



Making Waves at The Bay

Newsletter of the Dorchester Bay Economic Development Corporation

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HUD awards Dorchester Bay and The City of Boston \$20 million for Quincy Corridor Revitalization



Left: HUD Secretary Donovan speaks with residents of Woodledge/Morrant Bay Apartments in Dorchester after announcement that the City of Boston is awarded \$20.5 million Choice Neighborhoods Grant.



Right: Mayor Menino speaks to Dalis Santos, community resident who spoke at the event.

"I was so excited to hear this news, many neighbors that have lived here for the past 20 years never believed this could happen here," said Silah Hawa, 7 year resident of Woodledge Street. "I look forward to the change. We can have a safe place for my children to play, training & job access right here... a place to be proud of. I think this change will also help get rid of crime."

On September 1st, HUD Secretary **Shaun Donovan** was here on Quincy Street along with Mayor Menino, Congressman Capuano, Senator Kerry and other city officials to announce that the City of Boston was one of only five cities in the country to receive a Choice Neighborhoods Implementation grant from HUD. These funds are to redevelop distressed housing and bring comprehensive neighborhood revitalization to the Quincy Street Corridor in Dorchester. **The centerpiece of the \$20.5 million award will be the rebuilding and reconfiguration of the Woodledge/Morrant Bay Apartments, a project consisting of 129 units of Section 8 affordable housing. The housing will be renamed Quincy Heights.**

In addition to Quincy Heights, Dorchester Bay seeks a portion of the grant for two projects: **a job training and placement center that will train and place 70 underemployed people each year; and a 32,000 sq ft small business center, expected to employ up to 70 workers by the end of its second year.** Priority Project Funds can also cover public infrastructure improvements for traffic issues, pedestrian safety, storm water

management, and public transportation access.

This funding is the culmination of a five year effort by Dorchester Bay EDC, Quincy Geneva CDC, and United Housing Management to renovate, restore and rebuild the current housing units, which were small and crowded. The existing building rehab will create 80 expanded units. A 2nd building with 49 newly constructed units will use the land from a nearby vacant lot and the demolition of adjacent abandoned buildings.

Ownership of the project will pass over to Dorchester Bay and Quincy Geneva while United Housing will transition to the role of Housing Management Company.

Key to the success of the project was the partnership of Dorchester Bay EDC and Project RIGHT working to engage the community in all stages of the development. Project RIGHT & Dudley Street Neighborhood Initiative will determine the need for human services in the neighborhood, help facilitate their delivery, and promote the associated economic development projects.



Jeanne DuBois, Executive Director of Dorchester Bay EDC, reviews a conceptual drawing with U.S. Senator John Kerry and Secretary Donovan.

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Small Business Program


Goodwin Procter honors Dorchester Bay EDC for our ongoing support to their Neighborhood Business Initiative

On November 10, Goodwin Procter LLC will be honoring Dorchester Bay, as well as three other organizations, who are members of their Neighborhood Business Initiative. The initiative is a collaborative effort among legal and business advisors, involving The Belin Economic Justice Project of the Lawyers' Committee for Civil Rights under Law of the Boston Bar Association, and community development organizations, including Dorchester Bay EDC, Viet Aid, Inc., Jamaica Plain NDC, Nuestra Culinary Ventures, and Dotwell. Through the initiative, Goodwin provides pro bono business law services to entrepreneurs and small business owners in Boston's neighborhoods who are low-income and/or are members of underserved communities, and whose businesses positively impact their neighborhoods.

Goodwin Procter started its Neighborhood Business Initiative in 2005 after four years as a volunteer firm under the Belin Economic Justice Project. That year, Dorchester Bay's Director of Neighborhood Lending, and Goodwin attorney Anna Dodson, both set out door-to-door in Uphams Corner, Dorchester to speak with small business owners about the legal issues they faced as entrepreneurs. A neighborhood-based workshop and business legal clinic followed: the first of the Grow Your Business! series.

Grow Your Business! workshops and clinics continue to be the core programs of Goodwin's Neighborhood Business Initiative.

Call Deidra MacLeod, Loan Officer at x 219 (dmacleod@dbedc.org) for more information.



GROW YOUR BUSINESS

Understanding and Negotiating Business Leases

Do you have a great business or an idea for a business, but you need a place for it to grow? This free neighborhood training is designed for small business owners and will help you understand commercial lease terms and how to negotiate them effectively.

**Tuesday, October 18
6:00 – 8:00 PM**

**Mt. Washington Bank
Codman Square Office
205 Talbot Avenue
Dorchester, MA 02124**

Workshops are free! Space is limited! Call early to reserve your place. To register or for more information please call (617) 988-0611 or email: sgautier@lawyerscom.org

Sponsored by:

GOODWIN PROCTER | NBI OPEN Neighborhood Business Initiative | Mt. Washington Bank A Division of Sun Bank Group Inc. | LAWYERS' COMMITTEE FOR CIVIL RIGHTS UNDER LAW | BOSTON

New Faces at Dorchester Bay!

In the past year, we added some important staff to strengthen the organization for today's challenges and opportunities:



R. Michelle Green, Chief Operating Officer, brings us over 20 years of operations experience from her days as an executive in Verizon's antecedent companies and an administrator at Hampshire College, with particular strength in strategy execution and managing people.



Dan DeSantis, Director of Economic Development, brings experience in small business lending and job creation at Maine's Coastal Enterprises Inc. Before that he worked in planning and development in Ohio, New Hampshire and Massachusetts. His expertise in lending has already grown our capital and loan volume, all to support small businesses and job creation.



Scott Morrison, Senior Real Estate Accountant, is a CPA with particular knowledge of Low-Income Housing and New Market tax credits, both of which are critical for commercial real estate developments.



Andy Waxman, our new Director of Real Estate Development, helped Jamaica Plain NDC make one of its star developments, The Brewery, a viable and thriving commercial center. We look forward to his help on three major commercial projects, as well as oversight of our existing housing pipeline.



Adam Gibbons, our Green Communities Outreach Coordinator, brings years of experience as a community organizer in Dorchester, Mattapan and Roxbury. He has also been involved in facilitating dialogues on ethnicity, cultural identity, and inter-group dynamics for the past seven years.

Green Weatherization Program

Green Communities Weatherization Program & Fundraising

Organizations! Take advantage of this Great FUNDRAISING opportunity!!!

Sign up as a **Referring Organization** with the Renew Boston program, and **EARN \$50 PER REFERRAL** as you connect residents to this no-cost home insulation program.

It's easy: sign up as a referring organization; receive a unique URL/webpage link for your organization; email your community with the URL as a hyperlink in your email. **Watch the referrals multiply: 30 referrals = \$1,500; 50 referrals = \$2,500; 100 referrals = \$5,000!**

Renters and homeowners! If you are living in houses with less than 5 units, you too can take advantage of the City's generous insulation and weatherization program called Renew Boston.

Renters and Homeowners qualify. Follow These Steps:

- Step 1:** Sign – up
- Step 2:** Schedule your no-cost home energy assessment (includes free light bulbs for your home)
- Step 3:** Receive no-cost work on your home (low and middle income earners)
Take advantage of rebates on insulation, furnaces, water heaters etc. (all income levels)
- Step 4:** Enjoy improved warmth, lower energy bills, greater health



Contact Adam at
agibbons@dbedc.org
617-825-4200 x251
Or sign up to refer at
www.renewboston.org/referral/organizations

Technology Program Success Story



"On August 18, 2011, I graduated my 3rd Intermediate Computer Class. In this class we had 9 graduates that received certificates", says Karen "Cookie" Sheers, trainer (on the left). What makes this class stand out is one of its graduates: Carol Sutherland-Hyatt, because she not only completed the Intermediate Course but she became an American Citizen that day as well!

Here is Carol (on the right) holding her Certificate of Completion, an award for her PowerPoint Presentation which she did on Connecticut and her Naturalization Certificate. Carol is just one example of the kinds of people we help every day. She says taking the computer class was one of the major reasons why she has been so successful. Cookie says, "I have nothing but high hopes for Carol and her family!"
Contact Karen "Cookie" Sheers at x225 (ksheers@dbedc.org).

Rock And Roll Seniors Program

Rock and Roll Seniors program supports seniors living in Dorchester Bay-owned properties and their surrounding neighborhoods with case management services and enrichment, prevention, educational, and intervention programming. Rock and Roll Seniors is a vehicle for seniors to use their expertise and collective energy to design their own program. The Rock and Roll Seniors program operates year-round, three days weekly.

On September 9, 2011 the Rock & Roll Seniors attended a health fair at the Watertown Mall. There were nurses on hand to provide blood pressure screenings and to discuss the many factors that contribute to high blood pressure. About one out of three U.S. adults—31.3%—has high blood pressure. Many of the seniors were delighted to find out that their blood pressures were within normal range. **For more facts about high blood pressure please visit www.cdc.gov/DHDSP/data_statistics/fact_sheets/fs_bloodpressure.htm**



Contact Dychell Reeves at x212 (dreeves@dbedc.org) about Rock and Roll Seniors.

BUILDING STRONGER COMMUNITIES

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Place
Stamp
Here

Dorchester Bay Economic Development Corporation acts to build a strong, thriving, and diverse community in Boston's Dorchester neighborhoods. Working closely with neighborhoods, residents, businesses and partners, we access resources to: 1) Develop and preserve home ownership and rental housing across income levels; 2) Create and sustain economic development opportunities for businesses and individuals; and 3) Build community through organizing, civic engagement, and leadership development.



DB Membership

Becoming a member of Dorchester Bay EDC has benefits. Membership costs only \$5.00, and gives you access to our many programs, neighborhood activities and initiatives, the adult leadership institute (ALI) and much more!

To become a member and get more information, go to our website:
www.dbedc.org/membership.html

or contact Elias Monteiro
at 617-825-4200 x204

Did you know?

Program

- Foreclosure Prevention & Intervention Programs
- Homeowner Services (Rehab and Deleading loan programs)
- Green Weatherization Program
- Small Business Program (assisting small business owners with technical assistance, micro loans and loan packaging)
- Technology programs for adults and youth
- Organizing, civic engagement, and leadership development
- Helping ex-offenders secure employment through our Re-entry Program

Contact

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Deidra x219
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Elias x204
Val x207



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