

CAN-DO



**Citizens for Affordable Housing in
Newton Development Organization, Inc.**
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FALL-WINTER 2010

CAN-DO, Citizens for Affordable Housing in Newton Development Organization, Inc., is a community-based non-profit developer of affordable housing for individuals and families with low and moderate income.

Comings and Goings

We have recently welcomed six **new Board members** to CAN-DO who bring vast and various experiences. **Lonna Carter**, is a litigation attorney. **Michelle Hayes** is a Certified Property Manager with 20 years experience in the Facility Management industry. **Sean Jordan**, a Certified Manager of Community Associations, has experience in new business development, home improvement and, most recently, the real estate services business. **Cindy Kane** has fund raising and event planning experience with the John M. Barry Boys & Girls Club and Newton PTOs. **Nina LeDoyt** is an EdM working in Higher Education Development. **Jim Thompson** is a Certified Financial Planner who directs Village Financial Partners at The Village Bank.

This past year we were very sorry to say good-bye to three long-time Board members. **Aprel McCabe** served for nine years, **Lesley Sneddon** served ten years, including time as the Clerk. **Kevin McCormick** served almost five years, much of that time as President. Their contributions will be remembered, their presence missed. We are also grateful for our committed and persistent Executive Director, Josephine McNeil, who has been with CAN-DO since the beginning sixteen years ago. Thanks as well to our other current Board members. Ken Sinclair, who has been serving as Treasurer, Deanna Reid as Clerk, and Judith Voufo.

I look forward to an incredible year working this group of dedicated and talented people!

Jane Eisenstark, President

On November 2nd Vote "No On # 2"



Question 2 on the Massachusetts ballot this November 2, 2010 would repeal the state's primary affordable housing law. We urge you to vote "no" on #2 to protect the affordable housing law for our seniors and working families.

The affordable housing law sets a reasonable goal for all Massachusetts cities and towns: at least 10 % of their homes must be affordable. It serves to encourage construction of new homes by allowing for a single comprehensive permit, as well as flexible zoning for developers who build affordable homes. The law creates homes, greater equity among communities, and opportunities for working families.

Over the last decade, this law has been responsible for approximately 80 % of the affordable homes built outside of the Commonwealth's major cities. More than 58,000 homes have been created for working families, seniors, and disabled individuals across the state. Repealing the law would halt the construction of 12,000 new homes and all of the jobs and economic benefits they would bring.



Kayla A. Rosenberg House

The Vote No on # 2 Campaign is a grassroots coalition of more than 400 organizations, including CAN-DO, and thousands of individuals, civic, business, religious, and academic leaders, senior, environmental, housing, and civil rights groups. All three major candidates for governor agree we should all vote no to support this law.

Lonna J. Carter, CAN-DO Board Member

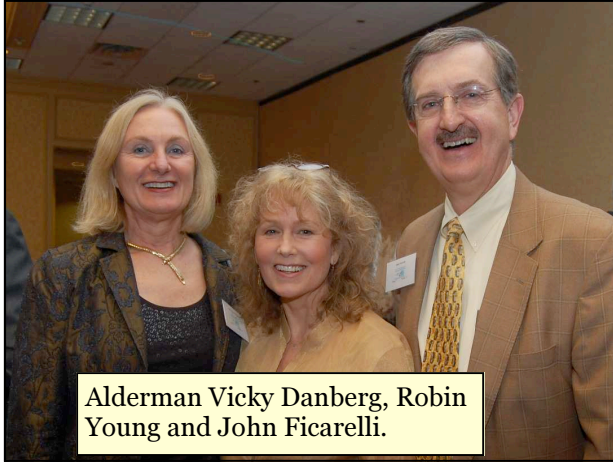
Homeless Factoids:

- 39% of the national homeless population are children (Martha Burt et al, *Helping America's Homeless*, (2001)
- 42% of homeless children are under 5 years of age; of the 42%, only 15% are enrolled in pre-school (U.S. Dept. of Education, 2000)
- 38% of the homeless population have less than a high school degree by age 18 (Burt, et al.)
- 50% of the homeless population report dropping out of school during the course of their education (Aron, et al, *Homelessness: Programs and the People They Serve*. (1999))

Deanna Reid, CAN-DO Board Member



Emcee Robin Young of WBUR being given flowers by CAN-DO Executive Director Josephine McNeil.



Alderman Vicky Danberg, Robin Young and John Ficarella.

Property Updates

Veteran House

Work has begun on CAN-DO's newest project, Veteran House, a two family rental property to house homeless veterans and their families. Since the building is old, de-leading is the first order of business. Once de-leading is completed, renovations and site work can begin with a hoped for occupancy by the new year. We look forward to welcoming these families into our community.



Garfield House

In 1996 Garfield was CAN-DO's first undertaking and is currently having some refurbishing work done and a new drainage system will help keep the basement dry. A new heating system and insulation were also installed to help with fuel costs and occupant comfort. The three family is situated in Newton Corner across from a neighborhood park where the children who live there often play with other neighborhood children.



Nina LeDoyt, CAN-DO Board Member

Annual Celebration

March 6, 2011

2010 Fundraising Event

CAN-DO's Annual Celebration is our biggest fundraiser of the year. On March 7, 2010 friends, colleagues and community leaders attended the Celebration at the Newton Marriot. Together we raised approximately \$75,000 for CAN-DO's affordable housing efforts. After a cocktail reception and silent auction, guests enjoyed dinner and celebrated our community's greatest affordable housing supporters.

This past year, Massachusetts Representative Barney Frank and Mayor Setti Warren offered introductions and greetings to our more than 200 guests. Senator Cindy Creem and Representative Kay Kahn paid tribute to Newton's former mayor, David Cohen, the recipient of CAN-DO's annual Pillar Award.



Representative Barney Frank giving the Pillar Award to former Mayor and CAN-DO supporter David Cohen.

Each year CAN-DO awards the Pillar Award to one member of our community who provides outstanding service and commitment to affordable housing. Cohen served as Mayor of the City of Newton, Massachusetts from 1998-2009. During his tenure, his commitment to diversity in the City was apparent. As the cost of housing, both rental and homeownership, increase, Cohen did more than bemoan the changing demographics of his hometown. He acted! As mayor of a community entitled to Community Development Block Grant funds (CDBG), he directed funds to create housing opportunities for low to moderate income families. With the passage of the Community Preservation Act in 2001, the City had additional resources to devote to the creation of community housing and he supported all the recommendations for housing. As Mayor, Cohen also advocated for affordable housing at the federal and state levels. We hope all of you will join us March 8, 2011 to support affordable housing and pay tribute to the recipient of CAN-DO's 2011 Pillar Award.

Lonna J. Carter, CAN-DO Board Member