



CITY OF NEWBURYPORT
OFFICE OF THE MAYOR
SEAN R. REARDON, MAYOR

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To: President and Members of the City Council
From: Sean R. Reardon, Mayor
Date: April 24, 2023
Subject: Re-Appointment

I hereby re-appoint, subject to your approval, the following named individual as a member of the Affordable Housing Trust. This term will expire on May 1, 2025.

Madeline K. Nash
19 Arlington Street
Newburyport, MA 01950

A handwritten signature in black ink, appearing to read 'S R Reardon'.

Madeline K. Nash
19 Arlington St.
Newburyport, MA 01950
(978)499-0258 . mknash66@gmail.com

Professional Summary:

Innovative community development leader offering extensive experience with community based nonprofits as well as municipal, regional and state entities. Expertise in affordable housing development with a strong track record in implementing complex real estate transactions utilizing strategic partnerships and highly competitive funding sources. Deeply committed to building healthy and sustainable communities.

Career Summary:

Senior Project Manager, Community Economic Development Assistance Corporation, Boston, MA 2017 to present

Senior Project Manager for a quasi-state community development finance institution that provides financial resources and technical expertise for community-based and other non-profit organizations engaged in effective community development in Massachusetts. Responsible for underwriting acquisition and predevelopment loans to nonprofits to support the development of affordable housing that is consistent with the priorities of the Commonwealth and is designed to meet the needs of local communities.

Senior Program Manager, Local Initiatives Support Corporation, Boston MA 2014 to 2017

Developed and administered the Equitable Transit Oriented Accelerator Fund, a state-wide loan fund designed to support affordable housing development near key transit nodes. Underwrote acquisition and predevelopment loan funds for affordable housing and economic development initiatives and implemented loan fund and asset management reporting.

Director of Real Estate, Coalition for a Better Acre, Lowell, MA, 2006 to 2014

Transformed underperforming real estate development department to one with a high level of productivity and professionalism that has resulted in measurable positive community impacts. This work involved identifying new development opportunities, conducting feasibility analysis, and negotiating acquisitions; securing project financing from local, state, federal and private sources; overseeing the local permitting process; supervising the project development team and construction activities; maintaining relationships with funders and community interest groups; asset management for a portfolio of 425 residential units and 33 commercial units; facilitating the CBA Real Estate Committee comprised of members of the CBA Board of Directors and community leaders; supervision of real estate development staff.

Accomplishments include:

- Enhanced CBA's long-term effectiveness and sustainability by facilitating CBA's transition from a single neighborhood focused organization to a regional development entity and initiating CBA's first real estate development outside the city of Lowell;
- Executed over \$55 million in completed real estate projects that resulted in the creation of 60 new, and 279 renovated, tax credit financed housing units while contributing to the measurable stabilization of one of Lowell's most distressed neighborhoods;
- Stabilization of the largest property in CBA's portfolio through the \$33 million refinancing and rehabilitation of the occupied 267-unit North Canal Apartments;
- Enabled CBA to be recognized as an accomplished historic preservation developer through the adaptive reuse of two historic school buildings into residences;
- Enabled CBA to be recognized as a green building specialist with the City of Lowell's 2011 Green Building Award and energy efficiency improvements throughout CBA's existing portfolio including

- the installation of a 827 panel photovoltaic system in partnership with Boston Community Capital;
- CBA's 2012 receipt of the Excellence in Affordable Housing and Community Development award from the Massachusetts Housing Investment Corporation (MHIC);
- Deepened CBA's effectiveness as a vehicle for enriching the lives of its residents by the development of programs for resident support services through building partnerships, and through increasing capacity within CBA's existing property management team;
- Contributed to the financial sustainability of CBA through earning over \$4.4 million in developer overhead and fees with the impletion of five affordable housing projects in six years all of which were completed within budget and on schedule while initiating CBA's pipeline housing projects with \$14.6 million in development resources including over \$1.3 million in developer fees;
- Built strategic partnerships which resulted in CBA's enhanced effectiveness to compete for limited development funds and fulfill its mission of addressing the needs of low income households with a comprehensive community-based approach.

Director of Real Estate Development, Salem Harbor Community Development Corporation, Salem, MA, 1999 - 2006

Managed all aspects of affordable housing initiatives for a nonprofit community development corporation. This work involved coordination with community leaders and CDC staff to identify properties appropriate for redevelopment as affordable rental property or for sale to first time homebuyers, initiation of SHCDC's first residential new construction project, participation in the refinancing and rehabilitation of SHCDC's rental portfolio, and creation and administration of an innovative Lease-to-Purchase Program.

Responsibilities included: identifying properties for acquisition, working with community interest groups, securing funds from public and private sources, implementing the local permitting process, grant writing, financial management and reporting to funding sources, overseeing construction, marketing properties and assisting first time homebuyers in the homebuying process. Position also involved supporting activities of the Board of Directors, including serving as the Interim Executive Director and serving as a development consultant to the North Shore Housing Trust. Staff supervision.

HOME Program Director, City of Fitchburg, Fitchburg, MA, 1994 - 1999

Managed the federal HOME Program for the cities of Fitchburg and Leominster including initiation of lending programs for first time homebuyers and for the rehabilitation of distressed owner occupied and commercial properties; monitored community recipients for compliance with program regulations; completed reports to the federal Department of Housing and Urban Development and maintained financial records; developed contracts and loan closing documents; oversaw housing construction activities and approved requests for payment; supervised Housing Rehabilitation Specialists; administered a Commercial Improvement Sign and Facade Program.

Senior Planner, Windham Regional Planning Commission, Brattleboro, Vermont, 1989 - 1992

Served as regional housing and community development planner for 27 towns in Southeastern Vermont providing technical assistance to municipal officials and community interest groups on local and regional housing concerns; wrote grant applications, administrated Housing Rehabilitation Programs, and created an innovative Community Loan Fund financed through Community Development Block Grants and local banks; as a senior staff planner provided services to municipalities for the revision of zoning by-laws, town plans, and the review of development proposals of regional impact. Staff supervision.

Education:

M.S. in Regional Planning, University of Massachusetts, Amherst, MA.

B.A., Clark University, Worcester, MA, Magna Cum Laude, Political Science concentration.
Achieving Excellence in Community Development, Harvard University Executive Education

Public Service Experience:

Affordable Housing Trust member, City of Newburyport, 2010 to present

Community Preservation Act Committee member, City of Newburyport, MA, 2003 to 2010.

Planning Board member, City of Newburyport, MA, 1999 to 2004.