



# Revitalize

Community Development Corporation

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## Mission Statement

"Revitalizing homes, neighborhoods & lives through preservation, education and community involvement." Revitalize CDC has identified the following goals: (1) preserve homeownership and reduce the risk of homelessness, (2) increase energy efficiency and overall health and safety of the house, and (3) improve the quality of life, sense of community and civic pride for residents.

## History

Revitalize CDC is a nonprofit corporation formed in 1992 as Rebuilding Together Springfield (RTS), an affiliate of Rebuilding Together, a nonprofit working to preserve affordable homeownership. In October 2014, the State of Massachusetts Department of Housing and Community Development certified the original organization (RTS) as a Community Development Corporation; and was renamed to Revitalize Community Development Corporation (RCDC). Since its inception the organization has completed over 600 homes and nonprofit facilities with the help of 10,000 volunteers and hundreds of sponsors investing a dollar value of over \$29 million into our community. Revitalize CDC completes an average of 50 home repair projects each and every year.

Our focus is in the cities of Springfield and Holyoke, however we work throughout Hampden County, Massachusetts. Revitalize CDC is the only nonprofit in Western Massachusetts that is performing free (versus 0% or low-interest loans) critical repairs for low-income homeowners.

**Our Work:** Revitalize CDC performs much needed repairs, modifications and rehabilitation to the homes and nonprofit facilities of low to moderate-income families that include: families with children, military veterans, the elderly and people with special needs. We leverage the investments of donors, grantors and volunteers to make significant home repairs that stabilize neighborhoods, strengthen the tax base, and allow veterans and elderly homeowners to "age in place."

Revitalize CDC developed a 10-year Strategic Community Investment Plan (CIP) focused on 'bricks and mortar' called GreenNFit Block Rebuild to revitalize 10 contiguous blocks in the Old Hill Neighborhood impacting over 250 homes – almost 1,000 residents – with the help of more than 90 sponsors/collaborators and 10,000 volunteers. Community gardens are being created and neighborhood playgrounds improved. In the last year the organization repaired 76 homes across Springfield and Holyoke, including 12 homes on the block at the 5<sup>th</sup> Annual GreenNFit Neighborhood Rebuild 2017. These homes were along Alden Street. 90+ sponsors, 39 funders, 56 individual donors, and 1,200 volunteers made neighborhood revitalization a reality! In addition to the homes, a Springfield Public Middle School for at-risk students was worked on, vacant lots were cleaned up and a community garden created. The GreenNFit strategy was implemented in October, 2016 in the city of Holyoke that included improvements to 12 homes along Beech Street as well as improvements made to a city park and the Greater Holyoke YMCA.

## REO Rehab Program

REO or Real-Estate Owned properties are generally acquired as a result of a foreclosure. Revitalize CDC rehabs the property making them energy-efficient, safe and healthy and then makes the home available for purchase to a low-income and/or first-time homebuyer.

## National Network – Green & Healthy Homes Initiative's Pay-for-Success Model with Baystate Health

Project partners began work on a feasibility study in 2015 to determine if Pay-for-Success is a viable financing model for in-home asthma services (case management, education, home remediation of asthma triggers). The feasibility study concluded that a Pay-for-Success project is ideal for Health New England Insurance's highest asthma utilizers- individuals who have a history of inpatient stay(s) and multiple emergency department visits due to asthma episodes. An average of 100 families in Western Massachusetts will be referred to Revitalize CDC to complete healthy homes assessments and interventions to eliminate asthma triggers in the homes. This will reduce or eliminate emergency department visits, hospital admissions, absenteeism from school and work resulting in improved educational and economic outcomes and healthier families.

## **Impact of the Community Investment Tax Credit**

With the added capacity that the Community Investment Tax Credit provides, Revitalize CDC will be able to:

- Continue to implement the GreenNFit strategy in the target neighborhood and expand to other neighborhoods in Springfield, renovating more than 75 homes per year.
- Fully extend the GreenNFit strategy in Holyoke to complete critical repairs for 10 family homes per year.
- Scale up our Age-in-Place collaboration with Springfield College's University's Occupational Therapy group to work with elderly homeowners in identifying and completing the critical repairs necessary to remain safely in their homes.

*Preserving affordable homeownership and revitalizing our community*