



permanent. supportive.

Federal Home Loan Bank of Boston 2007 Advisory Council Report

# Contents

From the Chair	1
permanent. supportitive.	2
Buckingham Place, Nashua, New Hampshire	4
The Campus of Hope, Springfield, Massachusetts	6
84 Chestnut Street, North Reading, Massachusetts	8
The Fran Conway House, Warwick, Rhode Island	10
Jarvis Court, Fairfield, Connecticut	12
Olde School Commons, Bridgeport, Connecticut	14
Scudder House, Framingham, Massachusetts	16
2007 Affordable Housing Program Approvals	18
Community Lending Programs	20
Low-Cost Funding for Housing and Community Economic Development	21
2007 Grants for New England Partnerships	21
2007 Affordable Housing Development Competition	22
2007 Advisory Council	23
2007 Board of Directors	24
Housing & Community Development Committee	24

The Advisory Council of the Federal Home Loan Bank of Boston was organized in 1990. Appointed by the Bank's board of directors, this 14-member body is made up of representatives of housing and community-development organizations throughout New England. Each of the six New England states is represented on the council, which meets quarterly. Both as a body and through special committees, the council advises the Bank and its board on the administration of its special programs for housing and community development.

**Cover photo: Resident Analee Rosado and her daughter at Jarvis Court, Fairfield, Connecticut**

# From the Chair

**T**he year 2007 was a tumultuous one for the nation's housing markets. Here in New England, the financial strength, skilled management, and innovative financing and grant programs of the Federal Home Loan Bank of Boston continued to serve as a source of stability for the affordable housing community despite these uncertain times.

The excellent performance of the Bank in 2006 generated a record contribution to the Affordable Housing Program (AHP) – a critical source of funding for the region's nonprofit developers.

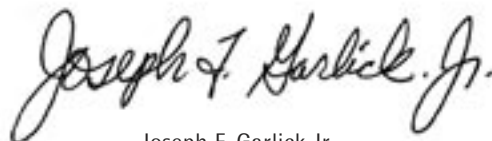
The 2007 AHP commitment was the largest investment in regional housing since the inception of the program in 1990. In 2007, the Bank approved over \$18.5 million in grants and subsidies for advances to support 48 initiatives and the creation of 1,303 affordable homes.

In addition, the Bank's 2007 Equity Builder Program partnered with member financial institutions to provide 294 new home owners with more than \$3.2 million in grants to purchase a home, while the Community Development advance program approved \$1.8 billion and the New England Fund \$114.4 million to fund housing, infrastructure, and community- and economic-development initiatives in local communities.

In 2007, the Bank also supported forums, initiatives, and online training sessions to address critical housing issues across the region, including the Massachusetts Institute of Technology's Center for Real Estate Affordability Index, a New Markets Tax Credit webinar, and the seventh annual Affordable Housing Development Competition. The Bank also supported forums on public and private lending, smart growth, and subprime lending and foreclosure.

In response to the ongoing foreclosure crisis, the Bank has been dedicated to advancing regional solutions, best practices, and other interventions in partnership with its member institutions, local communities, developers, and key constituents.

The Bank has devoted this year's Advisory Council report to profiling noteworthy examples of AHP-funded supportive housing, a critical component of affordable housing across the region. We hope that highlighting these initiatives will provide greater knowledge of the innovative work being done to dramatically improve the quality of life for diverse New England communities through the simple but powerful solution of permanent supportive housing.



Joseph F. Garlick Jr.  
Chair of the Advisory Council

# permanent.

In Nashua, New Hampshire, an Iraq War veteran becomes homeless and finds housing in the recently opened Buckingham Place for homeless veterans.

In Bridgeport, Connecticut, a woman diagnosed with sickle cell anemia finds wheelchair-accessible housing in the newly opened Olde School Commons.

In North Reading, Massachusetts, the life and health of an elderly woman with a developmental disability improve markedly after she moves from a nursing home into a group home on a quiet residential street.

# supportive.

In Framingham, Massachusetts, and Fairfield, Connecticut, AHP-supported housing developers promote innovative solutions to the problems of homelessness and substance abuse in their communities.

As these stories make clear, AHP-funded supportive housing makes an enormous difference in the lives of the people who live in it.

Addressing the needs of those who do not have a home is a critical test of a community's character, a key ingredient of its well-being.

**Peter Kelleher, Executive Director  
Harbor Homes, Incorporated**

Not long after 9/11, Peter Kelleher began to notice more homeless veterans on the streets of Nashua. He became even more concerned when two veterans died on the streets there.

"I became disturbed by the fact that so many people who had served our country so thoroughly were not doing well on the streets," says Mr. Kelleher, executive director of Harbor Homes, Incorporated, a provider of services for the homeless in Nashua, New Hampshire. "I began to look at what additional services could be provided for veterans."

In response to the need, Harbor Homes made a proposal to the U.S. Department of Veterans Affairs and other funders to build 20 units of transitional housing for very low-income homeless veterans in Nashua.

"It takes between five and seven years for a returning veteran to become homeless," says Mr. Kelleher. "It happens very slowly and subtly, like layers peeling off a person's life. We ask them to go to difficult places in the world and negotiate some major stresses and challenges. It's often the coming back part that is difficult for many of them."

Most of the veterans at Buckingham Place are facing some physical challenge, says Mr. Kelleher. Some suffer from post-traumatic stress disorder or substance abuse. Others have lost key relationships. "They come here for a new start, a chance to rebuild and see if they can regain connections with their families, regain employment, and regain permanent housing," he adds.

The veterans are allowed to stay in the apartments for two years, though some may end up staying longer. "We try to help the veterans who spend time here find permanent housing with necessary supports when they are ready to leave," he says.

Mr. Kelleher says that earlier in his career he believed the primary purpose of his organization was to provide shelter and food for the homeless. "But I realized over time that many people often repeated the past and didn't really advance to a better place," he says.

Mr. Kelleher says research shows that permanent supportive housing provides better outcomes and is less costly than shelter and other temporary housing. "It allows people to live in a place that is safe, stable, secure — an environment that is conducive to dignity and self respect," he says. "If a person has a mental health or substance-abuse issue, supports are available on an ad hoc basis."

"As we have increased the capacity of permanent supportive housing over the past five years, we've seen a pretty dramatic reduction in the number of homeless people in general and the number of long-term homeless, who are the people we focus on the most," he says.

Opposite page:

Top: Mitzi Frazzetta

Bottom left: Peter Kelleher

Bottom right: Buckingham Place

**Mitzi Frazzetta, Resident  
Buckingham Place, Nashua, New Hampshire**

Mitzi Frazzetta's life hasn't been the same since the day she fell from a troop transport truck while serving as a reservist in Iraq.

"Going to war was extremely difficult for me," says Ms. Frazzetta, a platoon sergeant who suffered a serious head injury in the fall. "Serving in Iraq was always dangerous. I saw my share of what I don't ever want to see again.

"I wasn't as strong as I thought I was," she says. "I felt weak because I couldn't handle the pressure. And I wasn't the only one who felt this way.

"I couldn't handle the men not listening to me. I couldn't handle the war. After six months I had to have treatment and therapy, but I stayed for the rest of the year.

"I'm proud when I put my uniform on. It means something to me. But war is just a part of what you do in the military. If it happens it happens, but I never thought it would happen."

After returning home in 2004, Ms. Frazzetta received medical treatment for her injuries. "My spinal chord is deteriorating," she says. "I have degenerative disease in my lower back, and it's all military related."

Eventually she left the military and started a new life. She bought a new house but couldn't keep up her mortgage payments and lost the home through foreclosure. "I had post-traumatic stress," she says. "I lost my fiancé in a car accident. I had no income. I was homeless. I had nowhere to go."

Ms. Frazzetta stayed with an aunt for a couple of months and then ended up in the Maple Street shelter in Nashua, New Hampshire. She felt uneasy living in the shelter and eventually moved into a transitional apartment at Buckingham Place, which opened in 2007.

"It was awesome to be able to get away from the shelter and come here and be independent," says Ms. Frazzetta. "It's important to be independent and have my own place and be able to afford it.

"But I'm not ready to go out on my own yet," says Ms. Frazzetta, who is 100 percent disabled. "There's still a lot of things I have to work out medically and in my head. Financially I'm better off staying right here for now."

She says she's grateful that transitional housing such as Buckingham Place exists but believes there should be more permanent housing for veterans. "I don't know what is going to happen when this two-year program is up," she says. "This helps me save some money so I can get on my own again, but I have a feeling I'm going to get myself in the same position once I leave here because rents are too high and I am low income. This is great for now, but I have to think of the future.

"Fifteen years after I joined the military I went to war, and I came back homeless," says Ms. Frazzetta. "I can defend my country but also live on the streets. That just doesn't make sense to me and I think it needs to be changed. I don't think anyone should be on the streets, never mind the veterans."



Buckingham Place, Nashua, New Hampshire  
Member: Merrimack County Savings Bank  
AHP: \$398,747 Grant, \$760,000 Subsidized Advance







The Campus of Hope, Springfield, Massachusetts  
Member: Berkshire Bank  
AHP: \$275,000 Grant, \$275,000 Subsidized Advance



**Mary Reardon Johnson, Executive Director,  
YWCA of Western Massachusetts**

In the 1990s, the YWCA of Western Massachusetts was turning away six out of seven women seeking help at its battered women's shelter. The demand for its services far exceeded its resources.

Most of the women seeking help at the shelter were arriving without their children and from outside the YWCA's service area. "I realized that we had to look at other models of service delivery," says Mary Reardon Johnson, the organization's executive director.

Ms. Johnson set out to learn what other organizations around the country were doing for women recovering from domestic abuse. While visiting her daughter in Jacksonville, Florida, she dropped in on the YWCA shelter there.

"I saw the building and I couldn't believe it was a battered women's shelter," she says. "It was beautiful. It had a big green roof and it was gated. I was used to battered women's shelters being the biggest house an organization could afford, with the largest number of bunk beds squeezed into it."

A plaque outside the Jacksonville building noted that the people of Jacksonville had provided the shelter for women in the hope that those who stayed in it would find comfort and inspiration in their safety. "I stood there and cried," she says. "I thought: what a tremendous image this is for women and children, to see that a whole community is behind them.

"More significantly," she adds, "it had never occurred to me that we could have a building that nice. I was just overcome with emotion and became profoundly aware of what a building like that could do for the people who stayed in it."

Ms. Johnson returned to Springfield and set about putting together a plan to build something similar for the women of Springfield. The result is the Campus of Hope, a multiphased development that includes 46 units of affordable transitional housing for women and children recovering from domestic violence and 25 additional units to be built in 2008.

"This building has truly changed how we do business," she says. "Women are now bringing their children with them to the shelter, and 80 percent of the women are from the Springfield area. Before they were more likely to return to the abusive situation, but now we are helping them with legal issues and getting them plugged into a therapist. They aren't isolated like they were before. And for the first time we are providing day care, so the children are happier too."

Top: Timea and her son

Bottom: The Campus of Hope

Opposite page: Mary Reardon Johnson plays with Timea's son

**Timea, Resident  
The Campus of Hope, Springfield, Massachusetts**

"I was with my son's father for five years," says Timea, a former resident of the Campus of Hope. "I was abused physically, emotionally, and mentally. The only escape for me was to leave him.

"One day my son's father was working the nightshift. The next morning he came home and went upstairs and closed the door behind him. While he was sleeping I packed my backpack and traveling bag and left the house.

"First I went to a shelter in an old house in Boston that was in pretty bad shape. I shared a room and a bathroom with five other families. But the shelter director told me I had to leave because my son's father had found us. He said it wasn't safe for me to stay there. He said there was a program in Springfield that would accept me.

"I left Boston with my traveling bag and a backpack on July 26, 2005. When I arrived at the Campus of Hope in Springfield, I felt that God had sent it to my son and me. I was given my own bedroom and bathroom. There was a very nice living room and three meals a day. I stayed here for one year.

"My son is doing fine now. He is five years old and going to kindergarten. When we arrived at the Campus of Hope he was three years old. He didn't call me Mommy. He used to call me by my first name. He was very aggressive. He used to walk around and hit people. He saw what his dad was doing to me, so he thought it was okay to hit. Now he calls me Mommy. Children learn what they see and what they hear. For the first three years of his life he heard his father yelling at me and making fun of me and calling me names. That was what he learned.

"I live in more permanent housing in Westfield now. The YWCA found this house for me. My goal now is to become a nurse and find someone who appreciates and respects me for who I am. I really hope I can one day have a normal family life."



**Marsha Medalie, Executive Vice President  
Riverside Community Care**

The ranch house at 84 Chestnut Street in North Reading, Massachusetts, blends seamlessly with the surrounding neighborhood – a community of wide lawns and spacious homes.

"We want our houses to be places that you or I would feel proud to live in," says Marsha Medalie, executive vice president at Riverside Community Care, a provider of services for people with developmental disabilities and mental health conditions. "We want to make sure that the people we provide services to feel good about them."

Home for five older women with developmental disabilities and medical conditions associated with aging, the Chestnut Street home is one of the many group homes operated by Riverside Community Care under a contract with the Massachusetts Department of Mental Retardation.

Rebuilt and redesigned for handicapped residents, the Reading home allows people with developmental disabilities to live close to the communities where they were born. Ms. Medalie says Riverside was founded in the belief that residents with developmental disabilities are best served in their communities rather than in institutions.

"Residential care like Chestnut Street is really reserved for people who can't live at home," says Ms. Medalie. "They either don't have families or can't live with their families because their needs can't be met at home."

Ms. Medalie says the need for group homes for residents with developmental disabilities far exceeds the housing available. "There are waiting lists for families in Massachusetts to get services like this," she says. "It's a problem many families in Massachusetts face who have loved ones with a developmental disability, particularly as families age and caregivers become concerned about the continued care of loved ones when they are no longer able to take care of them."

"Some would say the need for these services is nearing crisis proportions in the state," says Ms. Medalie. "The state is trying to address the need, but it's really a matter of finding resources to expand the services. There are many competing agendas. Addressing the need requires legislators, executives, and taxpayers to say they want to put more funding into these services."



**84 Chestnut Street, North Reading, Massachusetts  
AHP: \$79,500 Grant  
Member: Reading Co-Operative Bank**



**Brenda Walton, Resident**  
**84 Chestnut Street, North Reading, Massachusetts**

Brenda Walton flips through a book of photographs of Ireland in the kitchen of her home at 84 Chestnut Street. "I wanted to buy this book for a long time," she says, "but I just didn't have the money."

"We saved the money," says Tanya, a staff member at the group home in North Reading, Massachusetts, where Ms. Walton lives with four other older women with developmental disabilities.

Ms. Walton had been living in a nursing home before her arrival at 84 Chestnut Street. She says she much prefers the Chestnut Street home to the nursing home. It's spacious and beautiful, she says, and the rooms are wide enough for her wheelchair.

Ms. Walton lived at home with her mother until she was in her twenties, helping to take care of her when she became ill. After her mother passed away, she moved into a supported house in Peabody, where she lived for many years until health problems forced her into the nursing home.

The support staff at Chestnut Street says Ms. Walton's health and outlook have improved greatly since her arrival at the home. When she first arrived, she had trouble moving from her bed to her wheelchair. Now she manages the move on her own with much less difficulty.

Every day, Ms. Walton is taken by van to a day program in Lynn to socialize and participate in activities. She says going to her program is the high point of her day. She tries hard to be friends with the people she meets during the day, and enjoys making people laugh.

Her greatest pleasure, she says, is visiting members of her family, especially a niece who lives nearby and has been ill in recent years. "I make her happy and she makes me happy," she says. "I help her a great deal when I go to visit.

"I know when she is upset and doesn't want to talk," she says. "I know when she wants to lie down. I know her like a book. I tell her, 'Get off your feet and lie down.'"

She visits her niece three or four times a month. "I make her muffins for her diabetes," she says.

When Ms. Walton can afford it, she enjoys going to Wal-Mart with Tanya to pick up things she needs. "I like to go out to Dunkin' Donuts for coffee," she says. "I get cabin fever if I don't go anywhere.

"Before anything happens to me," she says, "I want to go to Ireland. There are lots of Waltons in County Mayo."

**Opposite page: Marsha Medalie**

**Both pages:**

**Top: Brenda Walton**

**Bottom: 84 Chestnut Street**



**Jean M. Johnson, Executive Director  
House of Hope Community Development Corporation**

Jean M. Johnson began working with the homeless almost by chance 20 years ago. "A homeless program was starting in the nice suburban community where my children were going to school," she says. "I was sympathetic and wanted to help, but I thought the program should be happening somewhere else. I was the epitome of 'not in my back yard.'"

But Ms. Johnson continued to work with the homeless group and eventually helped found the nonprofit House of Hope Community Development Corporation, which provides housing and services for the homeless in Warwick, Rhode Island.

Two years ago, the organization transformed a former convent in Warwick into the Fran Conway House – 11 studio apartments for chronically homeless adults with serious physical and mental disabilities.

A proponent of Housing First – a strategy for ending homelessness by immediately providing people with permanent housing and supportive services – Ms. Johnson says the chronically homeless often fail to break old habits without the support of permanent housing and services. She says people who initially respond well to counseling at shelters often revert to old behaviors once they are on their own again.

"They don't have the coping skills, the wherewithal to know they could get through a crisis," she says. "But with supports they are fine. They know they can come back to us when they have a problem, and most of them do."



"So much money has been going into shelters and emergency care," she says. "Every time someone goes into the emergency room or ends up in a jail, it costs triple the money. The chronically homeless are a small part of the homeless group, but they cost hundreds of thousands of dollars."

"We find that the chronically ill do great when they feel their housing is permanent and they are given the services they need," she says. "It's amazing to see the transformation. This model is working successfully everywhere."

"When I look at someone who is homeless and suffering from a mental or physical affliction, I see such amazing potential. I see how hard they work every day to survive. I think that if they can survive on the street they can do anything if given a chance."

"And that is what we are doing, giving them a chance. It is really a blessing for me to experience this over and over again."

Above left: Jean M. Johnson

Above right: The Fran Conway House

Opposite page: Jean M. Johnson and Kyle LePage

**Kyle LePage, Resident  
Fran Conway House, Warwick, Rhode Island**

On the surface, Kyle LePage had everything going for him. A graduate of the University of Rhode Island with a degree in finance, he was working as an assistant controller for a local hardware chain. "It was a position I could have held for life," he says.

But his life wasn't what it appeared to be. Since his teenage years he had been suffering from a depression and anxiety disorder. "About six years ago a doctor placed me on Ritalin, a dangerous narcotic, which requires close supervision," he says. "Unfortunately, the supervision wasn't that close and I started to abuse the drug."

"I went from having a good job, a nice apartment, from climbing the mountain, so to speak, to falling down within a three- or four-year period," he says. "I went through all of my savings and got into a bad car accident."

After leaving his job and becoming homeless, Mr. LePage sought help at the Kent Center, a provider of mental health services and transitional housing in Warwick. From there he was referred to the Fran Conway House, a newly opened residence for people who are both homeless and suffering from a mental or physical disability.

"Living here has been unbelievable for me," says Mr. LePage. "Recovering from being an addict is a long-term process. I still have panic attacks, but the people here are very supportive. I don't have to worry about where I will be tomorrow, next week, or next month. What this house provides is exactly what I need."

Since his arrival at the Fran Conway House, Mr. LePage has spent much of his time building a new computer center for the home. "In the future, I want to use my talents in accounting and finance and auditing to help a nonprofit," he says. "The pay, of course, will be half that of a corporate job, but I have learned in my life that that isn't what is most important. A spreadsheet for the House of Hope will still be all numbers, but I will know in the back of mind that my work is benefiting many more people."







The Fran Conway House, Warwick, Rhode Island  
Member: RBS Citizens, N.A.  
AHP: \$300,000 Grant



Jarvis Court, Fairfield, Connecticut  
Member: Webster Bank, N.A.  
AHP: \$300,000 Grant, \$400,000 Subsidized Advance

**Meghan Lowney, Consultant and Former Executive Director Operation Hope of Fairfield, Inc.**

In the 1990s, Operation Hope of Fairfield, Connecticut, renovated a small duplex to create permanent supportive housing for former residents of its homeless shelter.

The permanent supportive housing model argues that people have a greater chance of overcoming cyclical homelessness if they receive permanent housing and support services to help them stabilize their lives.

"It's that combination of services and affordability that makes this housing so successful," says Meghan Lowney, a consultant and former executive director of Operation Hope. "A really great shelter is still only a temporary emergency response. It's not a long-term solution to homelessness."

After purchasing former Navy housing for use as affordable housing, the Town of Fairfield sold 20 single-family homes to first-time buyers and four to Operation Hope, which demolished the existing homes and built Jarvis Court — four duplexes to provide permanent supportive rental housing for eight homeless families. The town also sold two houses at market rate and demolished an additional two to expand a nearby park.

Residents of Jarvis Court have access to social workers and employment, education, household-management, asset-building, parenting, and mental-health counseling. The social workers support the tenants through difficulties and help them avoid repeating past mistakes.

Ms. Lowney notes that Jarvis Court differs from typical supportive housing in that it serves families rather than single adults and is based in an affluent suburban community as opposed to a city. "When Jarvis Court was proposed, the Town of Fairfield agreed to support it unanimously," says Ms. Lowney. "That degree of community engagement is special."

Connecticut's Reaching Home campaign hopes to create 10,000 units of permanent supportive housing by 2014, with 3,000 of those units either already built or in the pipeline. "People in permanent housing require fewer public resources than those cycling in and out of shelters, emergency rooms, and jails," says Ms. Lowney. "And permanent housing is certainly healthier for people and families who have been homeless."

"Right now a lot of people apply for permanent supportive housing after they become homeless," she adds. "But we hope that in the future those who are at risk will know there is an alternative and apply for this housing before they become homeless."

Opposite page:

Top left: Meghan Lowney

Top right: Jarvis Court

Bottom: Analee Rosado and her daughter

**Analee Rosado, Resident Jarvis Court, Fairfield, Connecticut**

It happened so suddenly, says Analee Rosado. One day she had a perfect life, the next she was seeking help at a homeless shelter for her and her two children.

"There are really no words to explain it," she says. "One minute you are comfortable at home, the next you start to notice that bills are piling up. You try to dig your way out by taking a loan here or turning to family or friends there, but all you're doing is covering up one hole and digging another. One minute you're living a perfect life, but in the blink of an eye all of it is gone."

"That's what happened to me. I stood afloat by myself for about six months. But then I said to myself I'm going to end up owing too many people too much money. I need help."

After her daughter's father left the family, Ms. Rosado struggled to pay \$3,000 worth of monthly bills with the \$1,600 she earned as a part-time manager for UPS. She was living in Bridgeport and commuting by car to her job in New York City. Rent was high, child care was high, fuel costs were high. She couldn't keep up. It didn't help that she also suffered from stress-related anxiety attacks.

"I was overwhelmed," says Ms. Rosado, who found help at Operation Hope of Fairfield, Connecticut, which allowed her to stay at the shelter and eventually found her an affordable rental apartment in its new Jarvis Court supportive housing development in Fairfield.

She says Operation Hope was willing to help her and her family because she was willing to help herself. "They don't pamper you," she says. "You have to make your life happen. If they see that you are working to help yourself they will help you. You don't have to worry about being asked to leave as long as you're responsible," she says.

She says her 10-year-old son was a steady source of support during her most difficult days. "He's my little rock," she says. "He was like, 'Oh, we'll be fine. Don't worry about it. You're doing what you need to do to take care of us. We're here. They're going to help us out.' He was my cheerleader."

In December, Ms. Rosado moved into her new three-bedroom apartment at Jarvis Court. "I want the people who built this to know how grateful I am for the help they have provided us," she says. "They have put me and my kids into a wonderful home and we appreciate it."

She says her goal now is to transfer from UPS's New York office to Bridgeport to reduce her commuting expenses. She also wants to eventually purchase her own home and work for herself. "I'd like to become a certified child-care provider and start my own preschool or day care," she says.

Ms. Rosado says her life has changed dramatically since she moved into her new apartment. "I haven't had any anxiety since we moved here," she says. "I feel really relaxed and happy. My son is happy and my daughter is happy. There is just no way to make people understand the situation we are in now. It's wonderful."



**Maureen Linderfelt, Executive Director**  
**United Cerebral Palsy Association of**  
**Southern Connecticut, Inc.**

Maureen Linderfelt says it was participation in a support group for handicapped young people that opened her eyes to the pressing need for housing for people with disabilities. Most of the accessible handicapped housing, she learned, was in senior housing.

"I had these young people who wanted to act like young people but were living in a senior environment," says Ms. Linderfelt, executive director of the United Cerebral Palsy Association of Southern Connecticut, which provides services to a broad range of people with disabilities. "It wasn't healthy for either of them. Twenty-five-year-olds want to do what 25-year-olds like to do – they want to have a party when the seniors are going to bed."

She also discovered that many handicapped young people were living in nursing homes. "They didn't need or want to be there, but it was the only accessible and affordable housing they could find," she says.

Determined to make more affordable handicapped housing available in Bridgeport, Ms. Linderfelt contacted the city and asked about the possibility of acquiring an abandoned building. She learned that the former St. John the Baptiste School in the city's East Side neighborhood was available.

After years of decline, the East Side was struggling to bring itself back. Habitat for Humanity had been reviving entire blocks through construction of new homes for first-time buyers.

Ms. Linderfelt thought the neighborhood's proximity to bus transportation, shops, and a massive multiuse redevelopment project planned for a former industrial site also made it suitable for residents with disabilities.

With support from the city and an array of funders, the United Cerebral Palsy Association acquired the former school building for \$1 and developed 25 new apartments there, all of them accessible to people in wheelchairs. Apartment features include cabinets that descend and bathrooms and hallways wide enough for the easy swing of a wheelchair.

Ms. Linderfelt notes that only about half of the residents of Olde School Commons are handicapped. Her goal, she says, was to build a community where disabled residents were integrated with residents who were not disabled. "I didn't want the building to be 'that handicapped building down the block,' she says. "I wanted it to be an apartment building for many different people.

"My goal was accessibility," she adds. "When I looked at this building I saw the big windows, the solid structure, and space that could be used for community space. We thought we could renovate it to become an anchor in the neighborhood, a place with a heartbeat."

**Yvette Stevens, Resident**  
**Olde School Commons, Bridgeport, Connecticut**

Before Yvette Stevens moved into Olde School Commons in 2007, she had been living in a former hotel building in downtown Bridgeport. Most of the residents in the building were either elderly or disabled, and the rooms and hallways were too narrow for her wheelchair.

Ms. Stevens says she was immediately attracted to Olde School Commons when she learned it would be opening in 2007. "I looked at the building and said, 'Wow, it looks nice.' I knew I would be able to use my wheelchair here. Also, the area has a great bus system, so I can get to my medical appointments easily, and there's a grocery store, a pharmacy, and restaurants close to the building."

Ms. Stevens was born with sickle cell anemia, a degenerative blood disease that over time has wreaked havoc on her body. In 1989, at the age of 27, her sister, who was also afflicted with the disease, died in her sleep of a stroke.

"Anywhere that blood runs in your body can be affected," she says. "Over the years it gets worse and worse. It deteriorates your bone. My hip has collapsed and I have to have hip replacement surgery."

Ms. Stevens also suffers from heart disease and has recovered from a stroke. "Sickle cell is incurable," she says. "You can just treat the symptoms. It affects everyone differently.

"I have been using this wheelchair since 2002," she says. "Inside my apartment I usually walk with a cane or a walker, but it's very painful to walk outside, so I use my wheelchair. After five years it has become my legs – I call it my Cadillac."

Ms. Stevens, who is unable to work, faces her condition with equanimity. Her apartment is filled with African art. She says she spends much of her time reading and crocheting.

"You never know when you are going to get sick," she says. "No one is going to hold a job for you for the week or two that you are in the hospital. If you're lucky it's a week or two and not a month or two. I have been in and out of hospitals my whole life."

**Opposite page:**

**Top: Yvette Stevens**

**Bottom left: Yvette Stevens with Maureen Linderfelt**

**Bottom right: Olde School Commons**





Scudder House, Framingham, Massachusetts  
Member: Framingham Co-operative Bank  
AHP: \$299,000 Grant, \$299,000 Subsidized Advance

**James Cuddy, Executive Director  
South Middlesex Opportunity Council, Incorporated  
(SMOC)**

One of several sober homes developed and operated by South Middlesex Opportunity Council (SMOC), Scudder House provides affordable housing and supportive services to people recovering from substance abuse.

"We realized that people who come to shelter have hit bottom and need support when they leave," says James Cuddy, SMOC's executive director. "It's not helpful to send them out into the same environment they came from and let them sink or swim. Our sober housing model allows folks who have achieved sobriety through shelter or a treatment program to have a sober environment to live in after they leave shelter or a program."

In recent years, SMOC has been making dramatic changes to its housing model. In June 2006, it announced it would be closing its homeless shelters in three phases. "I think shelters were a compassionate idea when they first started, but I don't think anyone envisioned that we were going to have this problem for so long," says Mr. Cuddy. "I think we have to move beyond that now and really find ways for people to have permanent homes."

Mr. Cuddy believes that shelters became more widespread as affordable housing options for substance abusers and others living on the margins narrowed with the rising cost of housing. "Their only option was a shelter," he says.

In phase one of its plan, SMOC closed its Common Ground shelter in downtown Framingham and placed the people staying there in permanent housing — either SMOC housing or other suitable housing. "Our plan has been working extremely well," says Mr. Cuddy. "Fourteen months ago there were probably between 50 and 60 people in shelter in Framingham, but on a Thursday in October 2007 there were 18 people in shelter."

"We still have 47 homeless beds in Metro West, but when someone comes to us now we decide what they need and come up with a plan to help them. We move them out of shelter as quickly as possible. We plan to convert our former shelter space into permanent affordable housing."



**Kerry Normile, Resident and House Manager  
Scudder House, Framingham, Massachusetts**

Kerry Normile says her problems with substance abuse go back a long way. "I started out with alcohol when I was 13, and went on to cocaine," she says. "Eventually, I became a heroin addict, but I came to a crashing halt in 2004 when my boyfriend passed away from a heroin overdose."

Recognizing that she had to change, Ms. Normile entered a detox program and eventually ended up at Spectrum, a residential program for substance abusers in Westborough.

"That program helped me tremendously," she says. "I got off methadone. Being there gave me time away from the world to just try to figure out what I was doing and if I wanted to live. It taught me how to reframe my thinking and think more clearly. Nobody had taught me this before."

"It was time for me to grow up," she says. "I had always been the little girl who didn't want to grow up. I stayed there a while and when I got out I went into SMOC sober housing — first at 360 Union Street and eventually at Scudder House."

Ms. Normile says that life at Scudder House is based on mutual support as a strategy to maintain sobriety. "There's no real program here," she says. "There are rules, and we have chores and attend house meetings, but mostly we're just living. It's community living, but very low key. Mostly professional women live here, and we all get along very well. We support each other and have a common bond knowing that someone will be here when we come home. A lot of us are pretty good friends now. We have all been here a while."

"It's a very unique house, and we are really, really lucky — blessed — to be here."

After she left Spectrum, Ms. Normile found an \$8-an-hour job working for a clothing retailer. "I stuck with them and they promoted me to management and doubled my income," she says. "I eventually got more promotions and became the hiring manager. I don't think I had ever stayed with a job for two years before that."

"I have a 13-year-old son who is back in my life now," she says. "I also would like to go back to school. I realize I'm good with people and good at managing. I'm good at a lot of things I never knew I was good at because I never stayed sober."

"A lot of people who get sober say they would like to work in the field of substance abuse, but I think I would like to do that. I think I would like to go into human services."

Ms. Normile doesn't attribute her changed life to a single cause. She says it involved "being honest and open minded, being willing to accept help, not running away, talking and going to meetings, having a support system, and being humble."

Left: James Cuddy

Opposite page:

Top: Kerry Normile

Bottom: Scudder House



Bridgeport, Connecticut  
 Connecticut Community Bank, N.A.  
 Habitat for Humanity of  
 Coastal Fairfield County  
 20 ownership units  
 \$300,000 grant  
 Habitat Neighborhood Rebuild 8

Meriden, Connecticut  
 Bank of America Rhode Island, N.A.  
 Housing Authority of the  
 City of Meriden  
 34 rental units  
 \$400,000 grant  
 Chamberlain Heights - Hollis Drive  
 (Phase One)

Middletown, Connecticut  
 Liberty Bank  
 Northern Middlesex Habitat for  
 Humanity, Inc.  
 1 ownership unit  
 \$24,740 grant  
 Pearl Street Project

Shelton, Connecticut  
 Naugatuck Valley Savings and Loan  
 Area Congregations Together, Inc.  
 36 rental units  
 \$689,170 grant and subsidy,  
 \$950,000 advance  
 Spooner House

Bangor, Maine  
 Machias Savings Bank  
 Manna, Inc.  
 38 rental units  
 \$240,000 grant  
 Manna Housing

Bangor, Maine  
 Bangor Savings Bank  
 Volunteers of America,  
 Northern New England, Inc.  
 54 rental units  
 \$400,000 grant  
 Bangor Senior Housing

Kennebunk, Maine  
 Kennebunk Savings Bank  
 Accessible Space, Inc.  
 14 rental units  
 \$400,000 grant  
 Kennebunk Supportive Housing  
 Development

Perry, Maine  
 Bangor Savings Bank  
 Passamaquoddy Housing Authority  
 20 rental units  
 \$493,414 grant and subsidy,  
 \$500,000 advance  
 Pleasant Point Passamaquoddy Homes II

Portland, Maine  
 TD Banknorth, N.A.  
 Avesta Housing  
 40 rental units  
 \$400,000 grant  
 Florence House

Brookline, Massachusetts  
 Wainwright Bank & Trust Company  
 Planning Office for Urban Affairs  
 20 rental units  
 \$199,902 grant and subsidy,  
 \$250,000 advance  
 St. Aidans Mixed Income Housing

Franklin, Massachusetts  
 Wainwright Bank & Trust Company  
 The Community Builders, Inc.  
 50 rental units  
 \$400,000 grant  
 Eaton Place

Haverhill, Massachusetts  
 TD Banknorth, N.A.  
 Emmaus, Inc.  
 21 rental units  
 \$165,000 grant and subsidy,  
 \$150,000 advance  
 Murray Court

## 2007 Affordable Housing Program Approvals

New Haven, Connecticut  
 Bank of America Rhode Island, N.A.  
 Housing Authority of the City of  
 New Haven (HANH)  
 102 rental units  
 \$375,000 grant  
 Eastview Terrace Phase 1

New London, Connecticut  
 Liberty Bank  
 Habitat for Humanity of  
 Southeastern Connecticut  
 2 ownership units  
 \$30,000 grant  
 Habitat Davis Farm Phase 1

New London, Connecticut  
 Liberty Bank  
 Habitat for Humanity of  
 Southeastern Connecticut  
 1 ownership unit  
 \$15,000 grant  
 Habitat Rehab Project  
 385 Broad Street

Seymour, Connecticut  
 Naugatuck Valley Savings and Loan  
 16 Bank Street LLC  
 8 rental units  
 \$748,825 grant and subsidy,  
 \$750,000 advance  
 16 Bank Street Apartments

Canton, Maine  
 Bangor Savings Bank  
 Greater Brunswick Housing  
 Corporation  
 26 ownership units  
 \$400,000 grant  
 Canton Village Center

Fort Kent, Maine  
 Camden National Bank  
 Genesis Community Loan Fund  
 18 rental units  
 \$119,997 grant and subsidy,  
 \$120,000 advance  
 Riverview Park Cooperative

Harpwell, Maine  
 Bath Savings Institution  
 Greater Brunswick Housing  
 Corporation  
 13 ownership units  
 \$351,000 grant  
 Hamilton Place

Kennebunk, Maine  
 Bangor Savings Bank  
 The Housing Partnership  
 35 rental units  
 \$580,228 grant and subsidy,  
 \$775,000 advance  
 Bethesda House

Saco, Maine  
 Gorham Savings Bank  
 Avesta Housing  
 30 rental units  
 \$468,734 grant and subsidy,  
 \$470,000 advance  
 Cascade Brook

Amherst, Massachusetts  
 Easthampton Savings Bank  
 Pioneer Valley Habitat for Humanity  
 2 ownership units  
 \$59,922 grant  
 Amherst College –  
 Habitat Partnership Phase I

Boston, Massachusetts  
 First Trade Union Bank  
 Urban Edge Housing Corporation  
 103 rental units  
 \$400,000 grant  
 Jamaica Plain Apartments

Boston, Massachusetts  
 Wainwright Bank & Trust Company  
 Hope House, Inc.  
 102 rental units  
 \$400,000 grant  
 Hope House

Haverhill, Massachusetts  
 Haverhill Bank  
 YMCA of the North Shore  
 22 rental units  
 \$716,843 grant and subsidy,  
 \$826,500 advance  
 Wadleigh House

Hull, Massachusetts  
 Rockland Trust Company  
 Wellspring Multi Service Center  
 6 rental units  
 \$65,000 grant  
 Hand In Hand

Lawrence, Massachusetts  
 River Bank  
 Merrimack Valley Habitat for Humanity  
 4 ownership units  
 \$97,142 grant  
 Market Common II

Lynn, Massachusetts  
 Salem Five Cents Savings Bank  
 Lynn Home for Women  
 34 rental units  
 \$760,084 grant and subsidy,  
 \$1,489,793 advance  
 Washington Square Residence  
 Rehabilitation

Newburyport, Massachusetts  
 Institution for Savings in Newburyport  
 and its Vicinity  
 Newburyport Affordable Housing  
 Corporation  
 7 rental units  
 \$586,490 grant and subsidy,  
 \$620,000 advance  
 Titcomb/Woodland Renovation Project

Peabody, Massachusetts  
 North Shore Bank,  
 A Co-Operative Bank  
 Citizens for Adequate Housing,  
 Incorporated  
 14 rental units  
 \$482,092 grant and subsidy,  
 \$400,000 advance  
 Inn Transition

Worcester, Massachusetts  
 Framingham Co-operative Bank  
 South Middlesex Opportunity Council,  
 Incorporated (SMOC)  
 16 rental units  
 \$340,305 grant and subsidy,  
 \$350,000 advance  
 Dayton Street

Keene, New Hampshire  
 Chittenden Trust Company  
 Southwestern Community Services, Inc.  
 24 rental units  
 \$200,000 grant  
 Railroad Square Senior Housing

Laconia, New Hampshire  
 Laconia Savings Bank  
 Laconia Area Community  
 Land Trust, Inc.  
 16 rental units  
 \$799,269 grant and subsidy,  
 \$1.2 million advance  
 The McIntyre Building

Portsmouth, New Hampshire  
 TD Banknorth, N.A.  
 Portsmouth Housing Authority  
 10 rental units  
 \$436,763 grant and subsidy,  
 \$175,000 advance  
 Lafayette School Senior Apartments

Salem, New Hampshire  
 Salem Co-Operative Bank  
 Salem Housing Authority  
 12 rental units  
 \$508,684 grant and subsidy,  
 \$500,000 advance  
 Braemoor Highlands Senior Apartments

Burrillville, Rhode Island  
 Bank of America Rhode Island, N.A.  
 NeighborWorks Blackstone River Valley  
 47 rental units  
 \$400,000 grant  
 Stillwater Mill Development

## 2007 Affordable Housing Program Approvals

Plymouth, Massachusetts  
 Bridgewater Savings Bank  
 Habitat for Humanity of  
 Greater Plymouth  
 1 ownership unit  
 \$30,000 grant  
 Braley Road Solar Project

Roxbury, Massachusetts  
 Wainwright Bank & Trust Company  
 Madison Park Development  
 Corporation  
 20 ownership units  
 \$200,000 grant  
 Orchard Homeownership Initiative

Springfield, Massachusetts  
 Berkshire Bank  
 YWCA of Western Massachusetts  
 25 rental units  
 \$350,000 grant  
 YWCA Campus of Hope  
 Supported Housing

Worcester, Massachusetts  
 Southbridge Savings Bank  
 South Middlesex Opportunity Council,  
 Incorporated (SMOC)  
 29 rental units  
 \$447,037 grant and subsidy,  
 \$225,000 advance  
 Duxbury Road

Laconia, New Hampshire  
 Laconia Savings Bank  
 Laconia Area Community  
 Land Trust, Inc.  
 8 rental units  
 \$537,762 grant and subsidy,  
 \$403,000 advance  
 Laconia Downtown Initiative -  
 Cook Building

Manchester, New Hampshire  
 Centrix Bank & Trust  
 New Life Ministries of New England  
 5 rental units  
 \$162,655 grant  
 New Life Ministries

Meredith, New Hampshire  
 Meredith Village Savings Bank  
 Laconia Area Community  
 Land Trust, Inc.  
 32 rental units  
 \$484,378 grant and subsidy,  
 \$256,000 advance  
 Meredith Affordable Housing  
 Development

Meredith, New Hampshire  
 Meredith Village Savings Bank  
 Laconia Area Community  
 Land Trust, Inc.  
 13 rental units  
 \$652,901 grant and subsidy,  
 \$659,705 advance  
 Crestview Manufactured Housing Park

North Kingstown, Rhode Island  
 RBS Citizens, N.A.  
 Crossroads Rhode Island  
 58 rental units  
 \$464,150 grant and subsidy,  
 \$1.85 million advance  
 Navy Drive Project I

Providence, Rhode Island  
 Bank Rhode Island  
 Stop Wasting Abandoned Property  
 26 ownership units  
 \$400,000 grant  
 Maplewoods in the City

Tiverton, Rhode Island  
 BankNewport  
 Church Community Housing  
 Corporation  
 50 rental units  
 \$799,233 grant and subsidy,  
 \$2.25 million advance  
 Sandywoods Farm

Stowe, Vermont  
 Merchants Bank  
 Evergreen Communities, LLC  
 34 rental units  
 \$768,468 grant and subsidy,  
 \$1.22 million advance  
 Stowe Workforce Housing

Please note that while the information presented was accurate at the time the AHP awards were made, the member institution and sponsor affiliated with an approved initiative may have since changed. AHP funding may have been deobligated if an approved initiative did not adhere to eligibility criteria. A list of initiatives approved might not include those that were funded as alternates.

## Community Lending Programs

### Grants and Subsidized Loans for Affordable Housing

**The Affordable Housing Program** – Since its inception in 1990, 755 affordable-housing initiatives have been approved for funding through the Federal Home Loan Bank of Boston's Affordable Housing Program (AHP). In 2007, the Bank approved over \$18.5 million in grants and subsidies for advances (loans) to support 48 initiatives.\*

Once completed, these projects will provide 1,303 affordable homes for New Englanders and will join the other 20,496 units that have been approved for funding. In the past 17 years, the Bank has committed more than \$166.0 million in grants and interest-rate subsidies and \$146.6 million in low-interest loans to affordable-housing initiatives in the region.\*\*

The AHP allows the Bank to address, in partnership with member institutions, the affordable-housing needs of communities across New England. Ten percent of the Bank's net earnings subsidizes the program, which awards grants and low-interest advances through member institutions.

The program encourages local planning of affordable-housing initiatives. The Bank's member institutions work with local housing organizations to apply for funds to support initiatives that serve very low- to moderate-income households in their communities. Each year, funding for projects submitted to the AHP by member institutions is awarded in two competitive rounds.

The initiatives approved in 2007 are listed on pages 18 and 19 of this report.

The AHP funds the direct costs and related soft costs for the acquisition, construction, or rehabilitation of:

- Ownership Housing: Including single-family houses, subdivisions, cooperatives, condominiums, and down-payment and closing-cost assistance.
- Rental Housing: Including multifamily rental housing, single-room-occupancy housing, supportive or special-needs housing, mutual housing, and mobile-home parks.

**AHP Income Guidelines:** Ownership housing affordable to households with incomes up to 80 percent of the area median family income. Rental housing in which at least 20 percent of the units are for households with incomes that do not exceed 50 percent of the area median income.

### Grants that Bring Buying a Home within Reach

**The Equity Builder Program** – Funded by 15 percent of the Bank's annual Affordable Housing Program subsidy, the Federal Home Loan Bank of Boston's Equity Builder Program (EBP) offers members grants to provide households earning no more than 80 percent of the area median income with down-payment, closing-cost, home-buyer counseling, and rehabilitation assistance. Members may also use EBP grants to match eligible buyers' savings. Members are required to use the first one-third of their allocation to fund first-time home buyers.

Member institutions first apply to participate in the EBP. In order to participate, members originate the buyer's first mortgage and work with an experienced, qualified home-buyer counseling agency to offer buyers homeownership education. The counseling program must include pre- and post-purchase counseling as well as a financial-literacy component alerting buyers to the characteristics of predatory lending. Members must also provide buyers with concessions, including waived or reduced fees, or a reduced interest rate (a rate below that for a standard, conventional market-rate mortgage), relaxed underwriting standards, or down-payment assistance or other cash contribution made by the member at closing.

Mortgage loans originated with EBP grants may be sold through the Bank's Mortgage Partnership Finance® (MPF®) program, provided that the mortgages and home owners continue to meet the retention requirements of the EBP.

In April of 2007, the Bank awarded 67 members a total of more than \$3.2 million in EBP grants for 67 initiatives.

Members receiving awards are listed by state below.

**Connecticut** Dime Bank, Enfield Federal Savings and Loan Association, Litchfield Bancorp, NewAlliance Bank, Newtown Savings Bank, Northwest Community Bank, People's United Bank, Rockville Bank, Savings Bank of Danbury, Savings Institute Bank and Trust Company

**Maine** Bangor Savings Bank, Bath Savings Institution, Camden National Bank, Gorham Savings Bank, Kennebec Savings Bank, Kennebunk Savings Bank, Maine Highlands Federal Credit Union, Northeast Bank, Norway Savings Bank, Saco & Biddeford Savings Institution

**Massachusetts** Bay State Savings Bank, Boston Private Bank & Trust Company, Bridgewater Savings Bank, Bristol County Savings Bank, Chelsea-Provident Co-Operative Bank, Dedham Institution for Savings, Eastern Bank, Enterprise Bank and Trust Company, Fall River Five Cents Savings Bank, Florence Savings Bank, Greenfield Co-Operative Bank, Greylock Federal Credit Union, HarborOne Credit Union, Legacy Banks, Metropolitan Credit Union, Newburyport Five Cents Savings Bank, Pentucket Five Cents Savings Bank, PeoplesBank, Randolph Savings Bank, Saugusbank, A Cooperative Bank, Savers Co-Operative Bank, Stoneham Bank, A Co-Operative Bank, Stoughton Co-operative Bank, The Bank of Canton, Wainwright Bank & Trust Company, Webster Five Cents Savings Bank, Williamstown Savings Bank

**New Hampshire** Bellwether Community Credit Union, Connecticut River Bank, N.A., Service Credit Union, St. Mary's Bank, Woodsville Guaranty Savings Bank

**Rhode Island** Bank Rhode Island, RBS Citizens, N.A., Washington Trust Company

**Vermont** Chittenden Trust Company, Community National Bank, Heritage Family Credit Union, Mascoma Savings Bank, FSB, National Bank of Middlebury, New England Federal Credit Union, NorthCountry Federal Credit Union, Northfield Savings Bank, Opportunities Credit Union, Passumpsic Savings Bank, The Brattleboro Savings & Loan Association, F.A., Wells River Savings Bank

The EBP may be used to provide up to \$15,000 per eligible buyer for:

- Down-payment assistance.
- Closing-cost assistance.
- Payment of rehabilitation costs associated with acquisition.
- Payment of counseling costs not covered by another funding source. However, any EBP funding used to cover the cost of home-buyer counseling must flow directly to the counseling agency providing the education.

And in conjunction with any of the above,

- Supplementing a home buyer's savings through an Individual Development Account (IDA) or matched-savings program.

**EBP Income Guidelines:** Home buyers with incomes no more than 80 percent of the area median family income.

"Mortgage Partnership Finance," "MPF," and "eMPF," are registered trademarks of the Federal Home Loan Bank of Chicago.

\* Please note that all figures provided are accurate as of the close of the first and second rounds of the 2007 AHP. AHP funding may have been deobligated if an approved initiative did not adhere to eligibility criteria. This total also does not reflect initiatives approved and funded as alternates.

\*\* These figures represent the units and subsidy outstanding as of yearend 2007 net of deobligated AHP funds and including initiatives that were funded as alternates.



## Low-Cost Funding for Housing and Community Economic Development

Like the Affordable Housing Program (AHP), Community Development advances and the New England Fund support affordable-housing initiatives across New England. But unlike the AHP, both can also be used to fund economic-development or mixed-use initiatives. Both programs provide member institutions with favorably priced loans to support affordable-housing or community-development initiatives that meet program guidelines.

**Community Development Advances** – Whether a community needs capital for small businesses, fixed-rate financing for affordable housing, or improvements to local roads or schools, members can turn to the Federal Home Loan Bank of Boston's Community Development advances.

In 2007, members received approval for \$1.8 billion in Community Development advances to help finance 4,931 units of housing and 86 economic-development or mixed-used initiatives. Since 1990, the Bank has approved \$7.9 billion in Community Development advances (and the Community Investment Program advances they replaced) to fund 51,535 units of housing and 507 economic-development or mixed-used initiatives.

**The New England Fund** – The New England Fund (NEF) provides member financial institutions with advances to support housing and community-development initiatives that serve moderate-income households and neighborhoods. The NEF serves a broader range of moderate-income households than the Community Development advance and provides special flexibility for mixed-income residential development.

In 2007, the Bank approved more than \$114.4 million through the NEF to finance 26 initiatives that will create a total of 1,024 units, 343 of which will be affordable to households earning at or below 80 percent of the area median income. Since 1990, the Bank has approved \$7.6 billion under the NEF to finance the construction or rehabilitation of 20,375 housing units.

## 2007 Grants for New England Partnerships

**The 2007 Program** Through its Grants for New England Partnerships (GNP) program, the Federal Home Loan Bank of Boston awarded \$1,000 grants to eligible member institutions for distribution to nonprofit organizations of their choice. In many cases, the nominating member matched the Bank's grant. In 2007, the Bank awarded a total of \$25,000 in grants to 27 nonprofit organizations on behalf of 25 member institutions.

### 2007 GNP Recipients

#### Nonprofit Recipients

NeighborWorks Greater Manchester  
TheatreZone  
Neighborhood Housing Services of the South Shore Inc.  
Riverside Industries, Inc.  
Rural Development, Inc.  
Berkshire Fund, Inc.  
Capeverdian Association  
YWCA Haverhill  
Our Neighbor's Table  
The Helene Berube Teen Parent Program  
HomeShare Vermont  
Our Neighbor's Table  
Spoooner House  
People's Regional Opportunity Program (PROP)  
Habitat for Humanity of Greater Plymouth  
Concord Area Trust for Community Housing (CATCH)  
Hockanum Valley Community Council, Inc.  
Homeworkers  
Saugus Public Library  
Women's Center of Greater Danbury, Inc.  
South Middlesex Opportunity Council, Incorporated (SMOC)  
Project Feed The Thousands  
NeighborWorks HomeOwnership Center of Worcester  
Tenney Memorial Library  
Pike Ladies Society  
The Mentoring Program of Upper Valley  
Williamstown Youth Center

#### Member

Bellwether Community Credit Union  
Chelsea-Provident Co-Operative Bank  
Dedham Institution for Savings  
Easthampton Savings Bank  
Greenfield Co-Operative Bank  
Greylock Federal Credit Union  
HarborOne Credit Union  
Haverhill Bank  
Institution for Savings in Newburyport and its Vicinity  
Legacy Banks  
New England Federal Credit Union  
Newburyport Five Cents Savings Bank  
Newtown Savings Bank  
Norway Savings Bank  
Randolph Savings Bank  
RBS Citizens, N.A.  
Rockville Bank  
Saco & Biddeford Savings Institution  
Saugusbank, A Cooperative Bank  
Savings Bank of Danbury  
Southbridge Savings Bank  
The Brattleboro Savings & Loan Association, F.A.  
Webster Five Cents Savings Bank  
Wells River Savings Bank  
  
Williamstown Savings Bank

Community Development advances and the NEF support loans for the acquisition, refinancing, construction, or rehabilitation of:

- Ownership and Rental Housing: Including single-family, cooperative, condominium, single-room-occupancy, and multifamily housing.
- First-Time Home-Buyer Programs or Residential Lending Programs Targeted to Eligible Households.
- Economic Development: Including loans or lending programs for small businesses; social-service or public-facility initiatives; infrastructure improvements; and retail, commercial, industrial, or manufacturing spaces.
- Mixed-Use Initiatives: These advances can also be used to fund initiatives that involve a combination of housing and eligible economic development.

**Community Development Advance Income Guidelines:** Housing that benefits individuals or households with incomes no more than 115 percent of the area median family income. Economic development that creates or retains jobs for workers with annual salaries no more than 100 percent of the area median income; that benefits households or neighborhoods with incomes no more than 100 percent of the area median family income; or that is located in a Native American area, a Champion or Enterprise Community, an Empowerment Zone, a brownfield, an area affected by the closing of a military base, or a state-declared or federally declared disaster area. Mixed-use initiatives that meet the eligibility requirements for economic-development initiatives.

**NEF Income Guidelines:** Housing that serves residents earning at or below 140 percent of the area median family income or under certain state programs targets between 20 and 25 percent of its units to households earning no more than 80 percent of the area median family income. Economic developments that benefit households or neighborhoods with incomes up to 140 percent of the area median family income.

## Affordable Housing Development Competition

The need for affordable housing in Greater Boston has reached crisis proportions and affects home owners and renters at every income level. To help foster the new solutions and partnerships needed to solve this crisis, the Federal Home Loan Bank of Boston, Citizens' Housing and Planning Association, the Greater Boston Chamber of Commerce, and Kevin P. Martin & Associates, P.C. sponsor the Affordable Housing Development Competition. The competition pairs Boston-area graduate students with housing professionals to develop innovative proposals for affordable housing.

In its seventh year, the Affordable Housing Development Competition was again a great success. Sixty-three students from four colleges and universities had the unique educational opportunity to test their ideas in action. Meanwhile, eight community-development organizations participated – each with a distinct site, vision, and community.



### 2007 Winners

The winners of the 2007 Affordable Housing Development Competition were as follows:

**First Place: \$10,000**

**United Front Homes, New Bedford, Massachusetts**

**Organization**>Preservation of Affordable Housing, Inc. (Rodger Brown)

**Student Team**>Harvard University: Thomas De Simone, Seetha Raghupathy, Linda Shi, Juliana Silbermins, Andrew Spofford, Hieu Truong, and Angel Williams (Graduate School of Design); Massachusetts Institute of Technology: Allan Butler and Stephen Crim.

**Faculty Advisor**>James Stockard, Graduate School of Design, Harvard University

**Design Mentor**>David Lieb, LIEBSTUDIOS: architecture

**Finance Mentor**>Amy Corda, The Village Bank

United Front Homes proposes the redevelopment of a 200-unit development in New Bedford, Massachusetts, with 126 rehabilitated rental units, 30 new elderly rental units, and 30 new affordable for-sale townhouses. A new community center, open to the broader community, would serve as the face of United Front Homes and a place where people in the neighborhood can come together to build a stronger community.

**Second Place: \$6,000**

**Dudley Crossing, Roxbury, Massachusetts**

**Organization**>Nuestra Comunidad Development Corporation (Diane Clark)

**Student Team**>Harvard University: Lorena Droba (Business School), Stephen F. Gray, Sylvie Nguyen, and Dongwoo Yim (Graduate School of Design); Tufts University: E. Franklin Miller

**Faculty Advisor**>Rachel Bratt, Tufts University

**Design Mentors**>Bruce Hampton, Elton + Hampton Architects; Neal Mongold, The Narrow Gate Alternatives in Architecture LLP

**Finance Mentor**>Sarah Lamitie, Boston Private Bank & Trust Company

This proposal calls for construction of a mixed-use, mixed-income housing development in the Roxbury neighborhood of Boston, incorporating retail space, a community center, and 35 new housing units, including 11 market-rate and 24 affordable units.

**Third Place: \$2,500**

**Shawsheen Corner, Lawrence, Massachusetts**

**Organization**>Lawrence CommunityWorks (T. Luke Young)

**Student Team**>Harvard University: Elizabeth Christoforetti and Soojung Rhee (Graduate School of Design); Massachusetts Institute of Technology: Jonathan Cherry, Matthew Chua, Ted Schwartzerg, Hattie Silberberg, Bryant Tan, and Joshua Zade

**Faculty Advisor**>Langley Keyes, Massachusetts Institute of Technology

**Design Mentor**>Carol Burns, Taylor & Burns

**Finance Mentors**>Patricia Capalbo, Wainwright Bank & Trust Company; John Migliozi, East Boston Savings Bank

This plan envisions a green-built initiative with 21 rental apartments, 11 condominiums and townhomes, and open space along the adjoining Shawsheen River in Lawrence.

**Honorable Mention**

**Arbor Green at Forest Hills, Jamaica Plain, Massachusetts**

**Organization**>Jamaica Plain Neighborhood Development Corporation (Lizbeth Heyer)

**Student Team**>Harvard University: Derek Chan, Zheng Chang, Jesse Mintz-Roth, and Kelvin Xuna (Graduate School of Design); Peter Clunie, Myron Thomas, and Jason Ward (Kennedy School of Government); Massachusetts Institute of Technology: Diana Brubaker

**Faculty Advisor**>Eric S. Belsky, Graduate School of Design, Harvard University

**Design Mentor**>Kendra Halliwell, ICON Architecture

**Finance Mentor**>Michael Rosenberg, Bank of America Rhode Island, N.A.

This mixed-use, mixed-income proposal in the Jamaica Plain neighborhood of Boston would create 37,000 square feet of retail space, 223 housing units, a connecting roadway, underground parking, community space, a day-care center, and green space. Of the available housing units, 92 would be affordable rental apartments, 92 would be market-rate apartments, and 39 units would offer affordable homeownership lofts, duplexes, and townhouses.

**2007 Judges**>Russel Feldman, TBA Architects, Inc.; William Fenton, Bank of America Rhode Island, N.A.; Helen Lemoine, Leadership MetroWest; David Parish, Federal Home Loan Bank of Boston; Jennifer Raitt, Metropolitan Area Planning Council; Suzanne Robinson, Green Roundtable, Inc.

**Finance Mentors**>Bank of America Rhode Island, N.A., Michael Rosenberg; Boston Private Bank & Trust Company, Sarah Lamitie; Brookline Bank, Wesley Blair; RBS Citizens, N.A., Peter Macero; East Boston Savings Bank, John Migliozi; Eastern Bank, Susan Feig and Peggy Lawrence; Village Bank, Amy Corda; Wainwright Bank & Trust Company, Patricia Capalbo; Winter Hill Bank, FSB, Kevin Gatlin.

**Design Mentors**>Chia Ming Sze Architect, Inc., Chia-Ming Sze; Elton + Hampton Architects, Bruce Hampton; Icon Architecture, Michelle Apigian, Kendra Halliwell, and Nancy Ludwig; LIEBSTUDIOS: architecture, David Lieb; Mostue & Associates Architects, Inc., Ross Speer and Michael Wolfson; Taylor & Burns, Carol Burns; The Narrow Gate Alternatives in Architecture LLP, Neal Mongold.



## 2007 Advisory Council

The Advisory Council of the Federal Home Loan Bank of Boston advises the Bank and its board of directors on the administration of its special programs for housing and community development.

Organized in 1990, the 14-member body is made up of representatives of housing and community-development organizations throughout New England. Each of the New England states is represented on the council, which meets quarterly.

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River Valley  
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Vice Chair of the Advisory Council  
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Row one: Joseph F. Garlick Jr. , Christopher J. LaRoche, Sarah E. Carpenter, Joan Carty, Sharon Conard-Wells

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Row three: Dana W. Totman, Carlos Vega, David H. Wood

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Holly Frades, Housing and Community Investment Assistant

The Federal Home Loan Bank of Boston is a member-owned wholesale bank for housing finance in the six New England states. Its mission is to support the residential-mortgage and community-development lending activities of its members, which are more than 450 financial institutions across New England. The Bank's community-lending programs offer its members access to grants and low-cost loans to fund affordable housing and economic development in their communities.

# FHLBBoston

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