



CEDAC Newsletter



Winter 2013-14

## CEDAC Helps Develop Affordable Housing in Western Massachusetts, Preserve Units in Cambridge



57 Main Street Groundbreaking, Photo courtesy of Berkshire Housing Development Corporation

Over the past few months, two major affordable housing development projects in Western Massachusetts have met crucial milestones. In the Town of Lee, the Berkshire Housing Development Corporation completed work on a mixed use development, creating 16 units of affordable housing in that community. And in Amherst, developer HAP, Inc. broke ground on a community that will provide 42 units of family housing in a town that faces pressure from an ever-growing student population.

Berkshire Housing Development Corporation purchased 57 Main Street in Lee as a way of helping to maintain affordable housing while also promoting a vital downtown district. The building was in a distressed condition and needed extensive renovations. The previous owners were committed to upgrading the structure, but were unable to access enough capital to renovate it thoroughly. Berkshire Housing then stepped in, and with acquisition and pre-development support from CEDAC, was able to rehabilitate 16 units of housing and three storefront spaces. The \$1.6 million project reached completion in early Fall 2013.

In October, HAP, Inc. broke ground on Olympia Oaks in Amherst, which will provide 42 units of family housing. The project is located adjacent to the University of Massachusetts Amherst, which partnered with HAP and with the Town of Amherst to develop this new community. With the yearly influx of college students seeking housing near campus, Amherst faces ever-growing pressure on affordable housing. CEDAC provided \$200,000 in predevelopment support to the \$12.5 million project, which is expected to finish construction in 2014.

In addition to production, the affordable housing community in Massachusetts witnessed a great preservation win last summer when Homeowner's Rehab Inc. (HRI), working with Harvard University, purchased Putnam Square Apartments in Harvard Square, preserving 94 units of senior affordable housing. The purchase was yet another example of the success of the Chapter 40T law passed in 2009 to preserve affordable housing in Massachusetts. CEDAC committed a \$6 million loan – with financial participation by the Massachusetts Housing Investment Corporation – to HRI to finance the acquisition and the Cambridge Affordable Housing Trust also contributed financially to help preserve these units. To learn

CEDAC Logo



### From the desk of The Executive Director

Dear Friends,

It was a special honor for several members of CEDAC's staff, including me, to join Governor Deval Patrick, State Senator James Eldridge, State Representative Kevin Honan, Undersecretary of Housing and Community Development Aaron Gornstein, Homeowner's Rehab Inc.'s (HRI) Executive Director Peter Daly, and many others in November at HRI's Putnam Square Apartments for the signing of the Housing Bond Bill. Through this historic \$1.4 billion law, the Commonwealth has made a lasting commitment to

more about successful affordable housing preservation efforts in Cambridge, please read this [Banker & Tradesman](#) article by CEDAC's executive director Roger Herzog and housing preservation program manager Bill Brauner.



## Children's Investment Fund Celebrates Creation of the Early Education and Out of School Time Capital Fund

Over the past several months, community and housing advocates from around the state celebrated the passage of the Housing Bond Bill. The bill includes \$45 million to create a capital financing source to fund upgrades to early education and out-of-school time facilities. Through this provision, the bill's sponsors acknowledged the important role that safe and healthy learning spaces for young children play in community development.

The Children's Investment Fund and CEDAC recently honored the legislators and advocates who made this groundbreaking legislation possible. Massachusetts is only the second state to pass bonding legislation for child care facilities, and the first to do so as part of a community development bill. On February 4th, we honored State Senators Sal DiDomenico and James Eldridge, State Representatives Kevin Honan and Jeffrey Sanchez, Early Education and Care Commissioner Tom Weber, Mike Durkin, Peg Sprague and Russet Morrow of the United Way of Massachusetts Bay & Merrimack Valley, Brenda Clement and Rachel Heller of Citizen's Housing and Planning Association (CHAPA), and Kimberly Haskins and Pat Brandes of the Barr Foundation for their leadership and support.

Additionally, this new funding stream generated a great deal of excitement and discussion at the *Building Stronger Centers* training institute, which took place in Devens in November. The three day intensive training run by the Children's Investment Fund brought together nonprofit early care providers with experts in design, project management, capital budgeting and capital fund raising. This year, 47 participants representing 22 organizations across the state received training on how to successfully take on a capital improvement project or facility expansion.

"Participants really like that the workshop gives them the straightforward facts and a comprehensive overview on what it takes to pursue a facility development process," said Mav Pardee, the Fund's program manager. "Financing a project is always the number one concern. Our goal is to help highly motivated providers to create spaces that support parents and educators' aspirations for children at risk. We convince them that they can do it and we help them get it done."

For attendees, one of the most popular features of the training is hearing from nonprofit counterparts who have completed their own projects. They share photos, stories, lessons learned, and the positive impact that the new space has on program quality, families, and staff. Attendees almost always leave the training with a vision for a better facility than that they originally envisioned. All providers know that child care spaces must be safe, but by the end of *Building Stronger Centers*, providers understand the crucial role that space plays in effective teaching and learning, in parent engagement and in children's healthy development. Participants see examples of attractive and functional spaces, which inspire them to think more broadly about their own projects.

Participants leave the conference more educated and informed – and with more support. The Fund also provides them with 12 months of technical assistance, a peer learning network, and access to capital financing as their projects develop.

A final observation from this year's conference: about a quarter of the participants were looking at mixed use projects that would include both housing and child care. This was a new development from prior years and was likely inspired by the new legislation and how it directly links quality child care to housing and community development.



Commissioner of the Department of Early Education and Care Tom Weber

Massachusetts families by authorizing capital spending on a range of affordable housing and community development programs in Massachusetts.

The legislation provides capital funds for three supportive housing programs administered by CEDAC, in conjunction with the Massachusetts Department of Housing and Community Development (DHCD): the Housing Innovations Fund, the Facilities Consolidation Fund, and the Community Based Housing program. The legislation also provides resources for the Home Modification Loan Program, which provides low interest loans to eligible homeowners to make accessibility improvements that allow disabled residents to continue to live at home. CEDAC co-administers this program with the Massachusetts Rehabilitation Commission. I also think that residents of the Commonwealth can be especially proud that the law also included – for the first time – capital bond financing to support facility upgrades and improvements for nonprofit child care providers that serve children in low-income communities. The initial allocation for the program for FY2014 is \$4 million, which is a great start for this new program. We are thankful to Governor Patrick and his Administration, members of the Legislature, Joint Housing Committee Co-Chairs Senator Eldridge and Representative Honan and their staffs, as well as our many friends and partners in the community development and early childhood education sectors.

On a more personal note, CEDAC is able to sustain its community development activities because of the work that our dedicated staff does every day. In 2013, we celebrated significant milestones for three of our staff – Karen Kelley Gill, CEDAC's Deputy Director and Chief Financial Officer, and Senior Project Manager Bronia Clifton each observed a 20 year anniversary, and Senior Project Manager Theresa Jordan marked 25 years with CEDAC. Their work supporting affordable housing developers and child care providers has not only helped those agencies, it has meant more quality affordable housing and better child care for countless families around Massachusetts. I

The Housing Bond Bill garnered some national attention while it was still being deliberated. States have taken several different tacks to meet the facilities needs of child-care providers but *Education Week*, a national education journal for the pre-K-12 community, stated that this legislation might be a possible model for expanding high-quality preschool options. The full article can be found at:  
<http://www.edweek.org/ew/articles/2013/10/16/08facilities.h33.html?r=782168067>



## The Commonwealth Workforce Coalition Continues to Expand Resources for Workforce Professionals with Network Building Opportunities and Innovative Training Sessions

Following last year's successful 10th annual *Sharing Skills~Building Connections* Conference in May, CWC has continued to coordinate a number of professional development opportunities statewide, including its Fall Regional Peer Learning Network Events. This series features programs that have been carefully tailored to address the particular needs of workforce development professionals in the 5 geographic regions of Massachusetts — with a focus on direct service and supervisory staff. The network events are designed to provide a forum to discuss on-the-job challenges and learn from peers and industry experts about best practices and strategies to address these challenges. Attendees are also able to connect with other professionals and stay up to date on workforce programs and events.

In September, members from the Southeast network gathered at the Greater New Bedford Career Center for a meet-and-greet with representatives from a Framingham-based national retail company. Representatives discussed the company's efforts to continue cultivating a stronger workforce through partnerships with community-based organizations and a commitment to pulling talent from the local workforce. The meeting was timely, as the company has many current hiring needs.

We presented some equally exciting programming in October. Representatives from the Massachusetts Department of Housing and Community Development (DHCD) and the Metropolitan Boston Housing Partnership (MBHP) met with the Boston network at the Crittenton Women's Union early in the month to discuss the Family Self-Sufficiency model, and more specifically, best practices for obtaining and maintaining financial independence. Workforce professionals throughout Central Massachusetts met in Worcester later that month to discuss the latest trends utilized in social media to improve workforce development processes. This training included innovative methods using platforms such as Twitter, LinkedIn, and Facebook.

The training calendar is regularly updated with new sessions that aim to enhance relationship-building opportunities statewide. Please [click on this link](#) to remain informed of upcoming trainings in your area.

### What's your type? CWC Offers a Workshop that Incorporates Personality Testing

On October 16th, CWC hosted the Personal Style & Career Applications Workshop, training roughly 20 workforce professionals to utilize common personality tests, which have been helpful in identifying the ideal fields and positions for many seeking employment based on their individualized temperament and character traits. This workshop was co-sponsored by SkillWorks and the Mayor's Office of Jobs & Community Services (City of Boston).

The workshop used personality inventory tests, such as Myers-Briggs Type Indicator® and DiSC Assessment, and applied them to the career planning and exploration process. These tests help to produce a more complete understanding of the individual's personality and skill set, thus ideally leading to a better job placement.

This interactive workshop — which received rave reviews — trained attendees in the latest and most practical assessment tactics, so that they might be able to utilize these techniques within their own offices.

With this type of innovative training, workforce professionals will be better prepared to match the individual employee with the ideal employer, and ultimately achieve the goal of ensuring longer-term job retention.

am pleased to offer my personal congratulations and gratitude to them for their dedication and continued hard work.

Sincerely,

A handwritten signature in black ink that reads 'Roger Heza'.

Executive Director  
Community Economic  
Development Assistance  
Corporation (CEDAC)

## CEDAC Staff Anniversaries: Congratulations and Thanks!



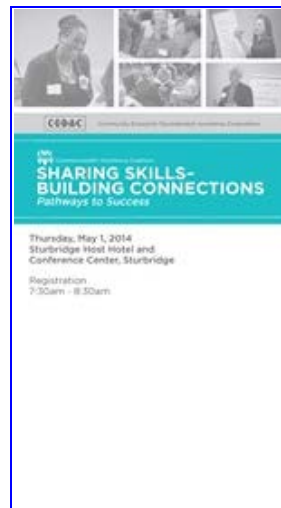
Bronia Clifton - 20 Years (left), Theresa Jordan - 25 Years (center), Karen Kelley Gill - 20 Years (right)

## JOB OPENING

CEDAC is seeking an experienced Senior Project Manager to help our nonprofit partners develop affordable housing projects in Massachusetts. If you or anyone you know is interested, please read the summary of the [job description](#) for more information.

## Upcoming CEDAC Events

02/28/14	<b><u>W3 - Developing Contextualized Curriculum: Integrating Literacy and Workforce Skills</u></b> - CWC	Boston
02/26/14	<b><u>West Peer Learning Network</u></b> - CWC	Northampton
03/06/14	<b><u>Boston Peer Learning Network</u></b> - CWC	Boston
03/13/14	<b><u>Southeast Peer Learning Network</u></b> - CWC	Fall River
03/26/14	<b><u>Central Peer Learning Network</u></b> - CWC	Worcester
05/01/14	<b><u>11th Annual Sharing Skills-Building Connections Conference</u></b> - CWC	Sturbridge



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