

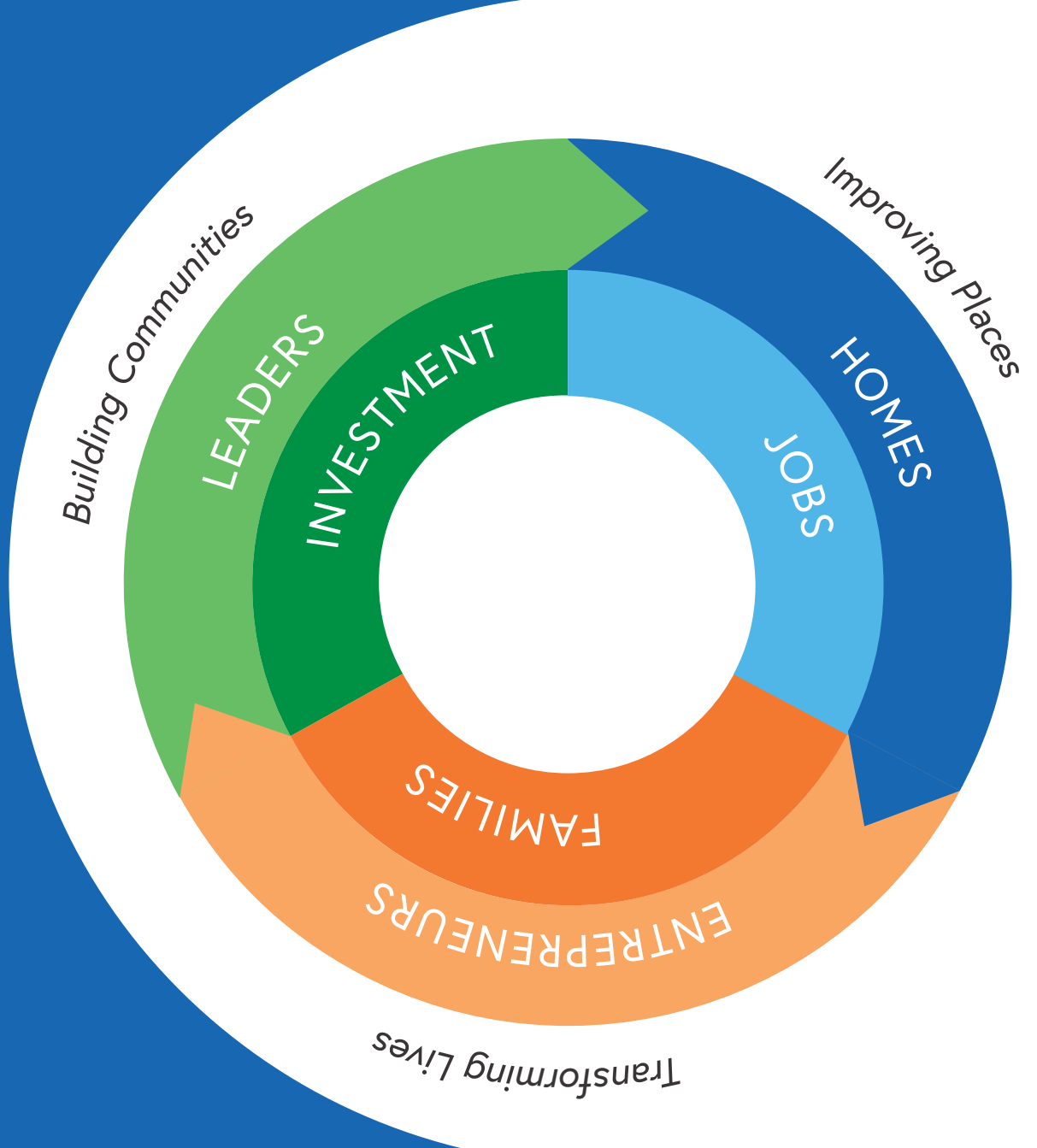
# GOALS REPORT

on CDC Achievements in

## 2023

Growing Opportunities,  
Assets, and Leaders

**MACDC**  
macdc.org | macdcgoals.org



## 1,233 HOMES

Created or Preserved

Created, rehabilitated, or preserved

**824 HOMES**

Provided home improvement loans or lead abatement services for

**359 HOMES**

Provided development consulting or construction management services, or acted as a court-ordered receiver for

**50 HOMES**



## 4,566 JOB OPPORTUNITIES

Created or Preserved

Helped

**818 PEOPLE**

obtain jobs by strengthening their skills and connection to employers

Created

**1,393 JOBS**

for local workers in real estate construction projects and for people employed by commercial tenants in these projects

Created or preserved

**2,355 JOBS**

through technical and financial assistance to entrepreneurs



## 2,064 ENTREPRENEURS

Provided Technical or Financial Assistance

Provided training, technical assistance, or lending to

**3,519 ENTREPRENEURS**

Helped local entrepreneurs obtain more than

**\$21.5 M IN LOANS AND GRANTS**



## 75,937 FAMILIES

Assisted with Housing, Jobs, or Other Services

Provided jobs or other economic opportunities to

**18,342 FAMILIES**

Assisted

**50,353 FAMILIES**

with housing or housing-related services

Provided services to

**7,242 ELDERS AND YOUTH**

28 CDCs helped

**22,968 RENTERS AND HOMEOWNERS**

at risk of displacement access emergency cash assistance



## 1,610 COMMUNITY LEADERS

Engaged

**785**

**BOARD MEMBERS**

**825**

**NON-BOARD AND COMMUNITY LEADERS**

**7,814**

**OTHER VOLUNTEERS**



## \$1.29 BILLION INVESTED

in Local Communities

**\$717.4 MILLION INVESTED**

in completed real estate projects and in other housing assistance

**\$571.1 MILLION INVESTED**

in programs, services, and economic opportunities

Cars have many essential components. Until we replace them with electric vehicles, cars need spark plugs to prompt internal combustion and generate energy, and shock absorbers to smooth out the ride. Community development corporations serve many roles in their communities. We believe that, among their critical roles, CDCs serve as spark plugs and shock absorbers.

Time after time, CDCs provide the spark necessary to create change. CDCs provide high-quality and affordable homes for families without many options for either, while investing in the neighborhood's stability, establishing a place for community, and creating a bridge to social, racial, and economic advancement. CDCs offer technical assistance and financing to BIPOC and other small business entrepreneurs, supporting their business growth and sustainability; providing economic opportunities for their employees; and goods and services for the broader community. Through their youth programs, CDCs invest in the education and cultivation of future leaders—generating a better future for all whose lives they will touch.

In the aftermath of the COVID-19 pandemic, CDCs have consistently absorbed the economic shocks that have beset countless families. During the depths of the pandemic, CDCs stepped up and made sure food was delivered to seniors and to families with school-aged children. As different segments of the economy recover at different rates, CDCs continue to administer emergency assistance to renters and homeowners at risk of displacement. CDCs create and preserve affordable housing at a time of rapidly increasing construction costs and increased demand for limited resources.

At the risk of taking this metaphor too far, but undaunted by the prospect, we offer one more example. CDCs are driven by the communities they serve: through representation on their Boards of Directors and through their extensive community engagement. These catalytic, shock-absorbing, resident-driven CDCs achieved the following during calendar year 2023:

- **1,610 community leaders were engaged.**
- **1,233 homes were created or preserved.**
- **4,566 jobs were created or preserved.**
- **2,064 entrepreneurs were provided technical or financial assistance.**
- **75,937 families were assisted with housing, jobs, or other services.**
- **\$1.29 billion was invested in local communities.**

This GOALS Report will highlight stories of the lives touched by CDCs over the past year. Waterfront Historic Area League (WHALE) completed the adaptive reuse of the former First Baptist Church in New Bedford into the Steeple Playhouse, which hosted its inaugural production in November. Worcester Common Ground advanced development of their rooftop greenhouse at 126 Chandler Street, which will enable residents and community members to grow produce that is authentic to their culinary traditions. Through its NOAH Youth Organizers Program, **Neighborhood of Affordable Housing** in East Boston is training local teens aged between 14 and 17 to become leaders in environmental sustainability.

This year, we have changed the name of the GOALS Report to match the year of CDC activities, instead of the year the Report was published. So welcome to the **GOALS Report on CDC Achievements in 2023!**

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## HOMES



### PELHAM

**Home City Development, Inc.** broke ground on the Amethyst Brook Apartments: two buildings comprised of 1, 2 and 3-bedroom affordable rental units. The project prioritizes ecologically focused features, such as charging stations for electric vehicles and roof-mounted solar panels. With primary funding coming from the Commonwealth's Executive Office of Housing and Livable Communities, this new construction has generated tremendous community support.

### LOWELL

**Coalition for a Better Acre (CBA)** completed construction on their newest building at 555 Merrimack Street. Built in partnership with Lowell House, Inc., the 27 affordable units reflect CBA's commitment to their role in combatting the opioid crisis in their community: priority for occupancy is given to those who have been in active substance use recovery for at least one year. The property was also built to Passive House standards, which is a part of achieving the State's goal of carbon neutrality by 2050.

## JOBS



### LAWRENCE

**Lawrence CommunityWorks** successfully coached 17 local parents through their Parent2Para program and achieved a 94% job placement rate. Parent2Para provides meaningful professional training in partnership with Northern Essex Community College, as well as wrap-around stabilization services for participants. Graduates of the program are primed to serve as paraprofessionals or support staff in Lawrence Public Schools and to be informed advocates as their own children navigate their school years.

### MARLBOROUGH

**South Middlesex Opportunity Council's Green Jobs Academy** dramatically increased the capacity of the Weatherization Training Center in 2023. They tripled their classroom space and doubled their lab space, creating a program where they can host three times as many trainees as before. They also secured the resources for a mobile classroom, which will increase access to their job preparedness program across the state and beyond.

## ENTREPRENEURS



### NORTHAMPTON

Thanks to support from **Valley Community Development**, the Parlor Room is expanding both their business portfolio and opportunities for residents to enjoy live performances. Valley Community Development provided integral support in business planning, casting financial projections, and connecting with lenders to enable the acquisition of the Iron Horse Music Hall. The Northampton music scene is still recovering from the COVID-19 pandemic; this enterprise will go a long way in restoring its vibrancy!

### CHESTERFIELD

**Hilltown CDC** provided crucial support to Bridget, a 25-year-old entrepreneur navigating a complex situation following her mother's passing and the inheritance of a blacksmith business. Amidst legal, financial, and emotional challenges, Hilltown CDC consultants facilitated connections and guided her through several complicated situations. Hilltown CDC played a pivotal role in Bridget's charting a path for the business's transition and potential sale, highlighting their commitment to local entrepreneurship and economic resilience.

## FAMILIES



### WORCESTER

**Worcester Common Ground** advanced development of their rooftop greenhouse at 126 Chandler Street. Sitting atop a residential building of 31 households, the greenhouse will enable residents and, hopefully, students from a nearby elementary school, to grow produce that is authentic to their culinary traditions. Residents have already enjoyed several programs on seed-starting and are looking forward to planting.

### BROOKLINE

**Brookline CDC**, in collaboration with the Town of Brookline and other local leaders, created a recreation equity program. In 2023, 50 children were able to take advantage of this program and participate in parks and recreation opportunities that one parent described as life changing. The program provides increased access to activities regardless of age, disability, or ability to pay. As a result, families are making friends, enjoying new experiences, and having increased opportunities to generate income for their households.

## LEADERS



### BOSTON

**NOAH Youth Leadership Crew members**, also known as N-YO, are a group of dedicated local teens who are being trained in Leadership Development with a focus on environmental justice projects. Members determine which projects will improve their urban environment and work towards achieving their goals. In 2023, 16 teens participated in the program, focusing their energy on Air Quality, Coastal Resilience and Tree Canopy.

### BOSTON

Through its Resident Associations Program, **Urban Edge** engages residents to design and implement programs that improve their quality of life. In 2023, more than 300 residents engaged in leadership opportunities ranging from meeting with property management staff to advocate for beautification projects, to block parties to celebrate neighborhood cohesion, to activities reducing elder isolation. In addition, more than 200 Roxbury residents came together to develop a resident-driven campaign to advance conversations on rent stabilization.

## INVESTMENTS



### QUINCY

In 2023, **NeighborWorks Housing Solutions** offered free and confidential counseling and services to more than 2,000 households facing mortgage crises. Through collaboration with recovery programs like the Homeowner Assistance Fund (HAF) and the expertise of a team of HUD-certified housing counselors, they facilitated nearly \$50 million in mortgage aid and recovery initiatives. This support enabled homeowners to stay in their homes or to access programs that assist in finding new housing with dignity.

### NEW BEDFORD

The Steeple Playhouse in New Bedford hosted its inaugural production in November. The new home of Your Theatre, Inc., the former First Baptist Church was renovated and rehabilitated in partnership with the City of New Bedford, the Mass Cultural Council, the Massachusetts Historical Commission and other community organizations. **WHALE's** \$2.8 million investment in the project over the past 10 years demonstrates a deep commitment to harnessing the power of the creative economy as a cornerstone of community development.