



TACC THE AMERICAN CITY
COALITION

CONNECTING
PEOPLE
TO PLACE IN
ROXBURY





The American City Coalition: Connecting People To Place In Roxbury

MISSION

To help revitalize urban neighborhoods so that families flourish in safe environments and fully benefit from the economic opportunities of American cities.

ORGANIZATIONAL OVERVIEW AND HISTORY

Based in the Boston neighborhood of Roxbury, TACC is a nonprofit organization grounded in an inclusive, comprehensive, and collaborative approach to neighborhood revitalization.

TACC provides technical support and assistance to advance multi-sector and multi-stakeholder partnerships that focus public and private investment to improve the quality of life for Roxbury families.

This inclusive and collaborative approach dates back to TACC's founding in 1994 and grew out of lessons learned from the transformation of Columbia Point, a failed federally-funded housing project in Dorchester, into Harbor Point, one of the earliest mixed-income communities in the United States. Our founder, Joseph E. Corcoran, partnered with a coalition of residents and community organizations to ensure that local knowledge and quality of life needs shaped the future of Harbor Point. Today, Harbor Point remains a model for the deconcentration of poverty and the preservation of affordable housing. The project informed the U.S. Department of Housing and Urban Development's HOPE VI plan and, eventually, the Choice Neighborhoods program.

APPROACH

TACC adheres to an emergent strategy, identifying and developing programs and projects that respond to Roxbury's assets and needs. With this approach, TACC seeks to increase collective impact by aligning the skills of partners within defined program areas and identifying and engaging complementary partnerships and resources.



PROGRAM AREAS AND PROJECTS

Resident Supports

Goal: To connect individuals and families with the essential services and information needed to support their wellbeing and mobility. Strategies include conducting in-depth resident needs assessments to collect data and identify needs, designing and piloting innovative program models, and serving as a local resource on national best practices on supportive services in mixed-income communities with policymakers, housing authorities, developers, service providers, and property management companies.

HOUSING MOBILITY: INCREASING RESIDENTIAL CHOICE FOR VOUCHER HOLDERS

Through the Whittier Street Choice Neighborhood Initiative, the physical redevelopment of the 200 unit Whittier Street public housing development began in February 2018. While TACC's primary focus is on aligning resources for Roxbury's vitality, this project recognizes that some residents will choose to move outside the community.

Housing Selection Tool

Housing requirements

- Size and rent
- BHA Payment Standard
- BHA Voucher Size (Oct'17): 0 to 8 (set to 2)
- Search for apartments

Location priorities

- Child exposure to opportunity: Low Neutral High
- School quality: Low Neutral High
- Safety: Low Neutral High
- Transport cost: Low Neutral High

Priority matching

- Very Low
- Low
- Moderate
- High
- Very High
- NA

Michael Driscoll
Grade range: PK-8
Rating: 9

Transit

Leaflet | Tiles © Esri — National Geographic, Esri, DeLorme, NAVTEQ, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, IPC

As part of the technical assistance to the Boston Housing Authority, TACC developed a housing mobility model to enhance the relocation services and expand housing and neighborhood options for residents that needed to relocate. With the goal of lowering the information and access barriers to higher opportunity areas - safe neighborhoods that offer good schools and economic opportunities - households received enhanced information, counseling, and housing search assistance to help them make the most informed relocation decisions.

TACC developed a digital housing and neighborhood search tool to assist residents and support staff to search for available apartments in neighborhoods that match household preferences. One feature is the *Housing Locator Tool*, which enables renters to explore new areas and identify units in neighborhoods that match their preferences. The tool populates a map with live online rental listings and identifies important quality of life features of neighborhoods in which units are located. To explore the tool visit <http://tamcc.org/housing-selection-tool>

WATERFRONT INITIATIVE: INCREASING ACCESS TO RECREATION, CULTURE, AND EMPLOYMENT

The Waterways Initiative, funded by the Barr Foundation, will identify barriers to access and catalyze sustained engagement so that more Roxbury and North Dorchester residents living in public and subsidized housing are invested in and feel connected to the waterfront. Additionally, it will amplify community voices in decision-making around the future of Boston's waterfront

The process includes a series of activities designed to listen to participants and identify barriers to waterfront access. These activities begin with focus groups and surveys and will be capped off with the development of a set of participant interests and priorities for the waterfront to guide future engagement.

This initiative will propose strategies to close some of the gaps that exist in neighborhoods with less proximate access to the harbor, including key policy discussions related to harbor resiliency, transportation, and development that will have ramifications for the Greater Boston region.



Economic Development and Asset Building

Goal: To advance innovative strategies that strengthen asset and wealth creation pathways for residents including credit enhancement and home ownership. TACC identifies specific and achievable public policies to stimulate business attraction and job growth as well as short- and long-term approaches that can strengthen local business ecosystems within retail, commercial, and industrial districts.

BUSINESS INCUBATION: FOSTERING LOCAL ENTREPRENEURSHIP

The one-story stucco and terracotta tile “mission style” historic Comfort Station (1912) at 611 Columbia Road in Dorchester’s Upham’s Corner was built as a “convenience station” for the street-car system that connected Boston’s neighborhoods. The historic building helps tell the story of nineteenth-century municipal expansion and population growth in Dorchester, and the public transportation infrastructure built in the twentieth-century to support them. It abuts the North Dorchester Burying Place (1633), the final resting place of three African-American slaves and Dorchester’s earliest remaining landmark.

Vacant for 40 years, the City of Boston released a Request for Proposal for building disposition in 2014. TACC researched the established community needs of Dorchester’s young, diverse population and conducted surveys and focus groups with local residents to collect direct resident input regarding the use of an identified physical asset in their community. Residents prioritized a community hub and coffee shop/cafe that increased access to the abutting North Dorchester Burying Place and returned the building to its transportation related roots. This was the genesis of TACC’s work to activate a public space while also meeting the neighborhood’s needs.

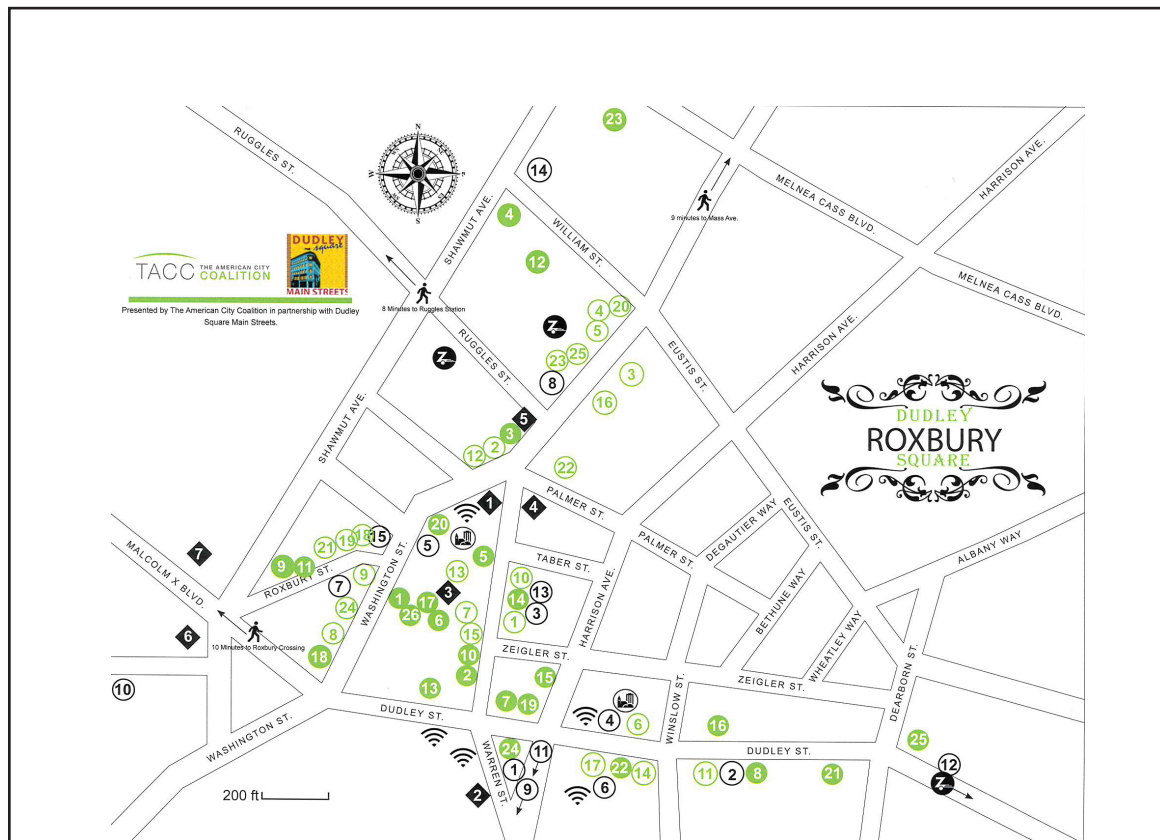


TACC assembled a unique, early partnership with Historic Boston Inc. and Bowdoin Bike School for *The Sip & Spoke Bike Kitchen* which contributes to the vibrancy of the public realm by increasing access to walkable and bikeable green spaces both along the expanded Emerald Necklace on Columbia Road and the North Dorchester Burying Place; providing two new community-defined uses (bike shop, coffee shop/café) not currently available; employment opportunities; and free resident- focused activities that encourage Upham's Corner residents to be active participants in their own health and prosperity.

BUSINESS INCUBATION: FOSTERING LOCAL ENTREPRENEURSHIP

The multiplier effect of small businesses is tremendous. On average, less than 14% of each purchase at a chain store is recirculated in the local economy, compared to almost 50% of each purchase made at local independent businesses. This multiplier effect occurs because local businesses purchase goods and services from other businesses and employ workers at decent wages. Small local businesses are the largest employers and create two out of every three jobs.

Recognizing that Dudley Square has a large number of small businesses, TACC researched, produced, and circulated a map of these businesses.



Neighborhood Vitality

Goal: To support initiatives and multi-sector partnerships that improve the neighborhood environment and facilitate long-term, positive neighborhood investment. Strategies include advancing thoughtful real estate development projects that are responsive to the community's needs and opportunities and aligning community partners in sustainable entities to increase collective impact.

CONTRIBUTING WITH LOCAL STRATEGIES FOR PEOPLE AND NEIGHBORHOOD: WHITTIER CHOICE

In December 2016, Boston received \$30M from the U.S. Department of Housing and Urban Development to support the Whittier Choice Neighborhoods Initiative in Roxbury. These federal funds will leverage \$260M in public and private investment to redevelop Whittier Street public housing; the existing 200 units will be replaced at current levels of affordability and new mixed-income townhouses and apartments will be added on-site and in the neighborhood.

TACC provides technical assistance to the Boston Housing Authority to align Whittier Choice with local assets and needs. During the planning phase, TACC conducted a resident needs assessment of workforce development and upward mobility in a redevelopment context, provided neighborhood data collection and mapping, and helped facilitate the community engagement process. For the application, TACC identified local initiatives and partnerships for both the neighborhood and people strategies that aligned with city and federal funding priorities.



Over the five-year grant, TACC will help to implement two components of the initiative: a state-designated cultural district and related investments in anchor cultural facilities and connectivity; and a small business plan to support subsidized retail and coworking spaces as well as increased access to loans and credit enhancement. Visit TACC's website to learn more about the organization's role in Whittier Choice.

A COMMUNITY-DRIVEN ECONOMIC CULTURAL COLLABORATION: ROXBURY CULTURAL DISTRICT

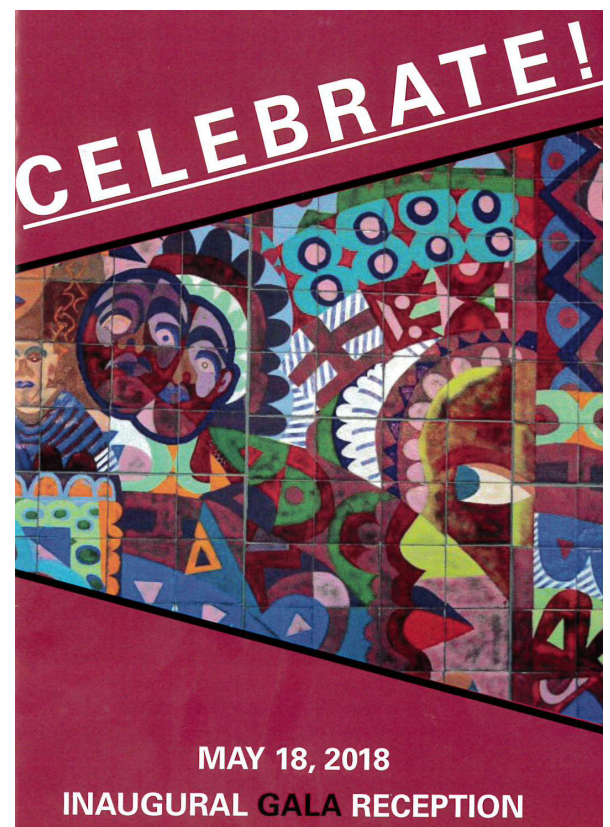
A vibrant socially and ethnically diverse neighborhood, Roxbury is at the geographic center of the City of Boston. Roxbury's story is that of waves of settlement: First People, early English Colonists, Irish, German, Jewish, Caribbean, African American, and African. Throughout the mid-twentieth century and continuing to this day, Roxbury became the center of African American culture in Boston, with strong ties to jazz through Roy Haynes and Makanda Ken McIntyre, and early leaders of the civil rights movement including Malcolm X, Dr. Martin Luther King Jr., and Melnea Cass.



Roxbury is rich in arts and cultural assets: over 160 have been identified. However, many remain underutilized by residents and relatively unknown to those beyond the neighborhood for the artists, local businesses, and entrepreneurs. On May 18, 2017, the Roxbury Cultural District was formally designated and is the backbone organizational structure needed for a sustained, collaborative focus on activating and marketing Roxbury's arts and cultural assets in order to build physical and social connectivity between people and place; and expand access and opportunities in arts and culture for all families in Roxbury, regardless of income.

The district celebrated its first anniversary on May 18 and 19, 2018 with a fundraiser and a community celebration.

Since 2015, TACC has provided multifaceted technical assistance to the Roxbury Cultural District partnership, including staff assistance for community engagement and programming, board support, and fundraising to support the district. For more information, visit roxburyculturaldistrict.org.



PARTNERS

TACC values collaboration and the collective impact that has been realized by aligning the skills of our multi-sector partners:

Barr Foundation
Big Sister Association of Greater Boston
Boston College
Boston Housing Authority
Boston Planning and Development Agency
Bowdoin Bike School
City of Boston, Department of Neighborhood Development
City of Boston, Office of Economic Development
Commonwealth of Massachusetts, Department of Housing and
Community Development
Denterlein Worldwide
Dorchester Bay Economic Development Corporation
Dudley Square Main Streets
Eastern Bank Charitable Foundation
Economic Mobility Pathways
Fairmount Indigo Network
Federal Reserve Bank of Boston
Goulston & Storrs
Haley House
Historic Boston Incorporated
Housing Opportunities Unlimited
Jones Day
Just-A-Start Corporation
Kelley Chunn and Associates
Local Initiatives Support Corporation, Boston
Madison Park Development Corporation
Massachusetts Cultural Council
MASS Design Group
Mass Development
Metropolitan Area Planning Council
Mayor's Office of Arts and Culture
Newmarket Business Association
Nuestra Comunidad Development Corporation
Northeastern University
Preservation of Affordable Housing
Roxbury Cultural District
Roxbury Strategic Master Plan
Oversight Committee
United Neighbors of Lower Roxbury
Upham's Corner Main Streets
Utile Architecture and Planning
Whittier Street Health Center

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Charlayne Murrell-Smith, Vice President of External Relations and Corporate
Development, Boston Children's Museum

Bill Walczak, CEO, South End Community Health Center

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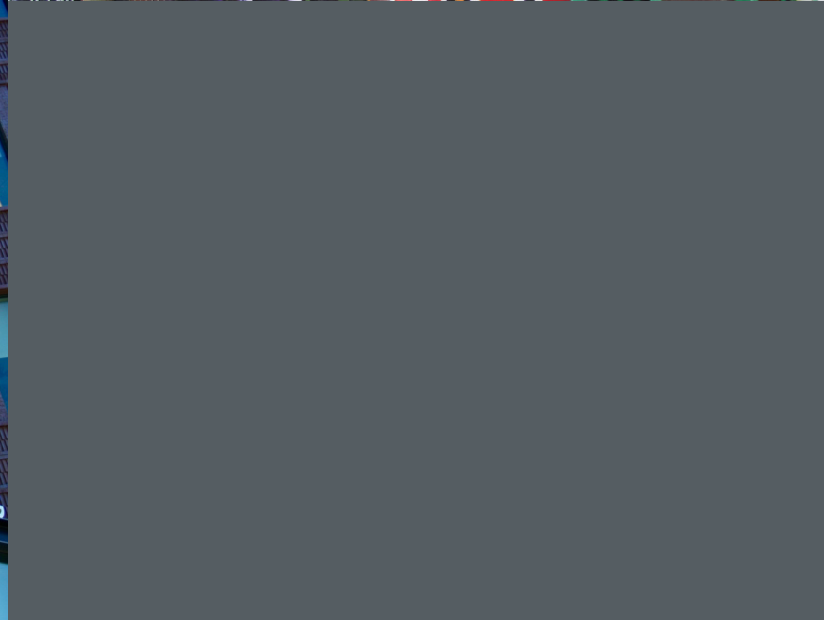
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