, including the WIOA, which was signed into law in July 2014 and is being implemented as of July 1, 2015.
- **Offender Employment Specialist Training and Certification**, a three-day training held October 9th, 16th, and 23rd, in partnership with Bunker Hill Community College, Massachusetts Division of Career Services Reentry Reemployment Unit, and Middlesex County Sheriff's Office, provided certification to workforce development staff in assisting ex-offenders in securing and retaining employment. Participants gained skills and tools to understanding the OES model, connect with employers for job development to make good matches, and were presented with practical tools and strategies for effective job readiness and placement.
- **Strategic Project Management Training**, held November 12th, targeted executive directors, program managers, and development staff in the workforce development industry. The workshop provided participants with the tools to develop a clear project plan that includes a timeline and deliverables, be an effective project manager and team leader, continuously monitor project outcomes, and clearly communicate a project's progress and impact to partners and funders.



Participants of the "Offender Employment Specialist Training and Certification" show their certificates following the final day of training.

For more information and to register for future trainings, please visit CWC's [website](#).

