EXECUTIVE DIRECTOR
Charles J. Gaeta
Main Office
10 Church Street
Lynn, MA 01902
(781) 581-8600

Admissions Office
174 South Common Street
Lynn, MA 01901
(781) 581-8760

Rental Assistance Office
174 South Common Street
Lynn, MA 01901
(781) 581-8700

Wall Plaza
Management Office
95 Tremont Street
Lynn, MA 01902
(781) 581-8606

State Housing Office
174 South Common Street
Lynn, MA 01901
(781) 581-8730

Maintenance Office
92 Curwin Circle
Lynn, MA 01905
(781) 598-3434

Family Success Center
20 Wheeler Street, 2nd Floor
Lynn, MA 01902
(339) 883-2342

Curwin Circle
Management Office
29 Curwin Terrace
Lynn, MA 01905
(781) 598-3663

Veterans Resource Center
117 Franklin Street
Lynn, MA 01902
(781) 581-8609

BOARD OF COMMISSIONERS
Laura Walsh, Chairperson
Susan McGinnis-Lang, Treasurer
Steve Martin
Charles D. Ward

OFFICE LOCATIONS
DEAR FRIENDS,

Most people think that the Lynn Housing Authority & Neighborhood Development (LHAND) deals only with helping Lynn residents with their housing needs. While this has been the core mission since the agency’s inception, the Lynn Housing Authority and Neighborhood Development does so much more.

Seventeen years ago LHAND was created from the Lynn Housing Authority (LHA) as we became the administering agent for the City of Lynn for both Community Development Block Grant funds and Home Funds. Since that time, LHAND not only excelled in this role, but this development piece has become a vital tool in improving Lynn neighborhoods. Through grants, loans, the rehabilitation of numerous properties and the construction of new housing LHAND, in partnership with Neighborhood Development Associates (NDA), has led the way in upgrading Lynn’s neighborhoods and housing stock.

LHAND’s success lies not only in the construction of housing structures but also in assisting families reach their full potential. LHAND understands the importance of supportive services in helping families obtain and maintain stable housing. Now Veteran Households and all families from Essex county can access the supports to gain economic independence at LHAND’s Family Success Center.

I am proud of our staff as they have been so committed to their jobs and to the Lynn community through volunteering and raising funds, as well as participating in our scholarship program. LHAND is making positive strides and we are extremely happy to be working in partnership with the City of Lynn and our state and federal delegation.

Sincerely,

CHARLES GAETA
Executive Director
The Lynn Housing Authority (LHA) was established on July 7, 1948 by authority of the Commonwealth of Massachusetts at the request of the Lynn City Council.

In 1998 at the request of the Mayor of Lynn the LHA took on the City’s Housing Grants and was renamed the Lynn Housing Authority & Neighborhood Development (LHAND). LHAND now has over 60 years of experience managing residential properties. LHAND’s mission is to assist low and moderate-income families with safe, decent, adequate affordable housing with an emphasis on fostering economic independence and homeownership opportunities.

LHAND’s Mission

LHAND’s Employees

The Lynn Housing Authority & Neighborhood Development staff is comprised of 88 employees dedicated to providing affordable housing opportunities to members of the Lynn community. LHAND staffers take pride in being part of a community-based organization and many of them give back by serving on boards of directors and participating in other community events. LHAND is made up of Lynn residents from various cultural backgrounds including African, Puerto Rican, Cambodian, Dominican, Vietnamese, Grecian and Brazilian. As a result, LHAND staff members speak numerous languages aside from English including Spanish, Portuguese, Arabic, Greek & French. LHAND employees hold a wide variety of degrees and professional certificates.
The Family Success Center is the culmination of LHAND's regional efforts. The Center was designed to make it a “one-stop” location for homeless or at risk of being homeless families to obtain much need services. The Family Success Center was opened in collaboration with many community partners such as Jewish Vocational Services, North Shore Career Center, Child Care Circuit, Lynn Community Coalition, Catholic Charities, United Way and Lynn Community Connections.

Families across the region are able to access services such as HomeBASE and RAFT, case management and financial assistance as well as referrals for other services. At the Center, families can access financial coaching, benefits maximization and employment services through United Way Programs.

Lastly, the Continuum of Care, the group responsible for the oversight of agencies that provide direct services and housing to the homeless population, is housed at the Family Success Center as is NSHAG.

LHAND feels that by bringing all these resources under one roof, families will have the tools needed to become successful in terms of finding and maintaining housing, accessing services and resources such as child care, job skills training, financial coaching, obtaining employment and be the best family they can be.

The Homeless population in Lynn is nearly double the State of Massachusetts average. With numbers like that, it is critical that LHAND be a major presence in the community to make sure that this population is getting the services and support they need. The need for adequate housing in Lynn cannot be stressed enough. LHAND recognizes that it has a moral obligation to assist individuals and families and make positive strides in fighting and eliminating homelessness in Lynn. LHAND has worked with the City of Lynn and the Lynn CoC to build a broad-based and coordinated system of housing resources and supportive services designed to move homeless families and individuals towards permanent housing and economic self-sufficiency.
Due to LHAND’s long history in the city and its extensive knowledge and working relationship with state and federal agencies, the City of Lynn counts on LHAND to administer numerous grants throughout the City and region. Lynn administers several large-scale programs including HEALTHY HOMES, HOME OWNERSHIP, and PLANNING INITIATIVES.

HEALTHY HOMES
The Healthy Homes Program incorporates HUD’s Healthy Homes (HH) principles and addresses multiple housing related health hazards providing cost effective means to remediate the home health hazards. Sources of health and safety problems that trigger housing-related illness and other symptoms are targeted for remediation. Remediation includes, but is not limited to: pest management control, electrical upgrades, repair of moisture and mold-causing water damaged ceilings, provision and correct placements of smoke/fire alarms and carbon monoxide detectors, repairs of dangerous cracks in foundations, repairs of downspouts, and installation of exhaust fans, as applicable to each unit. Applicants participating in the Lead Abatement Program are eligible for this funding.

The Healthy Homes Program offers both Direct Loans to owner-occupants of up $15,000 at 3% interest for the cost of eligible repairs with a 5–15 year repayment period. As well as Elderly Deferred Loans for Elderly owner-occupants (over 62 years old) who own a single family home are eligible for a $15,000 deferred loan at 0% for the cost of eligible repairs. The program also offers Handicap Accessibility loans to owner-occupants of up to $15,000 deferred loan at 0% in order to make their home handicap accessible. The Healthy Homes Program also features Next Step Living which allows Lynn residents access to free home energy assessments from MASS SAVE and a variety of information regarding clean energy, insulation, tips for lowering utility bills and updating heating and cooling systems all to create a healthier home.

LHAND, in partnership with the City of Lynn, recently received funding from the Department of Public Health Prevention Wellness Trust Fund Grant to remediate health hazards in the home. The goal is to address priority health conditions such as: pediatric asthma, hypertension, tobacco use, and falls among older adults. The LHAND, through the City of Lynn, has been awarded a third consecutive Lead Hazard Control (LHC) grant from HUD’s Office of Healthy Homes and Lead Hazard Control. The additional $2.5 million is a result of the enormous success LHAND has had administering the first two grants and creating the Lynn Lead Abatement Program (LLAP). To date the LLAP has made 328 units lead-safe and compliant, helping to protect 200 children under age six.

HOME OWNERSHIP
LHAND’s Home Ownership Program provides Lynn residents with a variety of programs and offerings. LHAND offers one-on-one counseling for potential homebuyers through the Homebuyer Club which is a FREE program that offers support from pre-purchase through post purchase to homebuyers purchasing in the City of Lynn. Participants receive guidance and information on topics such as goal setting, creating a budget, repairing credit, obtaining a loan, finding the right home, home inspections, selecting homeowners insurance, what to expect at closing, and the responsibilities that come along with owning a home.

In addition, LHAND also hosts First Time Homebuyer Education Classes multiple times each year which are offered in English and Spanish. At these classes, first time homebuyers learn the many steps to homeownership ranging from getting preapproved to what is expected at closing. Presenters include a variety of local professionals who deal directly with the real estate market and go over each step of the home buying process in detail while also providing realistic situations in today’s housing market.
LHAND also offers a **Homebuyer Assistance Program** which assists income eligible applicants with a $5,000 forgivable deferred loan and a 0%, $5,000 amortized loan for a term of 5 years for the maximum amount of $10,000. The assistance is only for down-payment, closing costs, increasing energy efficiency and the correction of code violations.

The **Home Ownership Program** also offers **On-Line Homebuyer Classes, Post Purchase Workshops** which are offered in partnership with Massachusetts Affordable Housing Alliance (MAHA), **Mass Housing Landlord Counseling, Distressed Properties Identification and Revitalization Grant and Foreclosure Prevention Programs**. Foreclosure prevention services are the second major activity in LHAND’s two-pronged approach to dealing with foreclosures. Under a unique partnership with Neighborhood of Affordable Housing (NOAH), LHAND is able to provide foreclosure counseling to homeowners in Lynn facing foreclosure. During the past year, LHAND was able to leverage funds from the United Way of Mass Bay & Merrimack Valley and Mass Housing Finance Agency (MassHousing) to provide services to over 245 families to date with 97 successful loan modifications.

**33 Central Square**

Neighborhood Development Associates (NDA) is working in partnership with EDIC and the City of Lynn to redevelop the former Arnold Stationary building into eight residential units targeted for artists on the upper four floors and commercial space on the ground floor that will tie into the Arts & Cultural District. Total project costs is $2,000,000. This project will transform an eyesore into a home for artists who live and work in the building.
PLANNING & DEVELOPMENT INITIATIVES

TRANSFORMATIVE DEVELOPMENT INITIATIVE (“TDI”) LHAND along with the City and other various partners were designated as one of the few TDI districts in the state. The Commonwealth Gateway Cities Transformative Development Initiative (“TDI”) seeks to enhance local public-private engagement and community identity; stimulate an improved quality of life for local residents; and spur increased investment and economic activity. Along with the specific new tools in the Transformative Development Fund, MassDevelopment will utilize additional existing finance products, and coordinate with its public-sector partners, to leverage activity by private landowners, enterprises, and investors.

HOUSING DEVELOPMENT INCENTIVE PROGRAM (HDIP) LHAND along with city officials have developed an HDIP plan and anticipates the approval of a targeted zone for implementation. This program provides Gateway Cities with a development tool to increase residential growth, expand diversity of housing stock, support economic development, and promote neighborhood stabilization in designated areas. The program provides two tax incentives to developers to undertake substantial rehabilitation of properties for lease or sale as multi-unit market rate housing.

SUSTAINABLE COMMUNITIES INITIATIVE Through the Metropolitan Area Planning Council (MAPC), LHAND along with the City of Lynn, are consortium members of a new HUD grant program known as the Sustainable Communities Initiative. The grant will support implementation of regional planning and sustainable development, through local planning efforts, state and regional policy work, development of tools and data, and capacity building for local residents and leaders. Our region was one of just 45 recipients across the country, selected from hundreds of applicants to the program.

DEVELOPMENT AREA GRANT Residents located within the designated Development Area, who own a single or owner occupied multi-family residential unit, are eligible for a grant of up to $5,000 for eligible exterior repairs. This program is based on availability of funds and is limited to families whose household income is less than 110% of the area median income.

TARGET AREA GRANT Residents located within the designated Target Area, who own a single-family or owner occupied multi-family residential unit, are eligible for a grant of up to $3,000 for eligible exterior repairs. This program is based on availability of funds and is limited to families whose household income is less than 110% of the area median income.

NEIGHBORHOOD REVITALIZATION LHAND continues to focus its resources in strategically designated areas of the city. Most recently the City of Lynn is undertaking a project to replace the 1923 Thurgood Marshall Middle School. With such a large investment being made in the new Marshall Middle School neighborhood LHAND’s goal is to create opportunities for homeowners, landlords, and residents to rehabilitate existing dwellings, correct all health and safety code violations to revitalize and enhance the appearance of the neighborhood as a whole. LHAND intends to focus any funds, loans, and grants in this neighborhood while collaborating with other city departments and agencies.
LHAND’s Office of Planning & Development Staff along with City of Lynn Mayor Judith Flanagan Kennedy
LHAND’S WORK WITH NON-PROFITS

LHAND serves as the administrative agent for 2 non-profits. This coordination on behalf of the Neighborhood Development Associates (NDA), Affordable Housing Associates (AHL) and the Lynn City Council focuses on Neighborhood Revitalization and has resulted in the completion of numerous successful projects.

NEIGHBORHOOD DEVELOPMENT ASSOCIATES, INC.

The mission of the Neighborhood Development Associates is to create neighborhoods of choice by undertaking a comprehensive approach in neighborhood development and revitalization by upholding the highest standards in quality, affordability, and sustainability in the acquisition, development, rehabilitation with the purpose of bettering the lives of, increasing economic empowerment and self-sufficiency, and creating homeownership, rental and economic opportunities for people with low to moderate incomes. To date NDA had constructed over 295 housing units.
AFFORDABLE HOUSING ASSOCIATES OF LYNN INC.
The Affordable Housing Associates of Lynn, Inc. is a 501(c)(3) non-profit and CHDO, Community Housing and Development Organization, which provides safe, sanitary and suitable housing to persons of low, moderate and middle income. AHL has a real estate inventory of over 100 units of rental housing in its 14 buildings. LHAND services as the Fiscal Agent for AHL.

The units that AHL manages range from a rooming house, to apartments and supportive services for young mothers, and youth residential programs run in conjunction with Department of Children and Families. The Affordable Housing Associates of Lynn, Inc. has been active in the Lynn community since 1996.

AHL recently acquired two Walnut Street Properties that were constructed as part of a Major Revitalization effort for the Childs Flint Neighborhood. AHL will preserve the affordable rental housing units and will maintain the memorial garden dedicated to the Waterworks building that once served the citizens of Lynn.

LYNN HOME FOR WOMEN
The Lynn Home for Women, Inc. has been providing affordable housing to women in Lynn for almost 100 years. The renovation increased the number of units by almost 40% bringing the total number to 43. The expansion also allowed the Lynn Home For Women to update the structure to meet current life safety and building codes by correcting structural and water infiltration problems and upgrading antiquated and failing plumbing, mechanical and electrical systems. The renovation was $6.65 million dollars and is the cornerstone of the revitalization of Washington Square. LHAND, through the city of Lynn, committed over $500,000 in HOME and HOPWA funds and offered many hours of technical assistance.
LHAND is extremely active in the North Shore of Massachusetts and participates in many programs that cover the 24 cities and towns in Essex County which include Veteran, homeless, and Rental Assistance Programs. Given the large low income population of the area and the overwhelming need for services, LHAND has used its extensive history and expertise to become a leader in the region and source of reference for many of the other cities and towns.

CONTINUUM OF CARE (COC)
The Continuum of Care, chaired by Elaine White of Bridgewell, is the group responsible for the oversight of agencies that provide direct services and housing to the homeless population. It is housed at the Family Success Center along with NSHAG. While LHAND acts as the Lead Administrative Agency for the CoC, the work done relies heavily on the collaborations with agencies such as the Lynn Shelter Association, Bridgewell, Lynn Economic Opportunity and Northeast Justice Center. These agencies provide an array of housing and services for the homeless population including: case management, benefits maximization and vocational interest training.
NORTH SHORE HOUSING ACTION GROUP (NSHAG)
The North Shore Housing Action Group (NSHAG) is a network of social service agencies, faith-based organizations, elected officials, and businesses that are working collaboratively to address the needs of those who are homeless or at risk of becoming homeless. The network covers the 24 cities and towns of Cape Ann, southern Essex County, and the greater Lynn region. LHAND is a major NSHAG participant and seeks to address homelessness on the North Shore among families and individuals, among young adults and elders, among victims of domestic violence and people with mental health issues, and reaching both long-time residents and newcomers.

HOMEBASE
LHAND is also a part of HomeBASE’s North Shore Region. HomeBASE stands for “Building Alternatives to Shelter” and is a homelessness prevention program for Massachusetts families who are eligible for Emergency Assistance (EA). EA-eligible families who choose HomeBASE instead of shelter get financial assistance to pay rent, utility bills, security deposits, and other expenses that will allow them to stay where they are, move to new housing, or live with another family. LHAND has taken on a lead role in the North Shore Region and works closely with other cities and towns to make sure that HomeBASE families are getting the support and services that they need. Some of the agencies that LHAND has partnered with include Catholic Charities, Centerboard, the North Shore Community Action Program (NSCAP), Wellspring, the City of Gloucester, Citizens for Adequate Housing and the City of Peabody.

RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT)
LHAND is the Regional RAFT Administering Agency for Essex County. RAFT is a state-funded homelessness prevention program that gives short-term financial assistance to low-income families who are homeless or at risk of becoming homeless. RAFT helps families who are behind on rent, mortgage payments, or utility bills and also helps families who have to move but do not have enough money to pay a security deposit, utility startup costs, or first/last month’s rent. Families can get up to $4000 within a 12-month period. To be eligible for RAFT a family must have a dependent child under the age of 21 or a pregnant head of household, the family must be facing a “housing crisis,” and the family income must be under 50% of the average median income (AMI) based on family size. For Fiscal Year 2015 (FY15) LHAND’s RAFT Program has received $570,147 in funding and in the first 5 months has assisted 113 households with housing emergencies.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)
LHAND also administers Housing Opportunities for Persons With AIDS (HOPWA) which is a program administered by HUD’s Office of Community Planning and Development. This program provides formula allocations and competitively awarded grants to eligible state and local governments and nonprofits to provide housing assistance and supportive services for meeting the housing needs of low-income persons with AIDS. LHAND assists 178 household on the North Shore with this funding and was awarded $363,492 of HOPWA funding in Fiscal Year 2014. LHAND is utilizing these funds to forge regional partnerships and starting in 2015, LHAND will work with the City of Lowell to receive and administer these funds.
HUD-VASH PROGRAM

HUD-VASH is a supportive housing program for chronically homeless veterans that combines rental assistance and longterm case management services to help homeless veterans find and keep affordable housing in their communities. The goal of the program is to help end homelessness among veterans by moving the most vulnerable veterans into permanent housing quickly. The U.S. Department of Housing and Urban Development (HUD) provides the housing choice voucher rental assistance and the Department of Veterans Affairs (VA) provides case management and clinical services to help veterans recover from homelessness. Lynn is covered by the Bedford VASH Program along with 78 other cities and towns including all of Greater Boston, Lawrence, Lowell and Somerville. LHAND has worked extremely hard to ensure that Veterans in this region are getting the services and benefits that they are entitled.
SUPPORTIVE SERVICES FOR VETERAN FAMILIES (SSVF) AT THE VETERAN’S RESOURCE CENTER

Located at 117 Franklin Street, Lynn

The Supportive Services For Veteran Families (SSVF) Program provides housing stability to low-income Veterans and their families who reside in or are transitioning to permanent housing. SSVF offer short-term intensive case management and/or temporary financial assistance to eligible veterans. SSVF seeks to assist eligible veterans with temporary financial assistance for rental startup, moving costs, transportation, rental arrearages and/or utility arrears. Case Managers work one-on-one with Veterans to establish individual housing stability plans.

LHAND’s SSVF Program works in partnership with the Department of Veteran Affairs, City of Lynn Veterans Service Office, local Veteran Services Offices, Military Friends Foundation and the Northeast Justice Center to provide the most comprehensive support to assist veterans and their families with sustaining permanent housing. The SSVF work in conjunction with the Continuum of Care (CoC), CoC Veterans Sub Committee, as well as with other SSVF Grantees throughout the state to identify homeless or at-risk veterans in Essex and Middlesex Counties. The SSVF Team works closely with LHAND’s Family Success Center (FSC) to offer financial literacy, employment training and services, benefits maximization and family supports.

In addition to teaming with the VA Bedford’s Community Recovery Connections Team to host weekly Coffee Socials for local veterans, the SSVF Office has received a computer from the VA Bedford to allow veterans to have direct access to E-Benefits and MyHealtheVet.

Staff at the SSVF Office are readily trained and experienced to assist Veterans with many issues they may be experiencing.
VISION FOR LYNN

WASHINGTON STREET GATEWAY
With the plans to redevelop the Waterfront, Lynn’s potential is unlimited. LHAND recognizes that potential and its Office of Planning and Development is already tapping into it by focusing on the Washington Street Gateway and creating a plan for a complete overhaul of the existing neighborhood. The plan for the Washington Street Gateway is to create more value between the Downtown and the Sagamore Hill Community by building new mixed-use developments, restoring the older buildings that are contributing to the streetscape, and creating infill projects on currently vacant or underutilized land. The ultimate goal is to improve the neighborhood quality while making a connection back to the downtown.
GATEWAY RESIDENCES ON WASHINGTON STREET
This project will create approximately 69 units of mixed income housing at the Gateway Residences as well as 2750 square feet of retail. The creation of pocket parks, children play areas, and community open space will increase the residential amenities in the neighborhood by solidifying Sagamore Hill as a desirable urban neighborhood that is uniquely situated between the downtown and the waterfront. This proposed development will be constructed by local labor unions and will be supported by major financial contributions by the City of Lynn.

UNION CORNERS
Neighborhood Development Associates has recently completed Phase I of this project which consists of the construction of two single family homes and construction of a parking lot for the abutting business. Phase II will start in the Spring of 2015 with the construction of four single family homes. The completion of these homes will complement the other twelve Infill homes that were previously constructed on or around Upper Union Street.
LHAND’S CORE DEPARTMENTS

FAIR HOUSING OFFICE
LHAND acts on behalf of the City of Lynn to review any complaints of violations of the Fair Housing Act. The Fair Housing Act protects people from discrimination when they are renting, buying or securing financing for any housing. The Act specifically covers discrimination because of race, color, national origin, religion, sex, disability and the presence of children. Complaints determined to be justified could be forwarded to the local HUD Office of Fair Housing and Equal Opportunity.

COMPLIANCE DEPARTMENT
LHAND’s Compliance Department is charged with ensuring that all agency departments are up to date with state and federal policies and procedures, conducting internal audits, and performing staff training. LHAND believes that through internal quality assurance audits, the agency can continue to obtain high performer status with local, state and federal regulators which allows LHAND to have a competitive edge in Request for Proposals, responses to Notice of Funding Availability from HUD, DCHD, and various types of competitive grant funding.

Meadow Court 85 units
McGee House 85 units
HOUSING INTEGRITY PROGRAM (HIP)
LHAND understands the importance of providing integrity in their Federal and State housing, and as a result has instituted an aggressive program called the Housing Integrity Program (HIP), to ensure tenant and landlord compliance with program regulations as well as to offer assistance to tenants who are in need of personal or social services. The HIP was not designed to facilitate the termination of participants who engage in illegal acts or violate program requirements but as an educational and enforcement tool.

The LHAND believes that an effective Housing Integrity Program must have four specific objectives which are intended to assist the LHAND in accomplishing its’ main function of providing housing or housing assistance to eligible, qualified families, and to assure that each family pays its correct share of the rent in accordance with Federal and State Law. These objectives are:

1. To prevent unintentional program violations due to misunderstanding, misinformation or a lack of information.
2. To prevent and detect program violations.
3. To take effective administrative, civil or criminal action, as appropriate.
4. To provide or act as a referral for tenant services which allows for the stability of the family unit.

The HIP Program has helped hundreds of clients successfully utilize LHAND’s housing assistance programs. The effectiveness of the program has also led to the recovery of hundreds of thousands of dollars.
MAINTENANCE
LHAND’s Maintenance Department is responsible for the repair and maintenance of 844 apartment units at 22 locations throughout the City of Lynn. Locations include 6 State elderly/disabled housing developments, a Federal elderly/disabled development, a federal public housing development, 38 multi bedroom units in 13 different locations and one special needs development managed by Greater Lynn Mental Health.

In addition to the public housing units the maintenance department is responsible for 28 affordable housing rental units in the Brickyard Village, 24 family units at the St. Jean’s Baptiste Apartments, 6 units owned by Neighborhood Development Associates and 20 units at the Indian Rock Supportive Housing Development in Saugus. In addition to all the housing developments maintained by LHAND, maintenance staff is also responsible for the upkeep of a number of lots owned by the Lynn Community Development Housing Corporation.

LHAND added 12 handicap accessible units to the Wall Plaza Federal Senior/Disabled Housing Program and six handicapped units to the Curwin Circle Family Housing Program.

MODERNIZATION
The Modernization Department coordinates and oversees all major modernization projects at LHAND owned buildings. The department is responsible for developing all plans, specifications and scheduling of each project. Responsibility includes procuring all contractors and architectural/engineering services as outlined by the LHAND Procurement Policy and as regulated by Massachusetts General Laws. During construction the department is responsible for all construction administration. The department is responsible for compiling a one year and five year Comprehensive Grant, of our federal developments for submission to HUD.
Curwin Circle Family Housing = 56 buildings — 279 units

St. Jean’s Baptiste = 24 units

Brickyard Village = 28 units

Wall Plaza = 2 buildings — 176 units
ADMISSIONS
Located at Caggiano Plaza, 174 South Common Street
The LHAND Admissions Office serves as the entry point to all subsidized housing programs overseen by LHAND. The Admissions Office makes a determination of eligibility and performs background checks on applicants through the state Criminal History Systems Board to obtain Criminal Offender Record Information (CORI) and through the Sex Offender Registry Information (SORI). Staff may also obtain credit histories, information from former landlords, information from other agencies that the applicant has dealt with, etc. The largest number of applications handled by the Admissions Office are for Public Housing programs, in which LHAND is the landlord, and various Rental Assistance programs where the subsidized household deals directly with a private landlord. Both programs provide assistance by limiting the family’s housing costs to approximately a third of the household’s gross monthly income.

PUBLIC HOUSING
LHAND is the landlord for 176 units of Federally funded Senior/Disabled housing; 279 units of Federally funded Family Housing; 353 units of State funded Senior/Disabled housing; and 38 units of State Family housing. There is a centralized Maintenance Department that performs a variety of Services to all of these programs. There is also a Management Office for each program that deals directly with the Residents.

RENTAL ASSISTANCE
In addition to public housing units, LHAND manages approximately 3000 units of rental assistance through various subsidized programs at its Rental Assistance Office. These programs help low-income families rent decent, safe, and affordable housing in the private market. These programs include; Housing Choice Voucher (also known as Section 8), three Special Purpose Housing Choice Voucher programs, the Mass Rental Voucher Program, the Mass Alternative Housing Voucher Program, the Federal Mod –Rehab and SRO Mod Rehab program as well as the Shelter Plus Care Program. The office is responsible for meeting all state and federal regulations for these programs as well as ensuring that all rental assisted units meet the Housing Quality Standards as prescribed by HUD and State Sanitary Codes. LHAND staff performs annual certification of all households and inspectors perform routine inspections of all properties assisted by our programs.
LOW-INCOME HOUSING TAX CREDIT

LHAND manages two properties that were part of neighborhood revitalization projects that included Low-Income Housing Tax Credits and HOME funds in their financing. These financing sources require the properties to be in compliance with Section 42 of IRS Regulations, HOME funding guidelines and other state and federal requirements. There are currently 52 two and three bedroom affordable units that have been created under this program.
LHAND’S EMPLOYEES

Executive Director
Charles Gaeta

Adelle Abdallah
Susan Alfonsi
Acie Avery
Jennifer Barry
Crismely Bernabel
Barry Bertwell
Colleen Blundell
Carina Brador
Ray Buckland
Brian Burnett
Kathleen Byrne
Charlene Chagnon
Kathleen Collins
Lissette Contreras

Patricia Costa
Tim Cowdell
Michelle D’Amico
Donna Davis
Yaritza DeJesus
Lisa DeJoie
Ronald Dupuis
Derek Fay
Mike Feeley
Timothy Fila
James Finigan
William Finnigan
Pat Freeman
Rosario Fresco
James Gately
Paul Gaudet
Patricia Jackson
Sara Johnson
Dan Kennedy
Maria Lannon

Timothy Leonard
Karin Luongo
Michelle Lyons
Olivia Lyons
Harry MacCabe
Susan Mageary
Martha Marquis
Trinidad Martinez-Hudson
Greg Matheson
Amanda McFarlane
Mary Meechin
Charles Mihos
David Moore
Cory Moore
Barbara Morrison
Betty Jo Morrison
Lysa Newhall
Rom Nop
Annette Oates
Jim O’Laughlin
Dianna O’Neil
Shannon O’Shea
Peter Olson

Karen Perez
Peggy Phelps
Maria Polanco
Rocio Ramos
David Raymond
Elaine Reardon
Christian Recinos
Brenda Reed-Womack
Jose Reyes
Damaris Rivera
Bill Roberson
Rettanak Ros
Cathy Rowe
Chris Rowe
Chris Russell
Joseph Scanlon
Erin Sheehan
Wanda Sierra
Todd Spirito
Sue Sullivan
Jon Thibault
Mary Wall
Jill Walsh
Jeff Weeden
Don Werner
James Young
The new employees come from many different backgrounds and bring significant knowledge and experience that will benefit all those served by LHAND.

LHAND Scholarship Recipients for 2015. This year LHAND was able to give out over $30,000 to deserving Lynn residents.

Peggy Phelps, Lynn Council President Daniel Cahill, Patricia Costa and Carina Brador stop for a photo during a neighborhood cleanup around the new Thurgood Marshall Middle School.

John Walsh, Katie Liakopoulos, Josh Walsh, Sue Sullivan, Jay Walsh, Jill Walsh, Jayla Walsh, LHAND Board Chairwoman Laura Walsh and Kay Rowe were on hand at Curwin Circle for the Earth Day Spring Cleanup.
Residents of Meadow Court enjoy the shade during a summer cookout.

Jim Finigan, Paul Gaudet, Patricia Costa, David Moore, Dave Raymond, Kathy Byrne and Naka Ros prepare to serve residents at one of LHAND’s Senior picnics.

Trinidad Hudson, Rocio Ramos & Rom Nop prepare to serve food at LHAND’s Annual Thanksgiving Banquet for residents.

Residents of Meadow Court enjoy the shade during a summer cookout.