



Massachusetts Association of Community Development Corporations



2021 Annual Meeting & Conference

November 18, 2021

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Agenda

- | | |
|-------------------|---|
| 9:30 AM | In-person event begins |
| 10:00 AM | Online event begins |
| 10:00 to 11:30 AM | Program <ul style="list-style-type: none">• Community Development Awards• State of the State Association• MACDC Board of Directors Election• Racial Equity Pledge Launch• CDC Roll Call |
| 11:30 AM | Boxed lunches (in-person) |
| 12:30 PM | Walking tours (in-person)
Hosted by: <ul style="list-style-type: none">• Main South CDC• Southeast Asian Coalition of Central Massachusetts• Worcester Common Ground |

Board Elections

Returning Board Members (terms expire Fall 2022)

1. Colleen Loveless, Revitalize CDC (West)
2. Juan Bonilla, LCW (at –large)
3. Vanessa Calderón-Rosado, IBA (at-large)
4. Rafael Mares, The Neighborhood Developers (Greater Boston)
5. Gonzalo Puigbo, Somerville CC (Greater Boston)
6. Casey Starr, Main South CDC (Central)
7. Suneeth John, Fenway CDC (Boston)
8. Teronda Ellis, JPNDNC (Boston)

Nominees to Serve 2021-2023

9. Gail Latimore, Codman Square NDC (Boston)
10. Marc Dohan, NewVue Communities (Central)
11. Robert Corley, NeighborWorks Housing Solutions (Southeast)
12. David Christopolis, Hilltown CDC (West)
13. Mickey Northcutt, North Shore CDC (Northeast)
14. Angie Liou, Asian CDC (at-large)
15. Leslie Reid, Madison Park (at-large)
16. Kimberly Lyle, Dorchester Bay (Boston)
17. Emilio Dorcely, Urban Edge (Boston)
18. Jay Coburn, CDP (Southeast)**
19. Diane Smith, WayFinders (at-large)*

Nominees to Serve as MACDC Officers

Chair – Angie Liou, Asian CDC

Vice Chair – Emilio Dorcely, Urban Edge

Treasurer – Mickey Northcutt, North Shore CDC

Clerk – Casey Starr, Main South CDC

Thank you to Jennifer Van Campen and Teri Bernert for your service on the
MACDC Board of Directors.

*new board members

**elected to one-year term to complete an unfinished term

The Rianne Hadrian Award



Yahaira Objio, IBA—*Inquilinos Boricuas en Acción*

Yahaira is the director of Resident Services at IBA. Two years ago, she moved to Massachusetts from Puerto Rico where she worked as a social worker for 17 years. Since she began working at IBA as a Resident Services Coordinator in 2019, resident engagement has increased by 100%.

She helped to launch the Resident Ambassador Program, an initiative to build residents' leadership skills while they help others in their community.

During the pandemic Yahaira organized IBA's wellness calls to residents to ensure that they had the resources to cope with the effects of COVID-19. Under her leadership, IBA was able to provide access to remote and onsite programming under strict COVID-19 safety protocols. She has ensured that weekly food distributions were coordinated; residents could pay their rent online; and those who lost jobs could file for unemployment benefits and rental assistance. She helped to coordinate a vaccination clinic which benefited not just IBA residents but also the surrounding community.

Her commitment to community engagement is evidenced by her ability to motivate her team to be "out there" connecting with the community, doing outreach in innovative ways and engaging IBA residents in important civic conversations.

Working at IBA allows Yahaira to continue practicing her vocation - working for equity and social justice as well as maintaining a direct connection with her culture and her Hispanic roots. She is currently studying at the Institute for Non-Profit Practice to continue developing her leadership skills.

The Rianne Hadrian Award is presented to a CDC organizer or project manager who meaningfully engages local residents in building economically and racially just communities. It is named in memory of Rianne Hadrian, who was MACDC's Deputy Director for housing and community reinvestment until her death in 1996. She was a staunch champion of community organizing and designed the community organizing initiative, RHICO, named in her honor.

Rising Stars



Joselyn Feliciano, CEDC

Joselyn, who was born and raised in New Bedford, started at the CEDC as an AmeriCorps Member in 2013 and now is a full-time staff member. She has helped to create a community garden and the “Love the Ave” campaign, a neighborhood beautification effort. In 2019 she became CEDC’s Volunteer Income Tax Assistance (VITA) site coordinator.

She oversees the preparation and filling of over 1600 tax returns each year, bringing back 3 million dollars to the local economy. During the pandemic, Joselyn managed an emergency aid program to disburse privately funded stimulus payments to ITIN taxpayers shut out from the federal stimulus payments. Throughout her tenure at the CEDC, Joselyn has been eager to learn new skills and to develop efficient systems to manage complex programs.



Liam Gude, Hilltown CDC

Liam has called Western Mass, and specifically the Hilltowns, his home since he moved from Martha’s Vineyard to attend UMass Amherst. He became a board member of Hilltown CDC three years ago. When the owners of a local market decided to retire and sell their business, Liam volunteered to lead a public process to identify a buyer. He formed committees and scheduled meetings. The process included a

financial analysis of the business and business plan development. The process was a success and a new owner now operates the market and it is better than it was before. He is now leading Hilltown CDC in forming a racial equity and justice project, engaging the community in a racial equity dialogue, and is working with people of color to establish a BIPOC-owned business in the Hilltowns. As a board member he strives to see the CDC move towards bold local and regional action on economic democracy, racial equity, and climate change solutions.

Rising Stars



Miriam Ortiz, *Just-A-Start*

Miriam has served as JAS's Director of Education and Training for two years, after serving as the director of Workforce Development for the year prior. In her current role she oversees job training programs that train adults - mostly immigrants and people of color - for jobs in the Life Sciences and Information Technology field.

She also oversees the organization's YouthBuild program, which prepares out-of-school youth for careers in the construction and customer service fields. Miriam has increased the scale and enhanced the impact of these programs, raised their profile, and forged new partnerships that set the programs up to deepen and broaden their impact. Because of her leadership, these programs are both student-centered, supporting them in every possible way; and data-driven, holding Just-A-Start to high standards. Throughout her career, Miriam has built strong managerial, strategic, and operational competencies in her work with underserved populations, including mixed-status immigrant families, adult learners, and young parents. Originally from Mexico, and a resident of Hyde Park, Miriam has a personal commitment to working with people in her community with a strengths-based approach to remove individual and systemic barriers to educational, social, and economic mobility.



Massachusetts Association of Community Development Corporations

Our Mission Statement

MACDC is a membership organization that seeks to build and sustain a high performing and adaptive community development sector that is supported by private and public investment and sound public policies. We advance racial and economic equity by creating healthy communities where everyone lives in housing they can afford, benefits from economic opportunities and can fully participate in the civic life of their community.

Core Priorities

1. Build the power and voice of lower-income people and people of color to shape the future of their communities and their own lives;
2. Expand affordable housing in places where low- and moderate-income people can thrive;
3. Reduce income and wealth inequality across the Commonwealth;
4. Drive the convergence of community development and community health; and
5. Promote racial equity within the field and the Commonwealth.

Major Program Areas

1. **Member Services** – Providing technical assistance, peer learning, and other supports to members;
2. **Advocacy and System Reform** – Leveraging our collective power to fight for policies and system reforms that help our members achieve their work locally and help expand economic opportunity and racial justice throughout our Commonwealth;
3. **Mel King Institute for Community Building** – Offering high quality training and support to professional community developers, board members, community leaders and everyone else involved in our field; and
4. **Research and Innovation** – Conducting research about and for our field while promoting/supporting innovation.



Massachusetts Association of Community Development Corporations

Member Services by the Numbers

July 1, 2020 - June 30, 2021

Membership

- 63 # of Voting Members
- 63 # of Certified CDCs
- 54 # of CITC participants
- 34 # of Associate Members
- 18 # of CDCs participating in the MACDC/Eastern Insurance Program

Membership Engagement

- 22 # of site visits
- 31 # event attendance
- 124 # of technical assistance engagements with members
- 50 # of Members who received at least one form of member engagement

Peer Groups and Programs

- 130 # of total meetings, peer groups and events
- 13 # of Mel King Institute Meetings
- 114# of peer group meetings attended by 2,719 people
- \$17 Million secured in CITC donations

The MACDC Racial Equity Pledge

MACDC's Organizers Peer Group gathered and developed a draft Racial Equity Pledge for CDCs after the murder of George Floyd and other Black individuals and amid the national reckoning with racial injustices. The pledge was further developed by a Racial Equity Advisory Committee comprised of MACDC Staff, MACDC Board Members, and CDC Organizers. In partnership with [All Aces Inc.](#), a racial equity consultant group, the Racial Equity Advisory Committee finalized the Pledge, and it was approved by the MACDC Board in September 2021. Learn more on the [Racial Equity Pledge web page!](#)



Please join us by having your organization adopt and sign the [Racial Equity Pledge!](#)

For more information, contact Shirronda Almeida, Director of the Mel King Institute at shirrondaa@macdc.org or Tiana Lawrence, Program Associate at the Mel King Institute at tianal@macdc.org.

The MACDC Racial Equity Pledge

Areas and Values

1. **Root Causes** - We commit to learning and addressing the different levels of racism so we can take action to dismantle those inequities.
2. **Representation of Staff** - We believe that our staff should be diverse, equitable, inclusive, and representative of the communities we serve.
3. **Representation of the Board** - We believe that our board should be diverse, equitable, inclusive, and representative of the communities we serve.
4. **Representation of Our Work** - We believe in authentic representation in our programming/services.

Strategic Actions

To support CDCs in implementing the pledge, the document lists possible action steps that can help advance the values. The suggested action steps listed fall under four areas including: root causes, representation of staff, representation of the board, and representation of our work in the CDC field. The pledge is a living document as ideas will be added and suggestions can be modified and tweaked to reflect local and organizational context.

Early Adopters

1. MACDC
2. Inquilinos Boricuas en Acción
3. Urban Edge
4. Revitalize CDC
5. Metro West Collaborative
6. Dorchester Bay EDC
7. The Neighborhood Developers
8. Asian CDC
9. Fenway CDC

**Join us for our Annual Meeting's Racial Equity Pledge Workshop on
Tuesday, November 30, 2021; 1:00pm - 2:45pm!**



Mel King Institute
for community building

2020 - 2021 Accomplishments



753 - Students



110 - Organizations



34 - Training Courses
175 - Hours of Training



13 - Mentoring Pairs
Graduated



59 - Instructors & Presenters



10 - Community Building
Events



6 - Graduates of
Certificate Program
28 - Current Participants



Mel King Institute

for community building

Upcoming Learning Opportunities

[Intro to Community Organizing](#)

December 1+8, 9:30AM-12:00PM EST

Community Organizing 101: People, Power and Change is a hands-on workshop on the art of mobilizing people to build their power, achieve shared goals and take greater control of their lives.

[Development Decoded: Real Estate Basics](#) (IN PERSON!)

December 7, 9:00AM-4:00PM EST - TSNE MissionWorks, Boston MA

Participants in this workshop will have increased understanding of the stages of the real estate development process, an appreciation for the intricacies and obstacles and familiarity with some key terms.

[Exploring the Role of Worker Co-ops in Economic Development](#)

January 20+27, 9:30-11:30AM EST

This workshop will introduce the co-op model, its strengths and challenges, and explore the role that CDCs in this state could play in strengthening worker ownership and economic democracy.

[Virtual Community Engagement](#)

February 8, 9:00AM-12:00PM EST

Whether it is municipalities, institutions, and nonprofit organizations - community engagement strategies have had to adjust across the board. Together we can learn how to utilize methods and strategies to increase the impact and effectiveness of your engagement.

*Find out more about our trainings here:
melkinginstitute.org/calendar*

RESIDENT LEADERSHIP ACADEMY



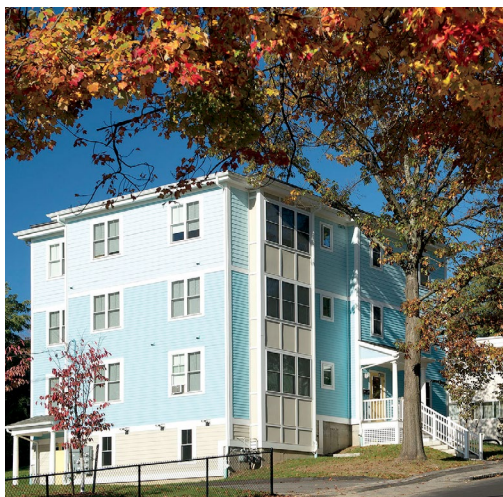
Mel King Institute
for community building

This year, MACDC and the Mel King Institute launched the [Resident Leadership Academy](#)! The Academy works directly with public housing, CDC and other residents to build their power and voice. We offer trainings and networking opportunities for residents to build skills and knowledge so that they may effectively participate in the decision-making that impacts their lives and communities.

The Resident Leadership Academy is based on the foundation laid by our five years of work with public housing residents. Contact RLA Director, Sarah Byrnes, at sarahb@macdc.org to find out more or get involved.

FY21 Accomplishments

- Number of Learning Opportunities Offered: 40
- Number of Participants: 482
- Local Housing Authorities Reached: 26
- CDC Partnerships: 3



#CDCSWORK

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and its members

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Building Stronger Communities

At JPMorgan Chase, we believe that everyone should share in the rewards of a growing economy. We seek to improve neighborhoods and advance promising solutions that connect families and business owners to economic opportunity. Reducing inequity and creating widely-shared prosperity requires collaboration of business, government, nonprofit and other civic organizations.

We are proud to participate in these efforts and support MACDC.

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The Boston Foundation is proud to have been “there at the beginning” in 1982 with critical early support for MACDC. Thank you for your focus on expanding affordable housing, reducing income and wealth inequality and bridging the fields of community development and community health. We look forward to continuing our work with MACDC to provide safe, healthy, affordable housing in cities and towns across the Commonwealth.

For more about the Boston Foundation, visit tbfb.org

The Boston
Foundation **tbfb**





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United Way is proud to partner with **MACDC** to support critical economic development work such as increasing affordable housing, spurring job and small business creation, and providing individuals and families with the financial tools and coaching they need to thrive.

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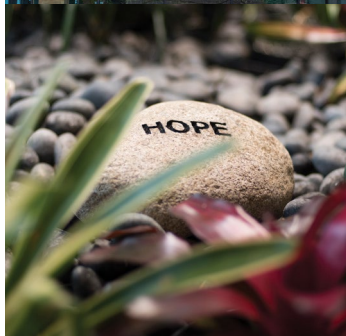
and its member organizations.

Our long-standing partnership continues to grow in support of home, health, wealth and opportunity in communities throughout Massachusetts now and for the future.

NeighborWorks.org @NeighborWorks



Dana-Farber Cancer Institute is proud to sponsor the **Massachusetts Association of Community Development Corporations Annual Meeting.**



Dana-Farber
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Proudly supporting the MACDC on its mission to create places of opportunity where all people can live with dignity, participating in and benefiting from our commonwealth.



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Proud to support the work of
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creating places of opportunity
where ALL people can live with
dignity.



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It's important—now
more than ever.



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**Beth Israel Lahey Health is proud
to support MACDC's Healthy
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to improve quality of life among
residents in Massachusetts.**



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Here for the journey.



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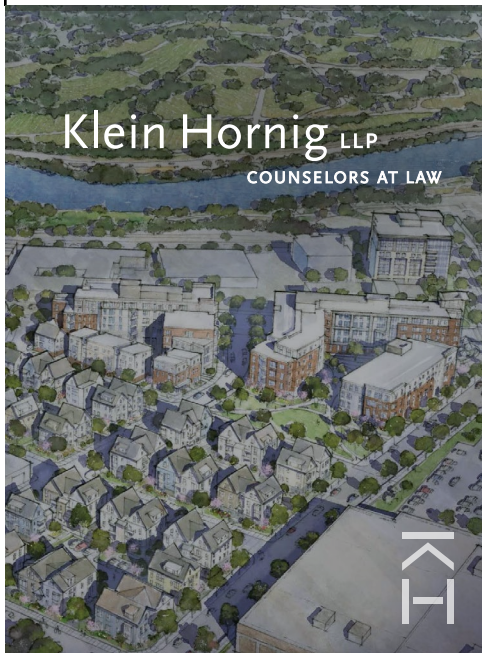


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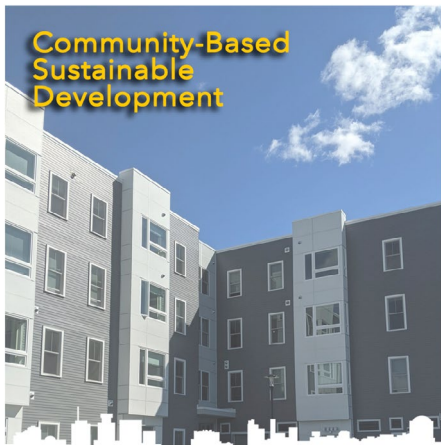


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Together, we seek to address global,
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**Kevin Martin, CPA,
Partner, and the
Partners at CohnReznick**



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Proud Sponsor of
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We applaud their commitment
to advancing racial and
economic equity.

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Visit us at bankofamerica.com/massachusetts.

