

ALL AROUND THE HOUSE

Vol. 7, No. 1 News from the Lynn Housing Authority & Neighborhood Development Spring 2011



JUMP FOR JOY

Young residents of LHAND's Curwin Circle development were excited to have their photo taken in the recreation room at Curwin. From left are Yaniel Nunez,

Yarixza Ortiz, Wesley Garcia, Salvador Peguero, Adrian Marquez, Ghaizel Espinal, Yakiri Perez, Maria Peguero, Issael Marquez and Edwin Rodriguez.

IN THIS ISSUE

PAGE 3 ARRA
STIMULUS FUNDS



PAGE 6 LHAND +
AMERESCO

PAGE 7 GAETA
HONORED

LET'S TALK LEAD PAINT

The City is offering grants up to \$8,000 for lead paint removal in housing units.

The Lynn Housing Authority & Neighborhood Development (LHAND) is administering a \$2 million Lead-Based Paint Hazard Control (LHC) grant the City has received from the U.S. Department of Housing and Urban Development (HUD). The grant runs for three years, and LHAND has a goal of de-leading 100 units in that time.

"This lead paint abatement program reaffirms Mayor (Judith Flanagan) Kennedy's and the City Council's commitment to providing decent, safe and affordable housing

while ensuring that low-income families no longer have to choose between a lead-safe environment for their children and housing they can afford," said LHAND Executive Director Charles Gaeta.

"In an effort to get the word out about the available grants, the LHAND has mailed a letter to more than 400 landlords with whom it has an affiliation. The agency is also hosting a series of Coffee Breaks to provide more information on the program," said Lead Manager Jeff Weeden.

Anyone wanting more information on the lead abatement program can contact Patricia Costa at pcosta@lhand.org or 781-581-8624.

Let's
make
lead
history



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SPRINGING FORWARD



CHARLES GAETA

Hello Friends,

It now appears we have weathered the harsh New England winter. I would like to give a special thanks to our Maintenance Staff at LHAND for their hard work in battling numerous storms.

A few reminders to all, the LHAND in conjunction with Mayor Kennedy are offering free grant money to de-lead any housing units in the city. Contact Jeff Weedon at 781-581-8623 for more information.

Staff is completing work funded by the Obama Administration of over one million dollars for work at our Senior Site, Wall Plaza. Thanks to Congressman John Tierney for his assistance with this funding.

LHAND, in partnership with the Department of Housing and Urban Development contracted with Ameresco to complete energy improvements at both our Federal sites, Curwin and Wall. These improvements will save over

\$600,000 annually and will improve overall tenant comfort. Much credit for this project goes to Paul Gaudet, Tim Leonard and Peter Olson.

Thanks to Dave Raymond and Cathy Rowe for representing LHAND at Lynn's annual Christmas Eve parade. I would also like to extend a special thank you to sponsors Richie Viger and John's Oil for their hard work on the parade. It is an event that the residents of Lynn enjoy during the holiday season.

The lottery has been completed for the new Section 8 waiting list. I am appreciative of staff for handling the many applications that came into their office.

Happy and healthy spring!

Charles Gaeta

Charles Gaeta is Executive Director of the Lynn Housing Authority & Neighborhood Development.



SNOW SNOW SNOW

Everyone felt the chill this winter, with almost six feet of snow covering the streets, sidewalks and driveways of Lynn.

Thanks to the hard work of the LHAND maintenance crew, including Jim O'Laughlin (shown at left in his LHAND plow), surfaces were kept clear and residents and employees were kept safe.

LENDING A HAND

The American Reinvestment and Recovery Act in Lynn



Ozazuwa and son.

The City of Lynn has received \$1 million in federal Neighborhood Stabilization Program funds administered by the Lynn Housing Authority & Neighborhood Development. More than half of the funding was awarded to families at or

below 50 percent of the area median income. A total of 15 homeowners received funding; three new single-family homes and four new rental units were created. More than \$670,000 was awarded for homeowner rehabilitation projects, including: 30 Herbert St., 32 Dearborn Ave., 82 Jefferson St., 48 Perkins St. and 2 Sargents Court. Homeowners received grants of up to \$30,000 for rehab work, with priority given to health and safety code violations and energy efficiency.

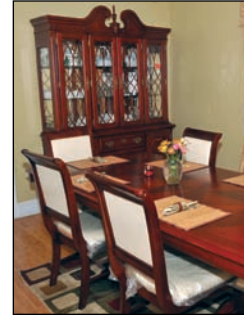
More than \$280,000 of NSP funding has been awarded through redevelopment for homeownership. In one example, the city conveyed the property at 160 Essex St. – a vacant two-family – to neighborhood

development associates for use in its Infill Housing program. A new single-family home was built and sold to first-time homebuyer Andy Osazuwa and his family. NDA also created two new rental units at 42 Chatham St. and rented them to participants in Serving People in Need's department of transitional assistance program. A total of \$253,550 in NSP funding has been used in rehabilitation for rental.



The Torres family.

and Albert Torres and their children were able to move from a rental unit at Curwin Circle to a home at 5 Ames St. they purchased. The home was acquired by NDA and purchased through the Citizens Housing and Planning Association (CHAPA) program, which encourages the production and preservation of housing that



Dining room at 30 Herbert St.

is affordable to low- and moderate-income families and individuals.

LHAND received \$2 million in formula and competitive funding through the Capital Fund Recovery Grant program. The money was used for exterior renovations at Wall Plaza and the conversion of

handicapped units at Wall Plaza and Curwin Circle.

The City has received \$1 million under the state's Homeless Prevention and Rapid Rehousing program. The money is used for security deposits, rent, short-term subsidies and supplemental services. The city coordinates this initiative with the North Shore Housing Action Group (NSHAG) as well as Catholic Charities North, SPIN, GLSS, Neighborhood Legal Services and the Mass. Coalition for the Homeless. Lt. Gov. Tim Murray attended a meeting of NSHAG hosted by LHAND and executive director Charles Gaeta to update him on the regional efforts being undertaken to combat homelessness.



160 Essex Street, a single family home renovated through the NSP.



Charles Gaeta, U.S. Rep. John Tierney, Dolores Wolcott of the Wall Plaza Residents Council, Mayor Judith Flanagan Kennedy, and LHAND Board of Commissioners Chair Laura Walsh.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP) BY THE NUMBERS

- \$1 million was received by the City, through LHAND, in NSP funds
- 54% of funding was awarded to projects with households at or below 50% of Area Median Income
- 15 homeowners received funding for rehabilitation (8 of whom received additional funding for de-leading)
- 3 new single-family homes were created on parcels that were eyesores
- 2 nonprofit organizations received funding for rehabilitation and de-leading



U.S. NOW TRULY HOME

LHAND employee Rom Nop, center front, recently celebrated becoming an American citizen.

Nop, from Cambodia, is pictured here commemorating her achievement

with colleagues, from left, Sara Johnson, Karin Luongo, Jim Finigan, Elaine Reardon, Ron Dupuis, John Pace, Carina Brador, Paul Gaudet, Lisa Dejoie, Barbara Morrison and Donna Davis.

COMING SOON: FAYETTE FARMS



Fayette Farms homes will soon be available for purchase.

In keeping with its mission of creating healthier neighborhoods through redevelopment and revitalization, Neighborhood Development Associates (NDA), working with its administrative

agency (LHAND) and the City of Lynn, has turned its attention to Fayette Street.

NDA is building five single-family homes on a 27,000 square-foot-lot at 145 Fayette St., site of the former Gautreau

VFW post. The homes should be completed and on the market by the end of March.

“We worked closely with the ward councilor (William Trahant) and he insisted that single-family homes go there, and we agreed,” said LHAND Executive Director Charles Gaeta. “This project will provide home ownership opportunities for five families.”

NDA is also working with Kimberlee Powers, principal of the nearby Ingalls School, and her staff on improving traffic flow in the neighborhood.

The two-story homes will include six rooms and 1½ bathrooms in 1,500 square feet of living space. Each lot will be approximately 5,000 square feet.

In addition to building the new homes, NDA and LHAND is offering loan and grant programs for other residents in the area to make renovations and improvements to their homes.

“This project fits in with our philosophy of improving the quality of life in the city one neighborhood at a time,” said NDA Chairperson, Christine Newhall.

ENJOYING A HOME FOR THE HOLIDAYS

LHAND celebrated the holiday season with residents and fellow employees, keeping warm despite the growing snow drifts.



Mary Wall, Erin Ford, Olivia Lyons, Martha Marquis and Patricia Costa enjoyed the LHAND holiday party.



Chris Gaeta, Justina Alicudo, Charlie Gaeta, Dave Raymond, Tony Gallo, Paul Gaudet and Lisa Tobin take a break from work to celebrate.



Carina Brador, John Pace and Rom Nop are all smiles.



Brenda Womack and Fran Mura amid festive decorations.



Ted Smith and Peter Olson had a great time at the event.



Maureen Tucker and Acie Avery enjoy some time off.

GIVING THANKS

The residents of LHAND enjoyed a special Thanksgiving meal courtesy of George Markos of Brother's Deli in Lynn.



Caggiano residents Millie Sheehan and Helen Boivin enjoyed the LHAND Thanksgiving dinner.



Curwin Circle residents Mary Castrello, Lorraine O'Toole, Gloria Bradley, Eva de la Cruz, Oceania Rodriquez, Delia Berrios.



LHAND employees Susan Alfonsi, Karen Perez, Maria Lannon and Rom Nop served dinner.



From left, Harry MacCabe of LHAND, Executive Director Charles Gaeta, U.S. Rep. John F. Tierney and Karen Langley from the Mass. Executive Office of Health and Human Services.

FUNDING FOR ALL

The Lynn Housing Authority & Neighborhood Development (LHAND) was one of 28 public housing authorities in 15 states – and the only one in Massachusetts – to receive funding for Non-Elderly Persons with Disabilities vouchers from the U.S. Department of Housing and Urban Development (HUD) and Massachusetts office of Health and Human Services (HHS).

The funding is being provided through HUD’s rental assistance for Non-Elderly Persons with Disabilities program. It is part of the \$40 million HUD made available in April 2010 to public housing authorities across the U.S. to promote independent living in their community. This announcement is for the second round of funding to provide vouchers targeted for non-elderly individuals with disabilities currently not living independently, such as those in nursing homes, but who could move into a community with assistance.

LHAND was awarded \$334,307 to administer on an individual basis. Placements will be made in surrounding cities and towns throughout Essex County. One of the aspects

of this grant is that the necessary state-provided services will follow the clients from the nursing homes or their former living location into their new private rental living situation. There is a memorandum of understanding between the Massachusetts Executive Office of Health and Human Services and LHAND to support the individuals through their transition.

LHAND Executive Director Charles Gaeta said, “We have always strived to provide specialized programs for special needs populations (both individuals and families), and this program will allow us to help more individuals with disabilities to live independently in the community throughout the region. This is an example of what can happen when local, state and regional programs come together.”

“This federal funding will help local and disabled residents afford safe and accessible housing of their own choosing,” U.S. Rep. John F. Tierney said. “By engaging in a partnership between agencies, we stand to lower overall long-term care costs for those in need and enable those individuals the opportunity to remain in the community and live independently.”

SAVING MORE

The Lynn Housing Authority & Neighborhood Development (LHAND) has partnered with renewable energy company Ameresco on a project that the LHAND hopes will cut the demand for energy by nearly 40 percent at both of its federally funded properties, Curwin Circle and Wall Plaza, and improve hot water distribution at its largest property.

The project consisted of replacing an aging centralized boiler plant with 17 smaller, satellite boiler plants. Additionally, Ameresco implemented a large weatherization program as part of the \$6.3 million energy efficiency project.

LHAND Executive Director Charles Gaeta, U.S. Rep. John Tierney, Mayor Judith Flanagan Kennedy and representatives of Ameresco gathered in the LHAND Community Room to mark completion of the project.

The future savings from these improvements will be used to pay for the construction costs over a 20-year period. That means the project was completed without added taxpayer dollars and with no relevant effect on LHAND’s budget.

The upgrades also include water conservation improvements expected to cut water use by more than one-third, high-efficiency lighting, gas clothes dryers, and more efficient water heating. To finance the project, LHAND used a U.S. Department of Housing & Urban Development (HUD) program that allows housing authorities to make energy and water efficiency improvements without having to make an up-front capital investment.

“This HUD program will allow us to better control our utility costs, and it will free up our capital needs funding to make other infrastructure improvements,” said LHAND Executive Director Charles Gaeta.

Ameresco credited Gaeta and Paul Gaudet of LHAND for their assistance with HUD, and the LHAND Board of Commissioners for having the vision to incorporate this new type of financing into the Authority’s planning.

As with all its public housing performance contracts, Ameresco helped arrange third party, tax-exempt financing for the LHAND project, Anderson said.

Gaeta said there is also an educational component to the project that will instruct residents on how conserve energy to help relieve the utility burden even more. The project will reduce the carbon footprint of LHAND by reducing carbon dioxide emissions by 1,600 tons.



WARD ON BOARD

Charles D. Ward, center, was appointed the newest member of the Lynn Housing Authority & Neighborhood Development Board by Mayor Judith Flanagan Kennedy, left. Joining the two is Laura Walsh, chair of the LHAND Board of Commissioners.

GAETA HONORED NATIONALLY, LOCALLY

Lynn Housing Authority & Neighborhood Development Executive Director Charles Gaeta was named Volunteer of the Year by the National Economic Development Association (NEDA)

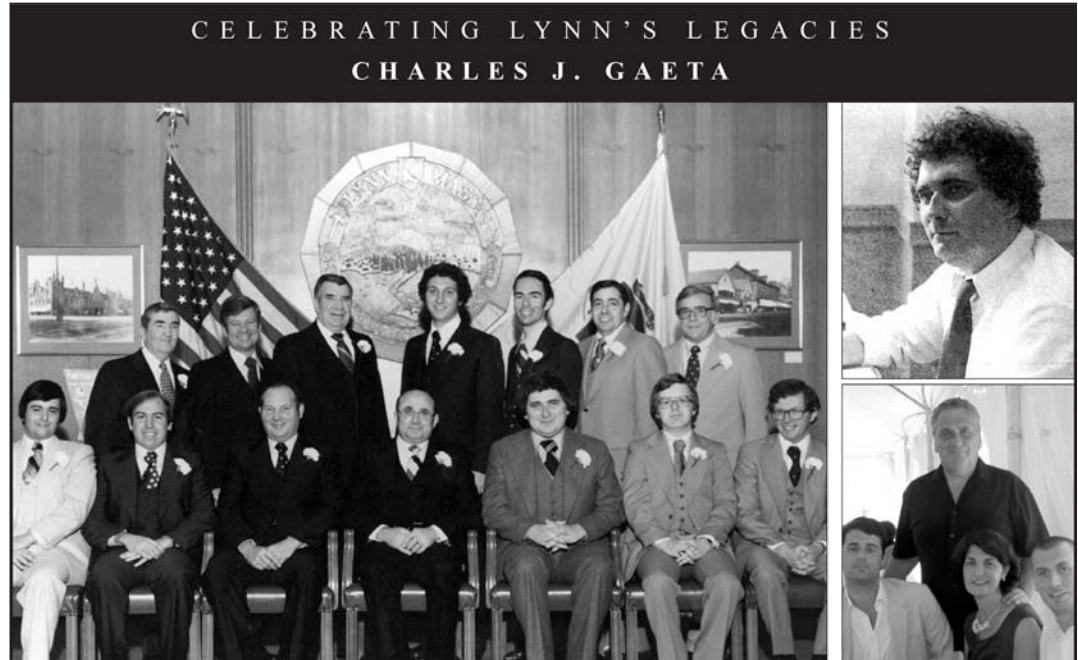
Gaeta was also recognized as part of the Lynn Museum & Historical Society's Lynn Legacies exhibit. The exhibit tells the story of individuals and businesses that have had a significant impact on the City.

The NEDA award annually goes to someone who serves without compensation to promote effective local economic development.

Gaeta has served on the board of directors of the Economic Development Industrial Corporation since its inception in 1977, including the last 22 years as chairman. During that time he has played a significant role in redevelopment, job growth and job retention in Lynn.

Under Gaeta's leadership, EDIC/Lynn has awarded 350 business loans totaling more than \$14 million that resulted in the creation of more than 2,000 jobs in the city. Also, a number of major projects have been undertaken by the EDIC including: making available 100 acres of waterfront land for mixed-use development, the securing of funding for the commuter ferry project, the conversion of vacant buildings into 250 residential units in the downtown and the location of new businesses downtown including Willow Labs and Eastern Bank.

Gaeta has served as LHAND executive director since 1983, during which time the agency has received numerous awards and is recognized by HUD as a model agency. Currently, LHAND provides housing and



Above, Charles Gaeta, third from right in the front row, was sworn in for his second term on the Lynn City Council in 1978. Top right, as a councilor in 1982. Above right, with his family: wife Liz and sons, Charlie, left, and Chris.

Lending a hand to others for 35 years

Sitting in his office at 10 Church St., looking out at his alma mater, St. Mary's High School, as well as St. Mary's Senior Housing Complex — which, as a city councilor, he took a leadership role in developing, along with an additional 1,000 senior housing units — Lynn Housing Authority & Neighborhood Development (LHAND) Executive Director Charles J. Gaeta has come full circle.

Growing up in the Pine Hill neighborhood of Lynn, Mr. Gaeta was raised by a trio of influential women — his mother, grandmother and aunt. His mother worked as a bank supervisor to provide for him.

"I grew up in the '60s, with the Kennedys, Dr. Martin Luther King and the Vietnam War," said Mr. Gaeta. "These people and events had an impact on me as

a young person. At home and at St. Mary's, I learned the importance of being involved, giving back and trying to make things a little better for others. Politics seemed the best way to address that."

First elected to the Lynn City Council in 1975, at age 23, Mr. Gaeta represented Ward 5 for six years and served as a councilor at large for one term. During his tenure, he was elected council president seven consecutive years by his colleagues, starting when he was only 25 — a feat never before accomplished.

At the beginning of his leadership of LHAND, in 1983, Mr. Gaeta undertook a major reorganization of the agency, putting in place a long-term plan to address the housing needs of Lynn residents. Currently, LHAND provides housing and housing assistance to more

than 6,000 people, with the majority being senior citizens and disabled individuals and children.

In 1998, LHAND assumed administration of all housing for the City of Lynn, which led to a coordinated effort to address housing and neighborhood needs throughout the city. This also included administration of what is now known as Neighborhood Development Associates (NDA) — the city's premier developer of quality affordable housing. Under Mr. Gaeta's guidance, NDA has created more than 155 units of new single- and multi-family homeownership opportunities and has invested more than \$35 million into the city's neighborhoods.

Mr. Gaeta has also been an instrumental figure in the city's economic development for more than three decades. In 1978, he was one of the original members of the

Economic Development Industrial Corporation of Lynn (EDIC/Lynn) and has served as chairman of the board for 22 years. Earlier this year, he was named Volunteer of the Year by the Northeastern Economic Developers for his long-term commitment to EDIC/Lynn.

Additionally, Mr. Gaeta was one of the founders of St. Jean's Parish Drop-In Center, and helped establish Serving People In Need (SPIN), a nonprofit agency serving the needs of the homeless and at-risk population. He also helped establish Affordable Housing Associates of Lynn and presently serves on the board of All Care Hospice.

Mr. Gaeta and his wife of 27 years, Liz, have raised two sons, Charlie and Christopher.

In addition to the NEDA Volunteer of the Year award, Gaeta was recognized locally as a Lynn Legacy. His story is displayed in the Lynn Museum and Historical Society for public viewing.

housing assistance to more than 3,000 people, with the majority being senior citizens and disabled individuals.

A 1970 graduate of St. Mary's, Gaeta was elected to the Lynn City

Council in 1976, at age 23.

He represented Ward 5 and remained on the council until 1984, ending his elected career as a councilor-at-large. During his tenure,

he was elected council president seven consecutive years by his colleagues.

Gaeta and his wife of 27 years, Liz, have two sons, Charlie and Christopher.



IN MEMORIAM: ALICE O'NEIL

The thousands of Little League baseball players who benefitted from Alice O'Neil's planning and organizational skills over the years were not the only ones to benefit from her tireless spirit of volunteerism.

Residents of the LHAND's Caggiano Plaza, where O'Neil lived for many years, also can attest to Alice's willingness to

give of herself in order to make life better for others. Whether it was organizing a social at Caggiano or driving someone to a doctor's appointment or the supermarket, Alice was always there for her fellow residents.

That's one of the many reasons Alice will be sorely missed. She died Jan. 16 after suffering a fall in her apartment.

"Selfless is the word that comes to mind when thinking about Alice O'Neil," said LHAND Executive Director Charles Gaeta. Between her 45 years as a volunteer in Little League and other youth sports, and her longtime involvement with Caggiano Plaza, Alice was always there for others. That will be her legacy."

ST. PATRICK'S DAY LUNCH 2011



On Thursday, Mar. 17, 2011, LHAND hosted their Annual St. Patrick's Day Luncheon at 10 Church St. Left, Mark Kennard of Project COPE presents the John Sullivan Award to Marie DeVito. Right, Norm Cole of LHAND presents the Muldoon-Lyons Irish Person of the Year Award to Harry MacCabe.