



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

60 PLEASANT STREET - P.O. BOX 550
NEWBURYPORT, MA 01950
978-465-4413 PHONE
MAYOR@CITYOFNEWBURYPORT.COM

To: President and Members of the City Council
From: Sean R. Reardon, Mayor
Date: January 8, 2024
Subject: Appointment

I hereby appoint, subject to your approval, the following named individual
as a member of the Affordable Housing Trust. This term will expire on
February 15, 2026.

Elaine King Nickerson
16 Purchase Street
Newburyport, MA 01950

RECEIVED
CITY CLERK'S OFFICE
NEWBURYPORT, MA
2024 JAN 21 P 3:53

ELAINE KING NICKERSON
16 Purchase Street
Newburyport, Massachusetts 01950
Elaine.Nickerson223@gmail.com 617-543-2204

November 4, 2022

Christine Jackson
Executive Assistant to the Mayor
Mayor's Office, City Hall
60 Pleasant Street
Newburyport, MA 01950

Dear Ms. Jackson,

Please consider this my letter of interest to be considered for membership on the Affordable Housing Trust for Newburyport. I am including a brief resume and will be happy to answer any questions you, the current Trust members or Mayor Reardon may have as to my background or readiness to serve on this important committee.

I have extensive experience in affordable housing and I am eager to get involved and help address the challenges folks face here in Newburyport as related to their housing situations. I also think that there are many misunderstandings about affordable housing in general and I'd love to be part of an effort to help people understand the basics of affordable housing and its importance to the overall health of our community.

Thank you for taking the time to review my resume and letter and for considering me for this position. I look forward to hearing from you.

Sincerely,


Elaine King Nickerson

ELAINE KING NICKERSON
16 Purchase Street
Newburyport, Massachusetts 01950

Elaine.Nickerson223@gmail.com 617-543-2204

30+ years' career experience in the field of affordable housing.

Focus and experience: post-development rental housing in general and Housing Program Compliance specifically.
Retired in March 2022.

EXPERIENCE

1990–2007

- JUNIOR CONSULTANT
- CONSULTANT
- COMPLIANCE ANALYST,
- CONTRACT MANAGER,
- MANAGER OF HOUSING PROGRAM COMPLIANCE, *OKM ASSOCIATES, INC BOSTON MA*

Having previously served as Director of Property Management for eight years at OKM Associates, Inc, I transferred into the Consulting Division for the last 10 years of my tenure. I served in these roles listed above. The work most pertinent to Newburyport was compliance monitoring of HOME and Housing Stabilization Fund (HSF) as well as a lesser role with Community Development Block Grant (CDBG). The US Dept of HUD, The Commonwealth of Massachusetts' DHCD, and various HOME Consortia were the clients that I worked with during those years. Other work, less pertinent to Newburyport, but interesting was our work on the privatization of housing with Ukraine and Russia in the early 1990s for our client; USAID.

2007–2022

FOUNDING MEMBER, PARTNER, FINEPOINT ASSOCIATES, LLC, WESTFORD, MA

In 2007 I started FinePoint Associates LLC with a partner and began providing services to public and private clients in Affordable Housing and Economic Development. Our Affordable Housing consulting work was services and training related to Compliance Monitoring of HOME, HSF, and the other Massachusetts Bond Funds and all our work was with DHCD and various HOME Consortia.

EDUCATION

- B.A. Middlebury College, Middlebury, Vermont

PREVIOUS EXPERIENCE ON BOARDS AND COMMITTEES

- Westford Affordable Housing Committee, Westford, Massachusetts
 - Chair 2005-2007
 - Member 2001-2005
- Westford Affordable Housing Trust, Westford, Massachusetts – approx. 2002-2006