



# Asian Community Development Corporation

The Asian Community Development Corporation (ACDC) is a community-based organization that serves Boston's Chinatown and the Greater Boston region. ACDC develops physical community assets, including affordable housing for rental and ownership; promotes economic development; fosters leadership development; builds capacity within the community and advocates on behalf of the community.

## ***24 Years of Community Building...***

We thank you for your continuous support. Our progress reflects ACDC's greatest asset, the broad base of supporters that have sustained our work towards the realization of a shared mission.

## **REAL ESTATE**

### ***Building quality, affordable homes for all***

ACDC has developed over \$100 million of new housing and commercial space, consisting of mixed-income residences and mixed commercial uses. Our developments are now home to over 800 residents and more than 300+ families. Additionally, our developments house four of the leading Asian American nonprofit organizations, four locally-based businesses, a community conference center and over 18,000 square feet of parks and open space.

ACDC works directly with the community to develop high-quality affordable housing, retail, and community space to meet the needs of Asian American community and the neighborhoods in which they live, work and play. We ground our developments in the principles of Smart Growth and sustainable design, creating transit-oriented-developments that maximizes affordability while offer a variety of housing, services, employment, and transportation options to our residents.



### **Highlights**

#### **Parcel 24**

Parcel 24 will be a mixed-use, mixed-income development that revitalize a city block of Boston's Chinatown, providing approximately 340 rental and home ownership units, with approximately 42% of units affordable to low- and moderate-income families.



#### **6 Fort Street**

6 Fort Street will turn a vacant, disinvested commercial building into 34 new, affordable rental homes for low-income families in the desirable Quincy Center. The construction and renovation will be completed during 2011 Fall. 6 Fort Street is ACDC's pioneering project to expand its services to the burgeoning Asian American communities in Greater Boston's suburbs.



#### **The Metropolitan**

Finished in 2005, this \$89 million high-rise project includes 251 rental and home ownership units, 115 of which are affordable to low and moderate income families. It is a national model for mixed-income financing of affordable housing.



#### **Oak Terrace**

Built in 1995 to revitalize the Washington Street corridor, Oak Terrace is home to over 300 residents and provides rare 3- and 4-bedroom affordable family units in the heart of Boston's downtown.



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## **COMPREHENSIVE HOUSING OPPORTUNITIES PROGRAM (CHOP)** **Helping families find and stay in their homes**



CHOP provides targeted homeownership education to link first-time homebuyers to available tools and resources, ACDC is the only organization in Boston which offers first-time Homebuyer (HB 101) workshops in both Cantonese and Mandarin. Annually, ACDC helps over 250 families through workshops, one-on-one counseling, and distribution of news on affordable housing opportunities. In addition to being linguistically isolated, the majority of the families we serve face multiple challenges to acquiring a secure home, including the lack of education and employment opportunities and sufficient income.

### **Highlights**

When ACDC began its work, the 5% owner-occupancy rate in Chinatown, was the lowest in the city. With completion of The Metropolitan in 2005, owner-occupancy in Chinatown doubled to 10%. Our program alone has leveraged an estimated \$5.4 million in direct lending to the Asian community through mortgages and other subsidies.

### **In 2010:**

**7** first-time homebuyer (HB101) classes in English and Chinese delivered, with each class featuring 6 seminars discussing individual aspects of homebuyer process.

**11** HB101 graduates purchased their first home last year.

**45** clients received one-on-one counseling for homeownership, mortgage delinquency and rental assistance.

**50** participants received credit counseling, which lays a pipeline for eventual homeownership.

**51** families and individuals graduated from our HB101 curriculum.

**2,500+** pieces of bilingual mailings were distributed with information on new affordable housing and/or first time homebuyers' ownership opportunities.

### **CHOP Ongoing Efforts:**

- Developing counseling services for foreclosure prevention and intervention, post-purchase homeowner education and fair housing.
- Meeting additional industry standards, including the National Industry Standards for Housing Counseling and Education, and HUD certified counseling agency.
- Marketing national "Speakeasy" Foreclosure Prevention and Housing Counseling Hotline which provides culturally and linguistically competent counseling for AAPI families.
- Opening "the second classroom" for housing education through collaborations with other service agencies and Asian media.



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## **A-VOYCE YOUTH DEVELOPMENT PROGRAM** **Fostering new leadership in our community**



A-VOYCE trains youth ages 13 to 19 to use their voices in affecting positive change in the community through the power of dialogue and storytelling. Our weekly radio show is written and run entirely by youth and cover hard-hitting issues that affect our community. Youth are trained to lead community tours of Chinatown, giving visitors historical and personal interpretations of the neighborhood and providing the narrative of a vibrant, living community that is not just the sum of its wonderful restaurants. A-VOYCE youth also coordinate Films at the Gate, transforming a vacant lot into a 4-day community building event.

### **Highlights:**

#### **In 2010:**

**45** youth participated in a total of 1163 hours of training consisting of 27 workshops. With topics ranging from Asian American identity issues to community development, A-VOYCE youth gained practice in marketable skills such as research, public speaking and communication.

**36** youth were trained as community tour guides and a record 306 individuals participated in walking tours of Chinatown.

**58** hours of live radio programming were broadcast, with original reporting and editorial pieces on politics, culture, and identity.

**11** youth contributed to the design, development, and delivery of Participatory Chinatown by serving as researchers, designers and/or interpreters.

**24** youth were organized to serve a total of 104 service hours outside of A-VOYCE related activities.

## **PARTICIPATORY CHINATOWN: A VIRTUAL CHINATOWN** **Making community meetings interactive**



ACDC, with its partners Metropolitan Area Planning Council and Emerson College, have created a 3D visualization tool of Chinatown to help transform the current planning practice of disjointed conversations amongst the City, the community, and developers that shape the neighborhood. "Participatory Chinatown" allows participants to experience a virtual Chinatown as a character based on real-life Chinatown resident and face challenges such as finding an appropriate home, job, or social space. Participants learn about the context of Chinatown and the realities of Chinatown, leaving comments and feedback in this virtual space while simultaneously being engaged in group conversations in a real-life community meeting. Visit [www.participatorychinatown.org](http://www.participatorychinatown.org) to learn more!





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## **CHINATOWN HUMAN DEVELOPMENT OVERLAY DISTRICT (HD-OD)** *Helping individuals and the neighborhood plan for themselves*

The HD-OD Studio bridges the data gap and helps residents who are often vulnerable to displacement plan their future and benefit from the future developments in their neighborhood. The HD-OD project builds a neighborhood tool to monitor and affect change and help better plan for a neighborhood's future. The studio links residents and community stakeholders to the appropriate resources as well as identify the needs within the community.



### **Highlights**

ACDC and partner, Metropolitan Area Planning Council, created the Community Snapshot 2009—a report card that profiles neighborhood physical, demographic and socio-economic conditions and trends. Additionally, we launched the China town DataCommon online mapping tool and hosted trainings to provide public access to data about the neighborhood and teach stakeholders how to create their own maps with new layers of information. HD-OD staff organized community workshops on how to access neighborhood services in the Chinatown Storefront Library.

- Over **100** walk-in clients received assistance
- Held **6** free community program workshops
- Over **50** public and community service agencies were introduced to clients through referrals and workshops

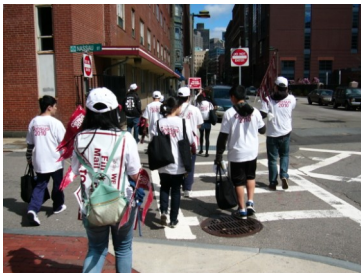
## **2010 CHINATOWN MASTER PLAN (CMP)**

As a member of the Technical Committee of the CMP, ACDC lent its expertise in data collection, planning, and real estate development to the CMP in support of its ongoing community process. The two-year process concluded was a community vision for future growth and expansion of the community. The successful completion of the 2010 CMP is another demonstration of active civic engagement and community collaboration in Chinatown.

## **HEALTHY HOMES COMMUNITY INITIATIVES**

ACDC also works with Boston Public Health Commission on its Healthy Section 8 and Affordable Housing Demonstration Project. This three-year pilot city-wide initiative, aims to improve the health and home environment of low-income families by developing new models of staff training, resident and landlord engagement, resource connection, pest management, and smoke free housing policy. ACDC will help with the promotion of smoke-free housing and the implementation of integrated pest control management in Chinatown.

## **2010 CENSUS**



The 1990 and 2000 Census mail-in response rates in Asian communities, particularly in lower-income households, were lower than expected. Due to recent immigration, limited English capabilities, and unfamiliarity with the Census, Asian communities are at risk of being undercounted in the 2010 Census, which could result in losses of federal funding and Congressional representation. ACDC worked with the Metropolitan Area Planning Council (MAPC) to reach Asian communities in the Greater Boston area and ensure that they are accurately counted. We convened the Massachusetts Asian Complete Count Committee (ACCC). The ACDC brought together community groups from Asian neighborhoods to develop a concerted strategy for communicating the importance of the Census to their constituents. Our staff and volunteers insured that targeted increases of mail-in participation rates in Chinatown and Quincy were met.