

IMPACT REPORT 2022-2023



Caribbean Integration
COMMUNITY DEVELOPMENT



"Our developments create affordable homes for working families, offer a path to home ownership, push back against Boston's discriminatory housing practices and combat both urban blight and the gentrification that displaces working families from their homes, their neighborhoods and their city."

LETTER FROM THE PRESIDENT



Welcome to the 2023/ 2023 Caribbean Integration Community Development (CICD) Impact Report. In these pages you will find the highlights of our work over the past year. I also hope to provide some insight into the challenges and opportunities that will meet us over the next 12 months and beyond.

In late 2022, The Boston Foundation released the 2022 *Greater Boston Housing Report Card*—and the city received a failing grade. It showed poor performance across almost every metric, including housing accessibility, equity, and availability.

Boston now has some of the highest rents in the nation. The report shows that families with two full-time minimum wage workers are now required to pay well over half their household income to afford median rents. And it reveals that Black and Latino residents experience disproportionate hardship: they are far more cost burdened (spending more than a third of their income on rent), have lower rates of home ownership, and are faced with eviction proceedings at higher rates.

These conditions are what make CICD's work so necessary. Our developments create affordable homes for working families, offer a path to home ownership, push back against Boston's discriminatory housing practices and combat both urban blight and the gentrification that displaces working families from their homes, their neighborhoods, and their city.

To answer the challenge of Boston's housing crisis, we made 2022 our most successful year yet. In June, we celebrated the official opening of Cote Village Townhomes, a beautiful row of townhouses that delivers 24 affordable, transit-accessible housing units to the Mattapan community. Cote Village was built on the site of the abandoned Ford dealership which had become a symbol of the blight and neglect that has plagued this community for far too long.

This was followed in August by the opening of Cote Village, an attractive apartment, retail, and office complex that offers Mattapan's essential workers and their families quality, affordable homes. Located near the newly-built Cummings Highway Commuter Rail Station, Cote Village allows residents an easy commute to their jobs in the city—and back home to their families at the end of the day.

In May, we began construction on Morton Station Village, which will provide homes for up to 100 people. At the groundbreaking ceremony we were joined by Massachusetts Governor, Charlie Baker, who spoke to the severe shortage of affordable housing and praised the Morton Station development as offering a model for change.

Of course, these achievements are not ours alone. Our thanks go to the residents of Mattapan, elected officials and community partners who supported and celebrated this work and, above all, to our development partner, the Archdiocese of Boston's Planning Office for Urban Affairs (POUA). Together, we have advanced CICD's mission to improve the wellbeing of the residents of Mattapan and surrounding areas through the creation of affordable housing that can lift up communities, create economic opportunities, and preserve the unique flavor of neighborhoods and cities.

In the coming year, we will navigate a number of city- and nation-wide policy proposals and challenges that will impact the communities we serve. We will be watching the progress of Mayor Wu's plan to address Boston's affordable housing crisis through new income-restricted developments and rent stabilization laws intended to curb skyrocketing rents that force working

families from their homes—and from the city. At the national level, changes to immigration policy have already resulted in an influx of immigrants to Greater Boston—including many from the Caribbean. The city has proven to be ill-equipped to meet the housing-related needs of families seeking refuge from the violence, poverty, and corruption of their homelands and a better life for their children. CICD is at the center of efforts to implement a “housing first” approach that would provide a stable, dignified environment for these new residents and enable them to access the resources and support services they need to become contributing members of the Boston community.

Finally, in 2023 CICD will break ground on new constructions and welcome more residents into completed developments. Throughout, we will maintain our commitment to equitable development that fosters social connection, invests in the futures of our children, offers economic opportunity, preserves the diversity of our neighborhoods, and supports the needs of immigrant communities. **We hope you'll join us.**

Donald Alexis
President
CICD



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MISSION

Caribbean Integration Community Development (CICD) is dedicated to working with and for Caribbean immigrants and people of color to build more vibrant and economically resilient neighborhoods. CICD fosters community development by creating affordable housing and implementing programs that revitalize distressed neighborhoods, preserve ethnic, cultural, racial diversity, and advance the economic and social well-being of Boston residents.

WHAT WE DO

CICD leverages real estate development in struggling communities to build healthy neighborhoods and broaden access to economic opportunities. We explore affordable housing solutions and offer culturally sensitive support and resources through programming for professional development, workforce training, and community engagement.

OUR IMPACT

76
residential
units
completed

79,479
sq ft of
newly
constructed
space

150
residents living
in quality,
transit-oriented
affordable
housing.

70
units under
construction
that will
provide homes
for
160
residents

How affordable housing transforms the lives of individuals, families, and communities.

It makes communities healthier.



Housing instability and homelessness seriously affect child and adult health. Affordable housing allows families to dedicate more of their income to healthcare and nutrition, leading to improved health outcomes. It also lessens the strain on mental and physical health associated with poor quality housing, overcrowding, repeated relocation, and financial hardship.

It creates economic opportunity.



New housing developments bring positive economic growth, providing temporary and permanent employment to struggling communities. And, relieved of the burden of unsustainable housing costs, residents can spend more of their income on goods and services, driving economic growth and attracting new businesses, amenities and investment in the community. Affordable housing also creates new tax revenues and can positively affect surrounding property values.



It's good for kids.

Living in poor quality and unstable housing can have a devastating effect on the physical, emotional, and behavioral health and development of children and can jeopardize educational success. Quality affordable housing creates the stable environment young people need in order to succeed, leading to a steadier academic life and improved educational outcomes.

It builds diverse & stable communities.



Affordable housing in urban areas reduces the segregation of people with different socio-economic, cultural and educational backgrounds. This allows poorer residents to access higher quality educational opportunities and better services. Housing stability also encourages community building. When people put down roots, invest in their surroundings, and feel proud of where they live, crime rates drop and quality of life improves.



COTE VILLAGE & TOWNHOMES

In a milestone for CICD and for the creation of affordable housing in Mattapan, 2022 saw the official opening of Cote Village. The transit-oriented development is located in the heart of Mattapan, just blocks from the new Cummings Highway commuter rail station. It was developed by CICD in partnership with the Archdiocese of Boston's Planning Office for Urban Affairs (POUA).

Cote Village offers quality, affordable housing close to public transit for workers – often those deemed essential – and for families and individuals earning 60% or less of the area median income with 21% of units set aside for previously unhoused tenants. The development comprises 76 residential units across four townhouse buildings and a five-story apartment building, as well as commercial and community spaces. It was built in part on the site of an abandoned Ford Dealership which had become a symbol of the urban blight and disrepair that has characterized Mattapan in recent years and which CICD seeks to redress.

For our work developing Cote Village, CICD and POUA were honored with the Affordable Housing Finance Magazine (AHF) 2022 Readers' Choice Award in the Best New Family Development category. Read AHF's article on Cote Village here:

[Nonprofits Revitalize Blighted Lot in Boston](#)

MORTON STATION VILLAGE

CICD officially broke ground on its Morton Station Village development on May 20, 2022. The project advances CICD's goal of closing the homeownership gap for the working class in Boston and creating transit-oriented affordable housing opportunities that preserve the culture and diversity of Mattapan. Morton Station Village is being developed in partnership with the PUOA.

Located on the site of the former Boston Police Station, vacant for decades, the 34,000+ square foot property will be transformed into 40 mixed income units – 28 rental apartments and 12 affordable homeownership units. They will provide families earning between 30% and 100% of the area median income with safe, affordable homes in a quality development.

The development includes publicly accessible green space, including the Steven P. Odom Serenity Garden which will honor 13-year-old Steven Odom, a tragic victim of gun violence.

In an indication of the importance of CICD's model in combating the housing crisis, Massachusetts Governor Charlie Baker chose to attend the Morton Station Village groundbreaking alongside Cardinal Sean O'Malley and other state officials and local leaders. He spoke of homelessness and the lack of affordable housing as the two great challenges we face as a community. "Our communities will be stronger when they show respect for the dignity of all people," he said. "Morton Station Village will provide residents with safe, affordable housing in Mattapan."

Morton Village will be completed in the Fall of 2023.





RIVER STREET VILLAGE

Also this year, CICD finalized funding for River Street Village, a four-story apartment complex that will comprise 30 apartments designated as age-restricted senior housing. The apartments will be available to seniors earning 30-100% of the median income of the Boston area. River Street Village, located at 150 River Street in Mattapan, will now advance to construction.

CICD is co-owner and co-developer, together with the POUA.

COMMUNITY ENGAGEMENT & EVENTS

PLAN: MATTAPAN

Throughout 2022, CICD maintained its commitment to ensuring that minority residents of Mattapan have a voice in the future of their community and how it is developed.

When the Boston Planning Development and Development Agency (BPDA) rolled out PLAN: Mattapan, its proposed roadmap for the future of Mattapan, CICD became concerned that the voices of those who have the most to gain and lose from the development of Mattapan – minority and low-income residents, including recent arrivals and the Caribbean community – were not being heard. CICD organized a planning meeting for the BPDA to share their proposal and garner feedback to ensure that the needs of residents were prioritized. These include maintaining affordability and diversity, increasing economic opportunity and encouraging small businesses and increasing access to high quality transit options. We created a short video outlining the challenges and opportunities that face the residents of Mattapan and the importance of equitable community development.





RHYTHMS 'N' RUM

After a Covid-enforced hiatus, we were thrilled to host our annual Rhythms 'n' Rum fundraiser once again! On a chilly October evening, our guests stayed warm tasting the finest Caribbean rums, dining on farm to table Caribbean fare from the Fresh Food Generation food truck and moving to the Caribbean beats of our live band. Most importantly, we raised much-needed funds for our organization. We look forward to our 2023 event!

COTE VILLAGE COMMUNITY BUILDING

While the development of Cote Village is complete, CICD's commitment to ensuring the wellbeing of its residents is ongoing. Our mission is not just to create affordable housing but to create safe, stable, thriving communities. We foster community in our developments through the coordination of community building events such as holiday parties and community meetings presented by various organizations. We are honored to witness neighbors becoming friends and houses becoming homes.

TENANT STORY:

EVAN & MARIA SANCHEZ

My previous place was not a place I could call home but moving to Cote Village, we feel at home. Living in Cote Village Townhomes has had many benefits for my family. The location is right in the heart of Mattapan and we pretty much have access to everything. Cote Village has helped us be able to spend time with family due to accessible parking and location. The people have been kind and welcoming which is exciting and we look forward to any future events or plans Cote Village may put together.

"My previous place was not a place I could call home but moving to Cote Village, we feel at home."





TENANT STORY:

THE DAVILA FAMILY

I lived most of my life in the Boston Housing Authority and it was never about how nice it was, it was about having a home. As I got older and my kids got older, I started to be bothered by the conditions we sometimes lived in. My daughter and I feel proud to live where we live now. Moving into an affordable space was a huge goal that I had and Cote Village helped me achieve this goal. So I will go into the New Year in my new beautiful townhome.

**"My daughter and I
feel proud to live
where we live now."**

