

**Remarks by Janelle Chan, executive director of  
the Asian Community Development Corp.  
at the grand opening of 6 Fort Street, Quincy, Nov. 15, 2011**

Good afternoon everyone. I am Janelle Chan, and I am the executive director of Asian Community Development Corporation, a nearly 25 year old not-for-profit that strives to build vibrant, healthy, and just communities. ACDC does this by developing physical community assets like affordable housing; promoting economic development by creating opportunities for work; fostering leadership, and in particular youth leadership; and building the capacity of community members so everyone can fully and effectively participate in shaping and strengthening their own neighborhoods.

It's an honor that we are able to be joined by such a great crowd today. I would like to thank all the elected officials who have joined us, including Mayor Thomas Koch, State Representative Bruce Ayers, City Councilor Kevin Coughlin; and City Councilor Brian Palmucci.

For many today, I am actually welcoming you back to the site since our groundbreaking/wall-breaking ceremony one year ago. Much has happened in the past year: the Arab Springs, the Occupy Wall Street movement. Whether or not you agree with the latter, income inequality is front and center in the news and in our conversations. Quality, affordable housing is one mechanism in which we are responding to these issues of fairness, of equity, of societal responsibility. The collapse of the housing market is what first spun us into economic distress and yet housing will remain a fundamental element in both our nation's recovery as well as a stabilizing foundation for many working families to build upon.

Two years ago, this building was nearly empty, and definitely underutilized. The four-story structure had originally been two buildings – St. Paul's Methodist Church, which dated to 1888, and an office building constructed in 1985. And now, I am very proud to say, they have become homes. Asian Community Development Corporation has worked diligently and creatively with our partners through these tough times to create 34 new homes for low- and moderate-income families in the city of Quincy.

The 2010 census indicates what many of us already know. Quincy is one of the fastest growing, diverse cities in the Commonwealth and this city fuels the growth, vitality, and vibrancy of this region. With that said, Quincy is a very desirable place to live and affordable pressures are intense. Recent market studies showed a huge need for affordable housing, with more than 3,000 renter households spending more than half of their income for housing or living in substandard housing. There are approximately 8,200 low- and moderate-income Quincy households who cannot afford market rate rents, meaning these families are at risk of becoming rent-burdened, doubling up and living in overcrowded situations, or even becoming homeless. As an indication of high demand for affordable housing, ACDC received 396 applications for the 26 moderate-income units at 6 Fort Street, with approximately 30% of applicants being current Quincy residents. Demand far exceeds the supply of affordable housing opportunities. At 6 Fort Street, 100% of the apartments are below market rate and house a diverse range of incomes. Nearly three-fourths of the apartments are available for people who earn from \$33,000 to \$63,000 a year. ACDC is invested in the success of these 34 families who will be living here, and we are invested in the city of Quincy. 6 Fort Street Apartments not only represents quality, affordable housing, but a commitment to a shared vision of a healthy, vibrant community.