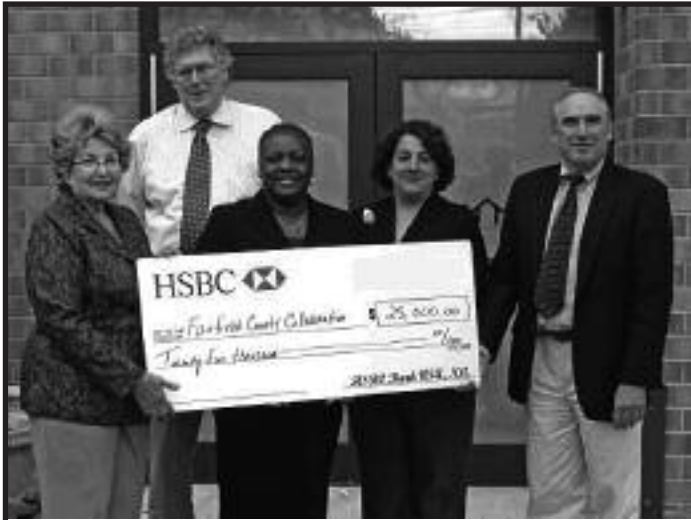




Mutual Housing Association of Southwestern Connecticut, Inc.

Summer 2009

MHA and the Fairfield Collaborative Fund for Affordable Housing



(l-r) Charlotte Suhler, Steering Committee Chairperson, Fairfield County Collaborative Fund for Affordable Housing; Ross Burkhardt, President & CEO of affordable housing developer New Neighborhoods, Inc. in Stamford; Denise Mason, Vice President, Sr. Regional Community Development Manager, HSBC Bank USA, N.A.; Julia Brennan, Program Officer, Fairfield County Collaborative Fund for Affordable Housing; Larry Kluetch, Executive Director of MHASWCT.

The Fairfield County Collaborative Fund for Affordable Housing has awarded \$905,000 in grants since 2007 to eight qualified non-profit housing developers working in Fairfield County, including MHA. The Collaborative Fund is the largest operations grant funder of MHA.

The Collaborative Fund was formed in 2006 by the Fairfield County Community Foundation, corporations, banks, United Ways and private charitable organizations to address the growing shortage of affordable housing in Fairfield County that threatens the quality of life and the economies of Fairfield County's towns and cities. The Collaborative Fund has 21 active private sector funding members, making it the largest collaborative fund in Fairfield County.

The eight non profit developers funded by the collaborative have a substantial number of units in development and as property managers they manage over 1000 units. MHA currently has Friendship House and West Side Commons II in Stamford in development, and will begin construction on Merton House in Bridgeport this summer. The main objective of the Collaborative Fund is to maximize the donor

resources and impact by encouraging larger scale production of quality housing by strengthening nonprofit housing developers who are already working to produce affordable housing throughout Fairfield County. In addition to operating support, the Fund provides technical resources to develop community partnerships.

The Connecticut office of the Local Initiatives Support Corporation (LISC), a nationally recognized nonprofit leader in providing assistance to nonprofit housing developers, manages the Fairfield Collaborative Fund on behalf of the funders. The Fairfield Collaborative Fund operates from office space donated by the United Way of Coastal Fairfield County in Westport, CT.

The photo highlights the most recent contribution from HSBC Bank USA, NA. This year the bank joined with other private sector funders to address the need for affordable housing in Fairfield County through a contribution of \$25,000 to the Collaborative Fund.

(*Adapted from StamfordPlus.com)

Groundbreaking for Garden at Greenfield Commons in Fairfield



(l to r) Theresa Palmieri, Carlton Lloyd, Ethel Evan, Janet Cupole, Bolate Akintolayo and Lydia Lauriano.

Friday May 15, 2009 was the kick off date for planting of vegetables at the new garden at this senior housing site. Residents planned the event, will supply the seeds and nurture the plants.

Foreclosure Prevention Counseling



Carole Sydnor and Todd Fagan with U.S. Congressman Jim Himes

MHA's foreclosure prevention counseling staff have been participating in community information and counseling events to help struggling homeowners from across the region. Carol Sydnor, MHA's Director of Homeownership, urges homeowners to seek help from organizations such as Mutual Housing which serves as an advocate for homeowners and helps them wade through the work of obtaining loan modifications and forbearance agreements. Information on the foreclosure prevention counseling program can be found through the main MHA phone number - 203-359-6940.

MHA IS A CHAMPION IN ACTION



Citizens Bank officials with MHA staff and Board at Maplewood Court

On Thursday, April 12, MHA staff, residents and board members celebrated with Citizens Bank officials as MHA was recognized as a Champion in Action. The Champions in Action Program is a partnership between Citizens Bank and News Channel 8/MyTV9 launched in 2002 to provide financial support and public awareness to

the non profit organizations that work every day to champion change in our communities.

Four times a year, a CT non profit is spotlighted as a Champion in Action and receives a \$25,000 grant from the Citizens Bank Foundation, media coverage from News Channel 8/MyTV9, public relations support and promotional support through advertising in Citizens Bank branches.

"Citizens Bank is very impressed with MHA and its work to create affordable housing opportunities in Fairfield County. We believe its comprehensive programs and services are essential for those in need to manage through these difficult times and are proud to recognize MHASWCT as our Champion in Action in the area of affordable housing," Lori Lindfors, Director of Community Relations, Citizens Bank.

Strategic Planning Process Begins! MHA will soon be celebrating its 20th anniversary!



Consultant Ann Silverman with Board Member Lynn Haig at MHA Board Strategic Planning Session.

As part of the Annual Meeting in October 2009, the MHA Board of Directors will be reviewing a new strategic plan for the next 3 years. MHA has engaged a planning consultant, Ann Silverman, who is leading the board and the staff through the planning process. Ann, who is pictured with Board Member Lynn Haig, has worked with many NeighborWorks organizations on strategic and business planning.

In May and June, following telephone interviews and on-line surveys of board and staff members, the Board of Directors and MHA staff met with Ann in sessions designed to review the organization's beginnings and evolution and to create a vision of where we would like to be in the coming years. We hope to hold a final Board and Staff retreat in late summer or early fall to complete the plan.

Welcome John Gelmetti



MHASWCT is very pleased to welcome John Gelmetti who is MHA's new Controller as of May 26, 2009. John comes to MHA with a strong background in accounting from real estate management companies. He is knowl-

edgeable in property management and investment in commercial, residential and mixed use property, particularly in the New York Tri-state area. MHA staff is looking forward to working with John.

John graduated from American International College and has an MBA from University of New Haven. John resides in Trumbull CT, where he lives with his wife, Jackie and two children, Jillian and Lucas.

Welcome John, from the Board, Staff and Members of Mutual Housing.

Friendship House Renovation Begins



Stamford Mayor Dan Malloy greets guests

On June 1, MHA and New Neighborhoods Inc. celebrated the beginning of the renovation of Friendship House on Perry Street in Stamford. The 121 unit building will be renovated throughout, with all units receiving new kitchens and bathrooms, and making the building more accessible for persons with disabilities. The wonderful celebration took place under a large tent in the parking

lot of Bethel AME Church. Representatives from MHA and NNI spoke, as well as Stamford Mayor Dannel Malloy, U.S. Representative Jim Himes and Charlotte Suhler of the Fairfield County Collaborative Fund for Affordable Housing.



Meet Sorcire Velasquez

Sorcire Velasquez and her family have been residents at Trinity Park since May 2006. Sorcire works as a recruiting assistant in Greenwich at Interactive Brokers, an on-line trading business. Recently she was encouraged by John Holland, a long time Trinity resident, and Robert Owens, MHA Property Manager, to participate in a national training program organized by NeighborWorks.

In March 2009, Sorcire went to Wisconsin to attend a weekend workshop with community leaders from mutual housing organizations throughout the country. People from many places, including California, New Orleans and Boston attended. The purpose of the workshop was to assist resident leaders who would like to initiate a project in their local communities. During the workshop, the residents learned about ideas for projects and discussed selecting a local group to work on the project and complete it.

In the coming months, Sorcire will report back to NeighborWorks on the progress of her project. Right now, she is working on establishing a local group of residents to participate with her in defining and implementing the project. Her goal is to create a project that supports businesses and programs for children in the West Side community. Sorcire has made a commitment to NeighborWorks to report on the project.

Sorcire says "I like living at Trinity Park. It is a low-key, nice building to live in. We all try to meet new families as they move in. We want the best for the children's future. I am hoping that the whole community comes together in the new project. If everyone gives a little bit of time and gets involved with their neighborhood, we will succeed."

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Carolyn Welhous - US Post Office
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~It's SPRING!~



Avid gardener Christine Donnelly who tends to the flowers and tomato plants that she has planted for several seasons since she moved into Huntington Place 3 years ago.

Laurie Soltis with some assistance from building superintendent Carlton Lloyd planting some flowers by the MHA sign at the entrance to this senior housing site on Huntington Turnpike in Trumbull.



MHASWCT Staff: **Mary Dixon**, Staff Accountant • **Greg Dunn**, Property Manager • **Todd Fagan**, Foreclosure Prevention Counselor • **John Gelmetti**, Controller • **Esther Grandone**, Administrative Assistant • **Licia Kendall**, Executive Asst and Housing Counselor • **Larry Kluettsch**, Executive Director • **Grace Martinsen**, Receptionist • **Bob E. Owens**, Deputy Director • **Robert Owens**, Property Manager • **Jeanne Preston**, Accounting Assistant • **Magaly Rivera**, Property Manager • **Sandra Rodriguez**, Property Manager • **Carol Sydnor**, Director of Homeownership Programs • **Jackie Williams**, Sales Director, MHA Real Estate



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