



Executive Summary of CODMAN SQUARE NDC'S COMMUNITY INVESTMENT PLAN

Codman Square Neighborhood Development Corporation's (CSNDC) goal as a community development corporation is not to speak for the community but to work with the community to identify neighborhood priorities and engage community members in advocating and winning victories for the neighborhood.



The Millennium Ten (M10) Community Plan The M10 initiative has fostered the creation of over 25 community action projects and 5 “big ideas” macro-level projects focused on the economic and social progress of the Codman Square and Four Corners neighborhoods. Micro projects include a winter farmers market and public art installations. The **Washington Street Corridor Business Cooperative** as a coalition of merchants and non-profits partners is a key macro project that works to strengthen the business district. An award of \$20,000 to the cooperative resulted in façade improvement of businesses along the Washington Street corridor, changes that facilitate foot traffic and retrofitting of businesses to improve energy efficiency.

Talbot Norfolk Triangle Eco-Innovation District (TNT EID).

The Eco-Innovation District (EID), one of M10's 5 key macro projects, is creating a green and sustainable neighborhood in the 13-block Talbot Norfolk Triangle (TNT) section of Codman Square. This is Boston's first neighborhood-scale Eco-Innovation District.

In 2014, the Eco-Innovation District was successful in achieving the following:

- ✓ Greening of 3 roofs on bus stops resulted in 2000 gallons of water saved and a \$25,000 Environmental Protection Agency grant to expand program along Fairmount Line in 2015 to 20 stops.
- ✓ 18% of the housing units in TNT have been confirmed as energy efficient since EID-focused energy retrofit activities began in 2013.
- ✓ Continued work to establish the City's first Community Shared Solar Program. Pilot program will include 6 CSNDC properties and generate extra energy to be distributed to the community.

Keeping Codman Square Affordable A major concern of CSNDC has been the issue of wide-scale displacement of existing low and moderate income residents in our service area. In response to these concerns, we launched the Keeping Codman Affordable campaign with the support of M10 Initiative planning funds. The campaign seeks to understand resident concerns around housing stability and neighborhood change. We are forging a relationship with Right to the City and City Life Vida Urbana to mobilize residents and held a highly visible Anti-Displacement Forum attended by over 70 people to develop an action plan to insure long-term neighborhood affordability.

Transit Oriented Development (TOD) In our effort to ensure that Codman Square and Four Corners remains affordable, CSNDC is developing mixed used affordable housing on New England Avenue and Whittier Street, near the recently opened Talbot Avenue commuter rail station. Located in the EID, these 100+ units of housing will be both rental and first time homeownership opportunities. Housing units and retail space will be built to have energy efficient design, solar infrastructure, green landscaping, and water saving technology. CSNDC is also working with residents and other various stakeholders to create a Job Hub along New England Avenue in one of the commercial buildings with a focus on green-jobs.



Installation of green roof on Talbot Avenue in Dorchester.

