



Center for Cooperative Development and Solidarity

The Center for Cooperative Development and Solidarity (CCDS) provides educational, technical, financial, human, intellectual and organizational support to groups of people in and around East Boston, mostly low-income immigrants, to explore the creation of worker-owned cooperatives as an economic and social alternative.

Through our work, CCDS is contributing to the social, economic and racial equity of our community, generating decent wages and prosperous lives, thus helping to forward the local and global solidarity economy and cooperativism movement.



Funder Brief 2024

History

In November 2015, a group of East Boston residents were displaced from a series of apartments in a wave of gentrification pressure. Struggling with the compound issues of housing insecurity, poverty, and a lack of opportunity common to the new immigrant experience, they gathered at a neighborhood church to support one another and identify the root causes of their shared struggle.

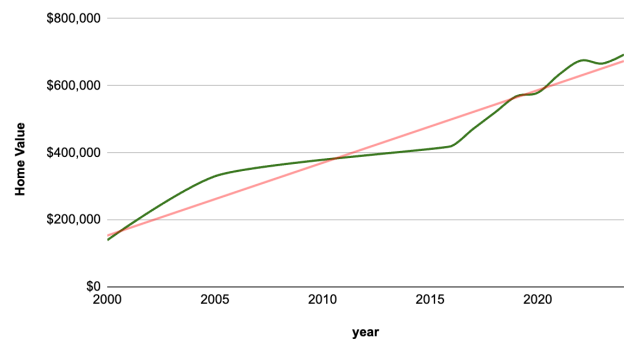


Central to this effort was the recognition of their own experiences, knowledge-bases, and values as a foundation to build an alternative economy.

This seed idea blossomed into conversations around democratic participation and blueprints for cooperative enterprises. To carry out these plans, the group decided to create an umbrella organization:

Centro Cooperativo de Desarrollo y Solidaridad, or the Center for Cooperative Development and Solidarity.

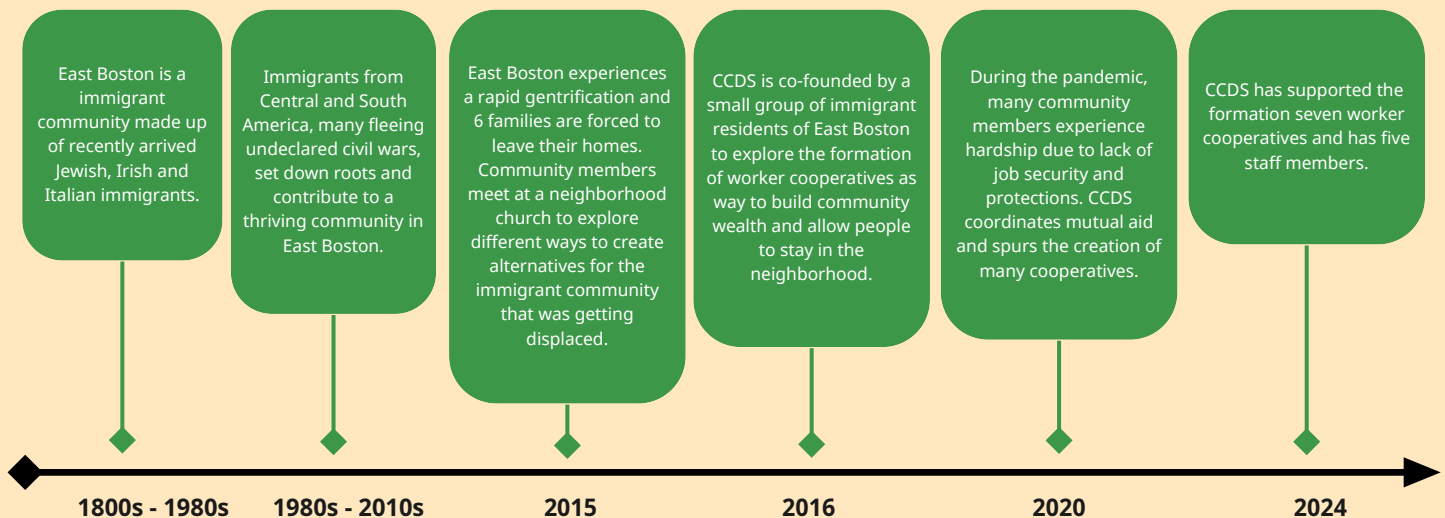
East Boston Housing Market



Source: Zillow Home Value

Since then, CCDS has been developing a solidarity economy and cooperativism model by and for the immigrant community. CCDS supports worker-owned cooperatives through resource coordination, education, training, leadership development, financial support, and soon, the provision of work space. By helping residents help themselves, all of East Boston becomes more democratic, resilient, and empowered.

Timeline



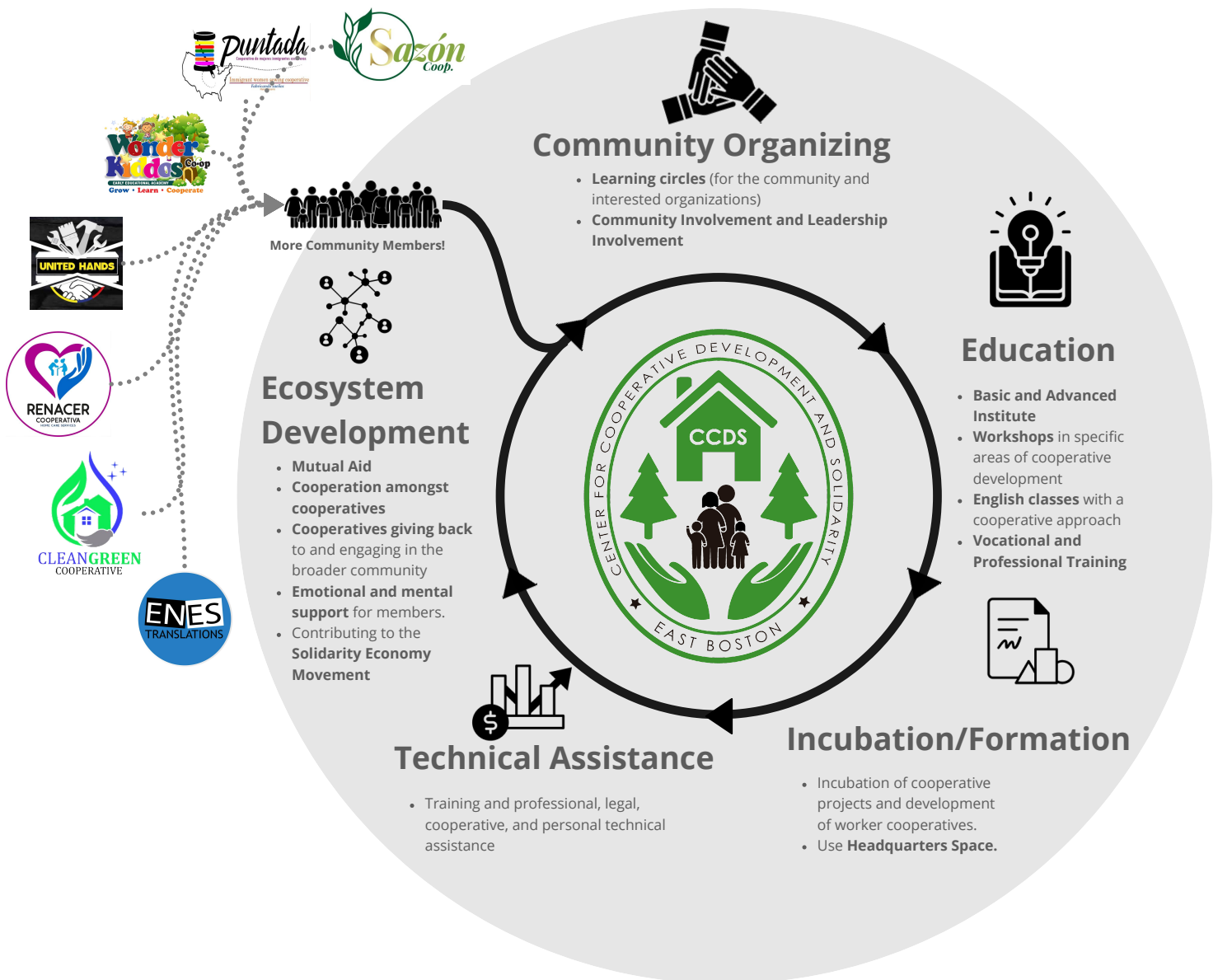
Our Model

Our Cooperative Incubation and Solidarity Model demonstrates how we work to build a cooperative ecosystem based on cooperative values and principles, with the vision to transform our community by leaving behind individualism and promoting care for the community and cooperation among cooperatives.

We are not just a cooperative business developer.

Our work is so much more. At the heart of our work is "**acompañamiento**" (**accompaniment**) - compassionate, connected, and culturally responsive guidance, support, community building and leadership development.

Cycle of Cooperative and Solidarity Development



Our Cooperative Ecosystem



United Hands Maintenance Services is the newest cooperative in the CCDS ecosystem and connects tradespeople with dignified work in a field that can often be exploitative.



Puntada is composed of immigrant women specializing in sewing, mending, and fabricating. During the height of the pandemic, they sold more than 20,000 masks to help support their families and gave away approximately 5,000 to those in need in our community.



Sazon is a catering cooperative that focuses on expressing their culture through balanced and healthy foods. Their current goal is to have their own kitchen to better serve the community.



Clean Green is another cooperative designed to help those engaged in the often exploitative field of commercial and domestic cleaning. Clean Green worker owners pride themselves on using environmentally friendly cleaning products to ensure worker, clients and community health.



Wonder Kiddos is a childcare cooperative that prioritizes bilingual education and culturally diverse environments, particularly for the children of new immigrant families.



Renacer specializes in comprehensive elder care. By being worker owned, Renacer can avoid the burn out often faced by others in the field to ensure excellent conditions for all.



Enes Translations is a versatile language services provider, offering expert translation and interpretation in various professional fields like medicine, finance, and commerce.

A Permanent Home in East Boston

In the aftermath of the pandemic, average costs of living skyrocketed in Boston, facilitating an even faster process of displacement and gentrification in vulnerable neighborhoods like East Boston. Average rents remain some of the highest in the country and vacancies some of the lowest.

Seeing year-over-year rent increases with no relief in sight, CCDS is taking the next step in developing a resilient cooperative economy in East Boston: the creation of a **Solidarity Economy HQ**.

This mixed use space would allow for **affordable and shared spaces for early-stage cooperatives who need physical space**, such as daycare space for childcare coops and commercial kitchens for catering coops, while establishing **a community owned and governed asset in the neighborhood**.



Value would not be siphoned out through rent payments to a landlord but reinvested into the community that generated it. Such a space could serve as a center for the community to gather and plan its future, much like the neighborhood church did for the original founders of CCDS in 2015.

Most importantly, CCDS Solidarity Economy Headquarters would be **a permanent community space for the immigrant community in East Boston**. Having experienced displacement from their home countries and now from their neighborhood, this building will be a place in East Boston that community members will feel is truly their home: a place where community members young and old can imagine and create a different future.



CCDS Solidarity Economy Headquarters

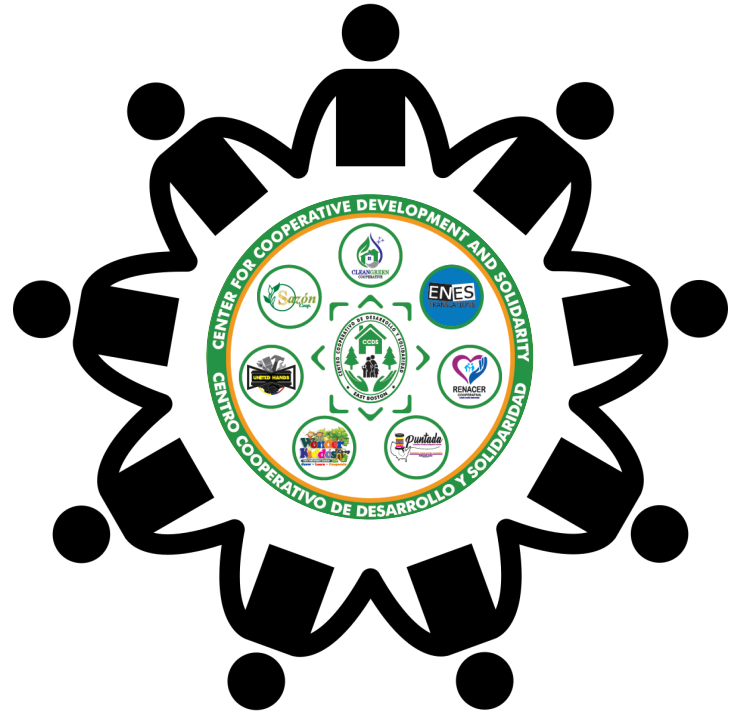
The Solidarity Headquarters will be a central to growing the cooperatives and solidarity initiatives in East Boston. It will offer support from start to finish, including incubation, education, ecosystem development. It will bring the community together and encourage cooperatives to work closely with each other.

Foster Community: The headquarters serves as a hub, significantly reducing the effort required to bring people together. Helps to strengthen the sense of community among the coops and the broader East Boston community.

Enhances Cooperative Synergy: By situating cooperatives in close proximity, it naturally increases cooperation and collaboration, leading to more robust and resilient businesses and community.

Centralizes Educational Efforts: The headquarters provides a centralized location for training and educational programs, making it easier to offer comprehensive support and development opportunities for cooperative members and the community.

Establishes a Community Resource: Acting as an open door for the community, the headquarters sets a precedent by being a welcoming space where individuals can seek guidance, ask questions, and explore the benefits of the solidarity economy and cooperative movement.



Solidarity Headquarters Space Needs

4,000 Total SF (Adjusted from 7,000 SF)

CCDS has recognized the need for some basic functions at the Solidarity Economy HQ, such as office space for CCDS employees and dedicated work space for coops that need it ("Coop Studio"). Some cooperatives, like childcare and catering cooperatives, cannot reach full functionality without physical space. Due to the high price of real estate in our area, we anticipate coops sharing a multi-use space throughout the day. Long term, however, we hope to expand so coops can have their own dedicated space.

1,000 SF
CCDS Office Space/
Coop Working Space/
(+utility space)

1,000 SF
Community Event Space/
Workshops

Healthcare Childcare Sewing Coop

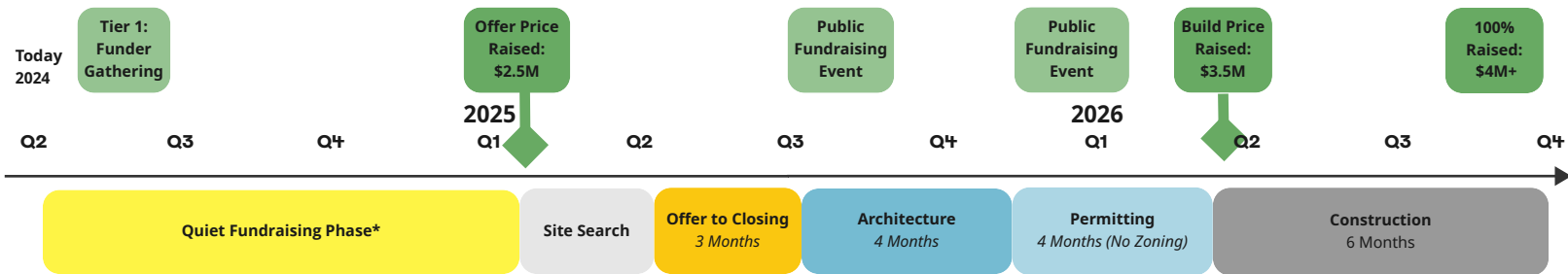
2,000 SF
Coop Incubation Space
(Multifunctional Shared Space)

Commercial Kitchen Elder Care

Development Budget and Schedule

Our commitment to operating within the East Boston market is unwavering, yet it's important to note that a specific site has not been secured. Furthermore, the extent of new construction necessary remains undetermined.

Schedule



*During this period, if we find a building that meets our needs in East Boston, we may expedite our timeline to pursue it.

Proposed Budget

~\$1M Construction Budget
 ~\$2M Acquisition Budget
 ~\$0.5M Development Costs
 ~\$0.5M Reserves
Total \$~4M

This budget also represents an adjustment from our initially projected space requirements based on the high-price of acquiring real estate in East Boston, from 7,000 to 4,000 square feet. **In the future, we hope to expand our space to allow for more incubation space for our cooperatives.**

This early-stage budget and schedule serves as a tentative framework, guiding us as we further refine our plans and solidify the details. We share this information with our potential non-profit funders with transparency, highlighting our **dedication to adapting and evolving as the project progresses.**

In our endeavor to establish the CCDS Solidarity Economy HQ, we recognize the inherent uncertainties at this early stage of development, particularly in financial planning. Working closely with CoEverything, our pre-development consultant, CCDS has formulated **a preliminary projection for this initiative.** The figures presented here are broad expectations of the costs associated with a project of this magnitude. They are grounded in numerous assumptions and unknown characteristic of this phase.

How to Support

Foundations & Donors

We invite foundations and philanthropic donors to join us through grants and major donations to establish the Solidarity Headquarters. Your financial support is crucial for building the infrastructure and supporting the programs that foster cooperative development.

Organizations & Government

Your support through grants and policy facilitation will be essential for constructing the headquarters and subsidizing its operations. Additionally, your insights and networks could greatly assist in locating suitable properties in East Boston, ensuring a central and accessible location for our hub.

Individuals & Community Partners

Your personal involvement and financial contributions are vital for the Solidarity Headquarters. Every donation helps, and volunteering your time enriches our community programs. We also value your local knowledge in identifying potential sites for our headquarters in East Boston.

"We decided to first start funding CCDS because we were excited to see a primarily immigrant-led cooperative that was really thinking critically about how to structure a cooperative ecosystem"

Nwamaka Agbo, Kataly Foundation

Will you join us?

Purchasing Real Estate is a capital intensive process, even more so in a rapidly gentrifying neighborhood like ours. **We are proud to announce that we have secured significant seed funding from the Kataly Foundation, a nationally recognized spend-down foundation, and the Solidarity Economy Initiative, a long-time supporter of our work.** We are now calling on aligned philanthropic institutions and individuals to join them in investing in a permanent base for our cooperative ecosystem in East Boston. If you are interested in learning more about this project, **we would love to meet with you.**

Want to learn more?

We would love to connect with you!

Phone: 617-544-1001

Email: operations@ccdseastboston.org





Thank You

We extend our deepest gratitude to our current Allies and Supporters for their unwavering dedication and invaluable contributions to the CCDS mission. Your support is the backbone of our success, and we are profoundly thankful for your continued commitment. To those who are contemplating joining us in this journey, we warmly invite you to become a part of our community. Your support can make a significant difference in the lives of those we serve. We encourage you to reach out to Luz Zambrano, the General Coordinator at CCDS, for further information on how you can contribute to our cause. Together, we can continue to make impactful strides towards our shared goals. Thank you for your support and interest, and we look forward to the possibility of welcoming you to our CCDS family.

Current Financial Supporters

Kataly Foundation
Solidarity Economy Initiative
The Boston Foundation
Frontline Solutions/Elevate
Common Future
Lenny Zakim Fund
The Hyams Foundation
Episcopal City Mission
Resources Organizing Project

Community Collaborators

Zumix Radio
Harborside Community School
Urban College
MLCS
PUEBLO Coalition
Mutual Aid East Boston
Mayor's Office for Immigrant Advancement
Neighborhood Health
English for New Bostonians

Organizational Collaborators

Suffolk University Law School
Center for Economic Democracy
Cooperative Development Institute
Loving Future
CoEverything
Local Enterprise Assistance Fund
Cooperative Fund of North East

and our many individual donors that make our work possible

Luz Zambrano
General Coordinator, CCDS
luz@ccdseastboston.org

www.ccdseastboston.org