



Vietnamese American Initiative for Development

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Community Investment Plan

Founded in 1994, VietAID is the first grassroots community development corporation founded and operated by Vietnamese immigrants in the U.S. Located in Dorchester's Fields Corner neighborhood (the second largest concentration of Vietnamese on the East Coast), VietAID's mission is to build a strong Vietnamese American community in Greater Boston and a vibrant Fields Corner neighborhood. Since its inception, VietAID has pursued both ethnic-based and place-based strategies to accomplish our mission. In the past 20 years, VietAID has worked to revitalize Fields Corner, provide much-needed affordable housing for low-income families, address the wide range of social and economic inequities faced by Vietnamese immigrants, and foster neighborhood grassroots leadership development and civic participation. We transformed six abandoned lots and underutilized buildings into the nation's first and only Vietnamese American community center that serves up to 500 people on a weekly basis, developed 114 affordable rental and homeownership housing units, and assisted over 400 families to purchase and/or preserve their homes through housing counseling programs.

Over the next three years, VietAID will implement our multi-year Fields Corner transit-oriented development (TOD) strategy that links together real estate development, small business development, civic engagement, and asset development to build a thriving, diverse, and sustainable Fields Corner community. This comprehensive strategy includes the following:

- Less than a mile from the Fields Corner T Station, we will build 65 units of high-density, "green" housing that provides mixed-income housing to low and moderate income families—giving these families a good alternative to driving and access to employment opportunities as well as expanding the customer base to support neighborhood businesses.
- To strengthen our neighborhood business districts, we will develop 6,000 square feet of commercial and community space in partnership with key stakeholders, including Boston Main Streets organizations.
- We will help low-income families to improve their income as well as accumulate and expand family wealth by educating 250-300 prospective homebuyers/homeowners on the home-buying process and homeownership, assist 40-50 graduates in purchasing their first homes, and assist 100 homeowners to access resources to retrofit or repair their homes.
- Through our efforts to re-establish the Fields Corner Civic Association, which has been inactive for several years, we will increase engagement and leadership among Vietnamese residents.
- By encouraging Vietnamese immigrants to play an active and leadership role in the planning and implementation of safety, cleanup, and beautification initiatives, we will improve public safety and quality of life for all neighborhood residents.
- We will create a robust housing pipeline resulting in one real estate project every two years, and we will shorten the timeframe from feasibility to construction to three years per project by using a new financing model. Additionally, we will increase fees and income from our asset management fee and from net operating income.

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