

# Spring-Summer 2024 Newsletter

## CSNDC Completes Renovation of Walando Homes; Residents Return

Seven years after CSNDC acquired the properties, we are proud to announce the completion of renovations in the Walando Homes project, which consists of 59 affordable units in two locations:

- 25, 31, and 35 Orlando St. in Mattapan: 24 one- and two-bedroom family-oriented apartments
- 91-101 Waldeck St. in Dorchester: 35 one-bedroom units

The Waldeck building will operate as a Housing First Supportive Health site, integrating services from partners that include Boston Medical Center, and the Massachusetts Department of Public Health for 16 out of the 35 units. This approach combines housing and supportive services to improve resident health and well-being.

CSNDC acquired these distressed properties from bankruptcy court in 2016 with existing tenants in place. The tenants supported our proposal for Walando Homes and the judge granted ownership to CSNDC. Our goal was to preserve the tenancies, where possible, while renovating the properties because they were in such poor shape. This was accomplished through a comprehensive occupied rehabilitation process. Relocation and renovations began in late 2021. All 59 units have been leased and residents have moved back in.



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## Four Corners Plaza 90% Completed

CSNDC is pleased to announce that construction is 90% completed on the Four Corners Plaza (FCP) project, which is located at the intersection of Washington and Bowdoin Streets in the Four Corners neighborhood of Dorchester.



This project has seen many evolutions of development, planning and visioning with CSNDC and the community for over 25 years. What began as a commercial development project has shifted over the years into a \$25.4M mixed-use development. After many starts and stops, this new construction project finally gained traction about five years ago, and we broke ground in October 2022.

When completed, this rental housing development will be home to 35 families of low- and moderate-income means. Additionally, the project includes approximately 3,900 square feet of commercial space that will be available to local entrepreneurs or existing businesses looking to expand. We envision FCP as a catalyst for further development opportunities to help revitalize this corridor.

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## CSNDC Featured on EPA's Bringing the Benefits Webinar

Meredith Geraghty, CSNDC's Vice President of Base-Building Strategy and Fundraising, was one of the guest speakers on a "Bringing the Benefits" webinar presented by the EPA which focused on community partnerships and engagement. The *Bringing the Benefits of Clean Energy to Low-Income Communities* is a set of profiles highlighting how select nonprofits, state and local governments, and Tribal entities have successfully brought the benefits of energy efficiency, energy electrification, weatherization, and clean energy to low-income and disadvantaged communities. This resource provides real-world examples of replicable, scalable, and sustainable model programs that overcome upfront costs and other barriers.

Follow this link to watch a recording of the webinar (Meredith's comments about CSNDC begin at 13:14):

<https://www.youtube.com/watch?v=A31UNhg6W40>



## CSNDC's Commuter Learning Center Featured on WCVB's City Line



Prince Charles, the Coordinator of CSNDC's Computer Learning Center (CLC), and Sangha Kang-Le, Research Specialist at Tech Goes Home, recently joined Karen Holmes Ward on WCVB's City Line. They describe how the two organizations are working together to help address digital equity, including a report outlining better ways to measure the impact of digital learning programs and the link between digital access and improved health and education outcomes.

Follow this link to watch a video of the segment:

<https://www.wcvb.com/article/cityline-changing-lives-through-digital-equity/46559941>

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## EV Charger Initiative at CSNDC Facility Highlighted in BBJ

Gail Latimore, Executive Director of CSNDC, and Dewitt Jones, President of BlueHub Energy, penned a commentary posted by Boston Business Journal in early May, which highlights the importance of making Electric Vehicle (EV) chargers accessible and affordable in low-income communities.



The organizations have collaborated, along with Enterprise Holdings and Fermata Energy, to test a model that could lower the cost of installing chargers at affordable housing complexes by adding value to both drivers and affordable housing developers using Fermata's bidirectional charging technology. The technology enables the transfer of electricity between a building and the car, buying and selling energy to each other when it is needed most by the grid. The local utility buys energy from the car battery during peak demand times, like on hot summer afternoons when building cooling systems are working overtime. Building owners recoup the cost of installing and maintaining the charger more quickly and potentially save on energy costs in the future. In the long term, it could even make energy for lower-income EV drivers free at their buildings.

Follow this link to read the commentary:

<https://www.bizjournals.com/boston/news/2024/05/09/commentary-electric-vehicle-policy-gap.html>

## CSNDC Flexes Its Influence



CSNDC's Executive Director, Gail Latimore (4<sup>th</sup> from left), met with Boston Mayor, Michelle Wu (far left), at Boston City Hall on February 8, along with other Boston-based environmental activists. The mayor was seeking advice on the job description for the Chief of Energy, Environment and Open Space position. Rev. Mariama White-Hammond, who has held that position since 2021, stepped down in April.

Gail Latimore (far left) and CSNDC's VP of Operations, Marcia Thornhill (2<sup>nd</sup> from right), met with Congresswoman Ayanna Pressley and leaders of other Boston Community Development Corporations on April 10 in Washington, DC. The purpose of the event was to help Rep. Pressley understand the National NeighborWorks Association's legislative and funding priorities on Legislative Action Day.

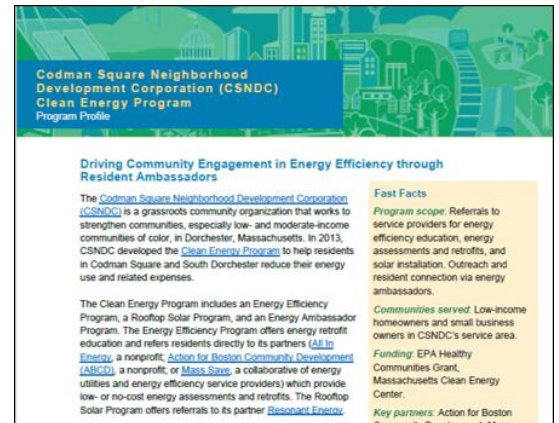


Gail Latimore (right), along with Secretary Augustus of the Massachusetts Executive Office of Livable Communities (center) and Karen Kelleher of Blue Hub Capital (left) gathered at Local Initiative Support Corp's "Story Slam" event on April 24 (which had dark blue lighting to support the event theme). Ms. Latimore met earlier that day with Michael Pugh, the new CEO of LISC, to discuss how non-profits like CSNDC can help lead the decarbonization of affordable housing.

# CSNDC's Clean Energy Program Highlighted by the US EPA

The U.S. Environmental Protection Agency has chosen CSNDC's Clean Energy Program as one of twenty efforts to highlight on its website that bring energy efficiency and renewable energy to low-income communities.

CSNDC developed its Clean Energy Program in 2013 to help residents in Codman Square and South Dorchester reduce their energy use and related expenses. The Clean Energy Program includes an Energy Efficiency Program, a Rooftop Solar Program, and an Energy Ambassador Program. The Energy Efficiency Program offers energy retrofit education and refers residents to its partners (All In Energy, Action for Boston Community Development, and Mass Save) which provide low- or no-cost energy assessments and retrofits. The Rooftop Solar Program offers referrals to its partner Resonant Energy.



Follow this link to read the profile about it: <https://www.epa.gov/statelocalenergy/bringing-benefits-energy-efficiency-and-renewable-energy-low-income-communities>

## Computer Learning Center Graduate Tiffany Payne Also Featured on WCVB



Small business entrepreneur, Tiffany Payne, was featured on "Small Business, Big City," a segment produced by WCVB Channel 5.

Tiffany graduated from CSNDC's CLC DotBiz/TGH Small Business Course in May 2022. Tiffany's mother also graduated from the CLC/TGH Computer Basics Course in December 2023. Tiffany was nominated from Center For Women & Enterprise (CWE) as 1 of the 25 nominee members of the CWE client family who have shown success and created economic opportunity. CWE selected Tiffany as one the winners of the Andrea C.

Silbert Rising Star Award. The winners each received a cash prize of \$500. We are glad to see Tiffany's business thrive and that her CLC education has been put to good use.

Follow this link to watch a video of the segment: <https://www.youtube.com/watch?v=GLS8pbc9QE4>



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