EXECUTIVE DIRECTOR
Charles J. Gaeta

BOARD OF COMMISSIONERS
Laura Walsh, Chairperson
Susan McGinnis-Lang, Treasurer
Steve Martin
Fred Russell
Robert Muise

OFFICE LOCATIONS
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
Management 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:
Curwin Circle
39 Curwin Terrace
Lynn, MA 01905
(339) 883-2342

Family Success Center:
Franklin
117 Franklin Street
Lynn, MA 01902
(781) 581-8646

Curwin Circle
Management Office
164 Curwin Circle
Lynn, MA 01905
(781) 598-3663
FROM THE DESK OF THE EXECUTIVE DIRECTOR

DEAR FRIENDS,

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

The Lynn Housing Authority & Neighborhood Development (LHAND) is a multi-service agency with a primary function of assisting low and moderate income residents of Lynn in obtaining quality, affordable housing. LHAND serves as the largest provider of subsidized housing in Essex County, Massachusetts as well as the largest administrative agency on the Northshore to oversee state and federal mobile voucher programs. LHAND’s myriad programs serve a range of community members from subsidy holders to first time homebuyers of a broad economic spectrum.

LHAND believes in supporting a family holistically and is tackling housing instability and poverty through a multi-prong approach. We are proud of the work that we do in the City of Lynn and strive to build upon that work so that every family has the ability to obtain, quality, affordable housing.

I am proud of our staff and I am pleased to work closely on neighborhood revitalization, development of new multi-family and single family homes and administering Home funds, CDBG funds, ESG funds and countless other grants that we administer on behalf of the city with Mayor McGee, his staff, the Lynn City Council, our State Delegation and both the Department of Economic and Community Development and the Economic Development and Industrial Corporation.

Sincerely,

CHARLES GAETA
Executive Director
# TABLE OF CONTENTS

5  MISSION
6  LOCATIONS
8  CORE DEPARTMENTS
   10  Family Success Center
   11  Regional Presence
14  JOB PLUS INITIATIVE
17  PLANNING & DEVELOPMENT
   18  Initiatives
   20  Orchard Grove Development
   21  Washington Street Gateway North
   22  Reimagining the Armory
23  LHAND’S WORK WITH NON-PROFITS
26  LHAND AROUND TOWN
28  FACILITIES & CONSTRUCTION
29  LHAND SCHOLARSHIP
30  STAFF COMMUNITY INVOLVEMENT & VOLUNTEER WORK
31  EMPLOYEES
LHAND’S MISSION

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 responsibility for the City's Housing Grants and was renamed the Lynn Housing Authority & Neighborhood Development (LHAND). LHAND now has over 70 years of experience managing residential properties. LHAND’s mission is to assist low and moderate-income families with safe, decent, affordable housing with an emphasis on fostering economic independence and homeownership opportunities.

LHAND’S EMPLOYEES

The Lynn Housing Authority & Neighborhood Development staff is comprised of 84 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.
LHAND LOCATIONS

STATE PUBLIC HOUSING PROPERTIES

Curwin Circle Family Housing
56 buildings — 279 units

Meadow Court
10 buildings — 85 units

Woodman Street
5 buildings — 40 units

Wall Plaza
2 buildings — 176 units

FEDERAL PUBLIC HOUSING PROPERTIES

Essex & Tilton
3 buildings — 47 units

Caggiano Plaza
107 units
LOW INCOME HOUSING TAX CREDIT (LIHTC)

- Olive Street ▶ 2 buildings — 24 units
- St. Jean’s Baptiste Apartments ▶ 24 units
- McGee House ▶ 85 units
- Brickyard Village ▶ 28 units

FEDERAL ELDERLY PROPERTY

- Sachem Manor ▶ 20 units
LHAND’S CORE DEPARTMENTS

ADMISSIONS
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 administrator 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 mobile subsidies through various state and federal programs overseen 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 (FUP, NED and VASH), the Mass Rental Voucher Program (MRVP), the Mass Alternative Housing Voucher Program (AHVP), 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 annual inspections of all properties assisted by our programs.

COMPLIANCE DEPARTMENT
The Compliance Department operates under the Executive Office and is charged with ensuring that LHAND is 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, our agency can continue to obtain high performer status with our 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.
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 which has sustained housing for countless residents. The effectiveness of the program with the help of the Lynn Police Department and assistance of the Inspectional Services Department has also led to the recovery of hundreds of thousands of dollars.
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 North Shore Housing Action Group (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 child care, job skills training, financial coaching, obtain employment and be the best family they can be. Public Housing and HCV participants can also enroll in the Family Self-Sufficiency Program by working with Family Success Center staff.

**FAMILY SUCCESS CENTER (FSC) PARTNERS**

- Emergency Solutions Grant (ESG)—FSC Curwin
- Family Self Sufficiency Program (FSS)—FSC Curwin
- HomeBASE—Stabilization—FSC Curwin
- Jewish Vocational Services—FSC Curwin
- Jobs Plus Initiative—FSC Curwin
- Lynn Continuum of Care (CoC)—174 South Common
- National Grid—FSC Curwin
- MassHire—North Shore Career Center—FSC Curwin
- MassHire—North Shore Youth Career Center—FSC Franklin
- North Shore Housing Action Group (NSHAG)—FSC Curwin
- Rental Assistance for Families in Transition (RAFT)—FSC Curwin
- Siemer Institute for Family Stability—FSC Franklin
- United Way Financial Literacy—FSC Franklin
- United Way Launch Program—FSC Franklin

Families across the region are able to access services such as HomeBASE and Rental Assistance for Families in Transition (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.
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, Eliott, Affordable Housing Associates of Lynn, Catholic Charities, 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. As a group, the members continue to place an emphasis on the strengthening of the Sub-Committees: Youth; Elderly and Veterans. From a compliance standpoint, the providers will continue to improve documentation, outreach and housing first components. The Veterans Sub Committee was the first in the state to be recognized for developing a plan to address Veterans homelessness by obtaining the Functional Zero designation from the US Interagency Council on Homelessness (USICH).

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.
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. LHAND serves as the lead agency working with the Lynn CoC and North Shore CoC covering 31 cities and towns of Cape Ann, southern Essex County, and the greater Lynn Region. NSHAG seeks to address homelessness on the North Shore including families and individuals. In 2016 NSHAG was one of the first regions to receive funding from EOHHS to address homelessness. The Lynn CoC and the North Shore CoC established working groups to address the growing numbers of homeless youth.

HOMEBASE

LHAND is the Regional Administering Agency for HomeBASE’s in the 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 Lynn Shelter Association (LSA), Centerboard, the North Shore Community Action Program (NSCAP), Wellspring, the City of Gloucester, Citizens Inn and the City of Peabody.

RESIDENTIAL ASSISTANCE FOR FAMILIES IN TRANSITION (RAFT)

LHAND is the Regional Administering Agency for RAFT in the North Shore. 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 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.

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 since 2015, LHAND has worked 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 long-term 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.

SIEMER

The SIEMER institute for Family Stability (also known as Project RISE) is collaboration between the UW, LHAND AND LPS. The program is designed to deliver services in a 2 Generational approach to families experiencing housing instability and have at least one child in the Lynn Public Schools. The LPS case manager wraps necessary services around the children (LPS students) from increasing communications with school staff, special education evaluations and referrals, after school and summer programs referrals and more. The LHAND case manager wraps services around the parents working on issues related to housing, employment and financial coaching. Both case managers work closely with one another on behalf of the families as well as a host of area agencies and service providers. Consumers can self-refer although most referrals arrive from schools, service providers and landlords alike.
JOBS PLUS INITIATIVE

NEW PROGRAM FOR CURWIN CIRCLE RESIDENTS

LHAND recently obtained a highly coveted United Way Jobs Plus multi-year grant. The Jobs Plus Initiative program is an intensive four-year program of employment-readiness, job training, job placement, financial incentives and support services for the residents of the Curwin Circle public housing development. Consistent with the purpose of the Jobs Plus Initiative program, LHAND has developed a locally-based, job driven approach to increase earnings and advance employment outcomes through work readiness, employer linkages, job placement, educational advancement technology skills, legal assistance and financial literacy for the residents of Curwin Circle.
PLANNING & DEVELOPMENT

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 Administrates several large-scale programs including HEALTHY HOMES, HOME OWNERSHIP, and PLANNING INITIATIVES.

STAFF

- Peggy Phelps, Director of Planning & Development
- Jeff Weeden, Manager of Planning & Development
- Patricia Costa, Neighborhood Services Coordinator
- Don Werner, Neighborhood Revitalization Specialist
- Patricia Capano, Healthy Homes Coordinator
- Jason Newhall, Operations Manager

COMPONENTS TO LHAND HOUSING ACTIVITIES

- Loan & Target Area Grant Programs
- Lead Paint & Healthy Homes
- PWTF
- Home Ownership
- Neighborhood Stabilization & Revitalization
- Housing Production and Rental Opportunities
- Gateway North
- Planning Initiatives
- Future Projects

LOAN PROGRAMS

- Direct Loan: Up to $15,000, 3% interest for interior and exterior repairs
- Elderly Deferred: Up to $15,000, over 62 years old, 0% interest, payment is deferred
- Handicap Accessibility: Up to $15,000, 0% interest to make home accessible

TARGET AREA GRANT PROGRAM

Program provides owner occupants of 1 to 4 family buildings, a grant of up to $5,000 for the cost of eligible exterior repairs and improvements that correct all code violations.

LEAD PAINT & HEALTHY HOMES

Program provides Lead Paint Abatement for low and moderate income individuals in order to create decent, safe and affordable housing for all Lynn residents. Program covers up to $8,000 per unit plus the cost of inspections & relocation. Owner occupants and investor may be eligible.

PREVENTION & WELLNESS TRUST FUND (PWTF)

Program provides grants to remediate health hazards in the home in regards to elderly fall and high risk pediatric asthma.
PLANNING & DEVELOPMENT INITIATIVES

IMPACT LYNN
Impact Lynn is organized around the “collective impact” model that promotes a common agenda, shared measurement systems, mutually reinforcing activities, continuous communication and the support of a backbone organization. Impact Lynn aims to foster a collaborative, cross-sector network to grow economic vitality so that our city’s future is one where all residents of Lynn are educated, employed and engaged in the community. This is a two-pronged approach that balances the growth of new business and industry with an investment in and focus on building the skills and resources of the lowest-income residents in neighborhoods targeted for revitalization, and finding synergies across organizations and sectors to improve the income, skill, and well-being of residents who can benefit from Lynn’s economic growth rather than be displaced from it, and live in safe, desirable neighborhoods. This approach recognizes the need to invest in the “place” of Lynn, growing its potential as a live-work-play environment, while also sharing the commitment to building the skills and resources of the people who already reside in the area. Those residents will be key contributors to ongoing dialogue and plans that impact their community and their personal financial future.

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.

LEAD TEAM
The Lynn Economic Advancement & Development Team or LEAD Team is a monthly convening of an unprecedented cross-governmental working group: a federal/state/city partnership focused on the economic revitalization of Lynn. The LEAD Team supports economic development and job creation strategies, sponsors planning initiatives, expedites permitting, endorses zoning amendments, activates underutilized real estate parcels and advocates for best practices in urban redevelopment. The team, made up of Congressman Seth Moulton, Secretary of Housing and Economic Development Mike Kennealy, Secretary of Energy and Environmental Affairs Matthew Beaton, Secretary of Transportation Stephanie Pollack, Mayor Tom McGee, Senator Crighton, Representatives Cahill, Ehrlich and Wong, LHAND’s Director Charles Gaeta and other local stakeholders.
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.

GREENING THE GATEWAYS

This program targets the parts of Gateway Cities that have lower tree canopy, older housing stock, higher wind speeds, and a larger renter population. In addition, plantings are concentrated in Environmental Justice neighborhoods, to benefit those most in need. Within planted areas temperature, energy use, and other information is tracked to document the energy savings new trees provide residents over time. LHAND has partnered with DCR to identify specific neighborhoods and housing units that can benefit the most. Specifically, LHAND with DCR has committed to adding over 100 trees in the identified neighborhood revitalization area, Orchard Grove.
ORCHARD GROVE DEVELOPMENT

NEIGHBORHOOD REVITALIZATION – ORCHARD GROVE

LHAND, along with Mayor McGee and other city officials, continues to focus its resources in strategically designated areas of the city. Our most recent focus is the Oakville / Minot Street Neighborhood or what has now been rebrand-ed as “Orchard Grove”. In December of 2017 Neighbor-hood Development Associates (NDA) acquired three vacant parcels of land from the General Electric (GE) in this neighborhood. These parcels were previously used for overflow employee parking for the General Electric Riverworks plant. LHAND/NDA anticipates building up to 16 homes specifically designated for homeownership opportunities. LHAND and NDA are grateful for the contin-ued partnership with General Electric.
WASHINGTON STREET GATEWAY NORTH

Gateway North is a new construction transit-oriented development project located on Lower Washington Street, directly across from North Shore Community College and an MBTA commuter rail station.

The mixed-income, mixed-use apartment community offers 71 units, with 53 affordable units, 10 workforce units and 8 market rate units. The project will also includes approximately 2,000sqft of commercial space on the first floor.

Gateway North represents a $31 million dollar investment to an important neighborhood and gateway to the downtown. The project is 100% union built and utilizes DHCD’s Low Income Housing Tax Credit Program (LIHTC), a federally authorized program for developers to promote the construction and rehabilitation of affordable rental housing. Gateway Residences also received the first financing through MassHousing’s Workforce Housing Initiative. This funding mechanism represents significant city, state and federal collaboration.
REIMAGINING THE ARMORY

In August of 2018, Governor Baker signed legislation transferring the state controlled armory building to the Neighborhood Development Associates (NDA), the non-profit development arm of the Lynn Housing Authority & Neighborhood Development, in order to develop much needed veterans housing. Although signing the transfer legislation seemed as easy as a stroke of a pen, this historic deal was years in the making and involved the assistance of many people and agencies.

Governor Baker recognized early in his administration, that the Commonwealth is the largest landowner in Massachusetts and a lot of their “assets” were sitting idle and becoming cost burdensome with maintenance, insurance, and utilities. So in October of 2015, Governor Baker launched a business opportunity initiative called “Open for Business”. He issued a challenge to state agencies across government to protect natural resources, create economic opportunity, build housing, manage these lands with professionalism and creativity, and to generate appropriate revenue from leases and other partnerships. LHAND saw Baker’s “open for business” initiative as a unique opportunity to repurpose the historic building to continue to serve veterans. Instead of once being a building that trained soldiers as they left home and fought for the country, now it will be a building that when they are back, it can be their home.

The Lynn Armory is a historic armory building at 36 S. Common Street in Lynn, Massachusetts. It is one of the best examples of Romanesque Revival architecture in the city. It was built in 1893 out of red sandstone to a design by Wheeler & Northend. The armory was individually listed on the National Register of Historic Places in 1979, and included in the Lynn Common Historic District in 1992. The proposal set forth by NDA is to renovate the historic armory to create 45 mixed income Veterans Housing with in house services.
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.

OTHER NON PROFIT AGENCIES

- Bridgewell
- Lynn Shelter Association
- LEO
- AHL
- NSCAP
- EMMAUS
- JVS
- Camp Fire North Shore
- United Way
- My Brother’s Table
- Lynn Community Health Center
- Northeast Legal Aid
- Eliot
- Lynn Home for Young Woman
- Beyond Walls
LHAND AROUND TOWN
FACILITIES & CONSTRUCTION

MAINTENANCE
LHAND’s Maintenance Department is responsible for the repair and maintenance of 934 apartment units at 23 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

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.
LHAND SCHOLARSHIP

The LHAND has given over $315,000 to high school seniors since the Scholarship Program began. This past year alone nearly $30,000 was given to 33 graduating seniors. We have awarded scholarships to over two hundred students and Awards of Merit to over seventy-five community active high school seniors thanks in part to generous donations at our annual golf tournament from friends of the LHAND.
THE LHAND STAFF COMMUNITY INVOLVEMENT & VOLUNTEER WORK

- HAWC—Healing Abuse Working for Change
- ACLU—American Civil Liberties Union
- AILA—American Immigration Lawyers Association
- Mass Senior Action Counsel, North Shore
- Lynn & Essex County Bar Association
- Women’s Bar Association
- Lynn Knights of Columbus
- City of Lynn Traffic Commission
- Ancient Order of the Hibernians
- Great Lynn Bade Ruth
- Association of New England Football Officials (A.N.E.F.O)
- North Shore DTA Advisory Committee
- Lynn Community Connection Board
- Friendly Knights of St Patrick
- Lynn Area Chamber of Commerce
- Lynn Community Association
- Camp Fire USA North
- Lynn Classical High School Alumni Board
- Logan Airport Community Advisory Committee
- Eagle Scout Association Board of Directors
- Lynn Rotary Club
- Lynn Democratic City Committee
- American Planning Association
- Urban Land Institute
- National Environmental Health Association
- Camp Rotary
- Disability Commission
- St. Pius V
- My Brothers Table
- Good Hope Inc. Lynnfield
- Calvary Christian Church
- United Way
- Lynn Municipal Employee Credit Union
- LACC Government Affairs Committee
- St. Vincent de Paul Food Pantry — St. Joseph Conference
- St. Joseph’s
- Latino Business Association
- VNA Hospice Board of Directors
- EDIC of Lynn
- Lynn Museum
- Italian American Club
- Lynn Licensing Board
- Lynn Municipal Credit Union Board
- Beyond Walls

The Lynn Housing Authority is grateful to the continued working relationship with the City of Lynn Department of Community Development and offer a special thanks to Director, James Marsh and Project Operations Manager, Don Walker for all of their continued work with LHAND and the City of Lynn.
LHAND EMPLOYEES

EXECUTIVE DIRECTOR
Charles Gaeta

Adelle Abdella
Susan Alfonsi
Acie Avery
Susan Barrios
Jennifer Barry
Barry Bartwell
Carina Brador
Crismely Bernabel
Ray Buckland
Brian Burnett
Kathy Byrne
Patricia Capano
Vincent Capano
Trinidad Hudson
Patty Jackson
Sara Johnson
Daniel Kennedy
John Ladd
Maria Lannon
Karin Luongo
Michelle Lyons
Olivia Lyons
Harry MacCabe
Brendan Mageary

Martha Marquis
Carly McClain
Amanda McFarland
Greg Matheson
Mary Meechin
Merlinda Marseille
Charles Mihos
Dave Moore
Cory Moore
Josephine Morrison
Barbara Morrison
Jason Newhall
Rom Nop
James O’Laughlin
Dianna O’Neil
Annette Oates
Peter Olson
Karen Perez
Peggy Phelps
Rocio Ramos
Dave Raymond
Christian Recinios
Jose Reyes
Charlene Chagnon
Lissette Contreras
Patricia Costa
Tim Cowdell
Michelle D’Amico
Thao Dang
Donna Davis
Lisa DeJoie
Christopher Domey
Tim Fila
James Finigan
William Finnigan
Christian Recinios
Jose Reyes
Charlene Chagnon
Lissette Contreras
Patricia Costa
Tim Cowdell
Chris Rowe
Catherine Rowe
Chris Russel
Floyd Sally
Joe Scanlon
Erin Sheehan
Wanda Sierra
Todd Spirito
Sue Sullivan
Yailin Victoria
Mary Wall
Jill Walsh
Jeff Weeden
Don Werner
LYNN HOUSING AUTHORITY & NEIGHBORHOOD DEVELOPMENT

Charles Gaeta
Executive Director

CITY OF LYNN
Mayor Thomas M. McGee

CITY COUNCIL
Darren Cyr, President
Brian LaPierre
Buzzy Barton
Brian Field
Hong L. Net
Wayne A. Lozzi
Rick Starbard
Richard C. Colucci
Dianna M. Chakoutis
Fred Hogan

STATE LEGISLATURE
Senator Brendan P. Crighton
Representative Dan Cahill
Representative Lori A. Ehrlich
Representative Peter L. Capano
Representative Donald H. Wong