



Southwest Boston Community Development Corporation

Building Communities, Building Partnerships
in Hyde Park and Roslindale

SWBCDC COMMUNITY INVESTMENT PLAN 2017 - 2020: EXECUTIVE SUMMARY

Southwest Boston CDC (SWBCDC) works to build and sustain a vibrant, racially and economically diverse community in the Hyde Park and Roslindale neighborhoods of Boston. We employ a community organizing model – engaging local residents around the issues they care about, helping them develop as effective leaders, and working with them to implement the improvements they identify. SWBCDC is the only community development corporation serving this part of Boston.

SWBCDC is now in an expansion phase, having recently initiated its housing portfolio. In 2016 SWBCDC acquired 8 family-sized apartments in Roslindale at risk of large rent increases by being the first organization to use the City of Boston’s Acquisition Opportunity Fund. During 2015 and 2016 SWBCDC secured permitting and financing for its first new construction project: 27 LEED Silver transit-oriented apartments in Hyde Park. These activities were simultaneous to an expansion of community organizing and membership building in 2016, which saw many more local residents become active with SWBCDC. Over the next three years, SWBCDC will:

- **Expand the number of affordable rental and homeownership units in our target area.** By 2020, we will complete, acquire or have in the pipeline at least 178 affordable homes. Units will be developed as part of a comprehensive approach to the local community. We will take advantage of all available resources to provide the deepest affordability possible. Rental units will be managed to ensure they are successful for the tenants and all stakeholders.
- **Provide youth jobs and develop the next generation of Hyde Park leaders** by continuing and expanding our Green Team youth jobs program in partnership with the Boston Department of Youth Engagement and Employment and the Boston Department of Parks and Recreation.
- **Provide services for low- and moderate-income families in Hyde Park and Roslindale** that fill gaps in job search and housing assistance services for at least 100 households, while also introducing these residents to opportunities to join SWBCDC’s community organizing work, real estate activities, or youth programs.
- **Grow SWBCDC’s active leaders and membership base**, and, as a result, diversify the leadership of Hyde Park and Roslindale so that it better represents these communities’ demographics with regard to race, income, national origin and age.
- **Develop and support a racially and economically diverse base of leaders in winning campaigns around the local issues they have prioritized:** affordable housing and anti-displacement, public transit, economic development and jobs, cultural activities, and open space preservation. Through this process, residents will gain greater capacity and power to make change, and will build momentum that inspires others to join these efforts.
- **Continue building organizational stability and growth**, through the expansion of real estate development activity, the expansion of our active membership base, the expansion of our individual and organizational donor base, and by maintaining transparent processes that involve a wide range of residents in identifying organizational values, vision and goals.

Through this plan, over the next three years, SWBCDC will provide homes, social services and/or leadership and community action opportunities to at least 1,100 Hyde Park and Roslindale residents.