

November 6, 2025

State Publications & Regulations Division
One Ashburton Place
Room 1613
Boston, MA 02108

To whom it may concern:

In compliance with the provisions of Chapter 30A of the Massachusetts General Laws, I hereby provide notice of a meeting of the Community Economic Development Assistance Corporation Board of Directors. The meeting will take place at 8:30 A.M. on Thursday, November 13, 2025 via video/conference call.

In accordance with current provisions, interested members of the public may contact Pearl Chan at pchan@cedac.org or 1-617-727-5950 for access to the proceedings from a computer, tablet, or phone.

The meeting information & agenda is posted on our website at <https://cedac.org/about/board-staff/>.

Sincerely,



Ethan Handelman
Executive Director

AGENDA
CEDAC BOARD OF DIRECTORS MEETING
November 13, 2025 | 8:30 AM



APPROVE MINUTES OF OCTOBER 10, 2025 _____ **VOTE**

EXECUTIVE DIRECTOR'S REPORT

- Board Meetings Schedule for 2026
- Program Reports
 - Affordable Housing
 - Housing Preservation
 - Child Care
 - Emerging Developers Fund
- Loan Repayments
- Operational Changes: Bereavement Leave

FINANCE & OPERATIONS REPORT

- Portfolio Summary and Analysis
- Loan Forgiveness
- Loan Forgiveness Policy

ACQUISITION / FRONT MONEY LOAN

- Bethany Community Services, Inc.
Haverhill Elks Lodge _____ **VOTE**
- Hearthway, Inc.
Linden Street Apartments _____ **VOTE**

FRONT MONEY LOANS

- Valley Community Development Corporation
27 Crafts Ave _____ **VOTE**

LOAN INCREASES

- Asian Community Development Corporation
213 Main Street _____ **VOTE**
- Jamaica Plain Neighborhood Development Corporation
Mildred Hailey Apartments Building 2 _____ **VOTE**