



**The
Greater
New Haven
Community
Loan Fund**

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NEIGHBORHOOD STABILIZATION PROGRAM ACQUIRES 15 VACANT, FORECLOSED PROPERTIES

First One is Renovated and Sold Others are Under Construction

With Federal NSP funding, the City of New Haven, the Economic Development Corporation and GNHCLF acquired 15 properties as the launch of the neighborhood stabilization program. One home, beyond repair, was demolished and the property became much-needed parking for a community center. One, (top right) located at 108 Read Street required minor rehab, which was managed by GNHCLF. It was the first NSP home to go on the market for homeownership, and sold promptly to a buyer who



took advantage of the City's NSP down payment assistance program to put an extra \$15,000 down on the new home. GNHCLF's Finance Director Annette Rubelmann (left), who was a professional horticulturist in a previous life, is providing expert consultation to the Loan Fund team to perform the landscaping tasks while rendering her final touches to significantly enhance the curb appeal of this home.

New Haven Home Recovery is one of five developers who will work on the remaining 13 properties. The bottom right picture shows a team of architects, contractors, inspectors and designers set to work on 76 Perkins Street, for rehabilitation as four units of supportive housing for very-low income families.





Loan To Massaro Community Farm Gives 'Farmer Steve' a Base of Operations

In January 2010, GNHCLF approved a \$100,000 loan from the Community Loan Pool to rehabilitate the existing house and barn on a farm located at 41 Ford Road in Woodbridge which dates back to 1852. The Massaro Community Farm aspires to be a model farm that educates, nourishes and brings together all people from all communities. The goal of the farm is to offer agricultural and energy educational programs to the community, protect the



The Massaro Farm House, before (above) and after (below.)



remaining farmland and historic structures, and donate organically grown nutritious food to schools and food banks.

In 1916, John and Mary Massaro, two Italian immigrants, and their sons came to Woodbridge, Connecticut and purchased 120 acres of farmland with a house. The farm grew into a successful dairy and poultry operation. After John died in an auto accident, the farm was left to the two sons, Tony and John Jr. They relied upon the generous communities of Ansonia and Woodbridge to help the farm operate. In the early 1990's, Tony passed away and the farm was deeded to the Town of Woodbridge under a conservation easement, allowing John Jr. to live out the rest of his days on his family farm. When John died in 2007, efforts began to restore the farm, now only 57 acres, and operate it as a model Community Supported Agriculture (CSA) farm. In 2008,

the Woodbridge Board of Selectmen voted unanimously to approve the vision of the Woodbridge Conservation Commission's viability study. The non-profit Massaro Community Farm, leases the farm from the Town of Woodbridge for \$1 per year. There is a 10-year lease with an option to renew for an additional 10 years. *...cont'd on Page 2*

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We recognized a few "Good Eggs" at the Annual Awards Celebration!



The annual Good Egg Awards Celebration was held on November 12 honoring Housing Good Bridgette P. Russell, Community Good Egg Rafael Ramos and Corporate Good Egg Robert Mantilia. Nearly 150 community leaders and friends of the Loan Fund joined Platinum Sponsor People's United Bank at Anthony's Ocean View for the silent auction, dinner and award presentations. *More photos on pg 2*

DECD's Lindy Lee Gold and Computer Consultant Bob Caplan negotiate over a special auction item.



Honorees and honored guests: GNHCLF President John Rowland, Rafael Ramos, Bridgette P. Russell, Robert Mantilia and Executive Director Carla Weil.

Massaro Farm - cont'd from Page 1

Although the Massaro Community Farm is in just its first summer of operation, it has already begun doing many of the charitable activities that are its focus. This is in addition to the work of Massaro Farm CSA, which sold out its shares in March and has been providing locally grown, fresh organic produce to its members since June. Also since June, the farm has been providing free produce to agencies in New Haven, Woodbridge and the Valley for distribution to low income persons and families. It estimates that the weekly value of the food donated is in excess of \$500.

All produce on the farm is grown using sustainable organic practices without toxic pesticides or artificial fertilizers. Food grown in this manner improves its nutritional value while reducing adverse effects on the environment. It also makes a safe environment for children and families to come and volunteer; spending time outdoors and getting to know neighbors they wouldn't otherwise meet.

The current farmhouse was built on the site of a home that is found on an 1852 map of New Haven County. While federal earmarked funding, private donations, memberships and other funds have helped get the farm up and running in its first year, a loan was requested from GNHCLF to renovate the farmhouse and buy some essential farming equipment. The house, along with two historic barns built by the Massaro's in the 1920s, are being restored with energy efficient measures while keeping their historic authenticity. They will also offer space for a small community center.

The Massaro Community Farm is partnering with other local groups to build community. It has provided land, water and farming expertise to Marrakech, whose clients are growing their own vegetables. It is providing space for hives and working with the Connecticut Bee Keepers Association which is studying ways to keep bee populations strong. The farm manager, Steve Munno (pictured right), is working with high school and college student volunteers and work/study students, teaching them organic farming principles. The Farm has sponsored educational programs on gardening and films on nutrition at the Ansonia Nature Center and the Woodbridge library. It is planning its second annual Family Fun Day at the farm in October.



For more information, see the Massaro Community Farm website, www.massarofarm.org, or contact its president Jason Morrill at 203-387-0527 or by email: jason@sector13.org. The farm is actively seeking new members to support its charitable activities and seeking major donors to help defray the costs of renovating the farmhouse.

Good Egg Awards Celebration 2009

cont'd from page 1

Recognizing Our 2009 Sponsors

Platinum Sponsor
People's United Bank

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The Annie E. Casey Foundation
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Platinum Sponsor People's United Bank table. Seated L-R: Kathy Barnes, Ed Thomasi, Josely Sanchez, Randy Thomas. Standing: Art Casavant, Tim Hodges, Liz Torres of Bridgeport Neighborhood Trust and Terence Floyd.



Developers and Project Managers Larry Thomas, Tom Dembinski and Wes Oliver mix business with pleasure.

GNHCLF Board Member and UI employee Angel Bruno and Seila Mosquera-Bruno of NeighborWorks New Horizons chat with New Haven's Economic Development Administrator Kelly Murphy.

Save The Date For the
2010 GOOD EGG AWARDS
NOVEMBER 18

Loan Fund Needs Volunteers for Development Committee

Help Us Reach Out to Help Others

The Loan Fund's Board of Directors is creating a new Development Committee to work with the Director of Development to coordinate fundraising and other development activities. Attorney Tom Dufour from the Board has stepped up to Chair the Committee and is recruiting members from the Board and from the community at large. If you would like to help the Loan Fund further its mission, there are opportunities on the Committee for you.

In addition to improving fundraising, the Development Committee will also work to expand the Loan Fund's visibility within the community – the “friendraising” part of development. The Development Committee will help to plan and implement the annual Good Egg Awards Dinner, the annual mail appeal and additional fundraising and community activities. The Development Committee will also work with the Director of Development to identify potential investors, including area foundations.

The Loan Fund earns approximately 65% of its revenue from fees and interest on the loans it makes and on contracts for services it provides to municipalities. The other 35% is raised through grants from government sources, private and corporate foundations, fundraising events and individual contributions. This Committee will be a critical part of ensuring that the Loan Fund continues to serve the community.

Other Board volunteers include President John W. Rowland, Bill Placke and Ed Seibert. Cheever Tyler has also volunteered to serve on the panel. The full Committee will meet quarterly. Committee members will be asked to serve on subcommittees that are event or project oriented, and these subcommittees will meet as needed. Tasks will be matched to volunteers as their talents and schedules allow.

Please contact Tom Dufour at 203-752-2433 or tdufour@tomdufour.com or Development Director Jackie Downing at 203-789-8690 or jacqueline@gnhclf.org for more information.

The Greater New Haven Community Loan Fund gratefully acknowledges recent grants from the following donors.

The Bank of America Foundation
The Annie E. Casey Foundation
People's United Community Foundation
TD Charitable Foundation
Wachovia Foundation

TD Bank 2010

Community Breakfast Series

All Breakfasts are Tuesday mornings from 8:30am to 10:00am at The Graduate Club, 155 Elm Street, New Haven. Reservations should be made at least five days in advance. Call Jackie at 789-8690 or email jacqueline@gnhclf.org

September 14

Update on the MORE Commission, with State Representative J. Brendan Sharkey, (88th district, Hamden), Chair of the Blue Ribbon Commission on Municipal Opportunities and Regional Efficiencies (MORE)

October 12

What's Happening at South Central Regional Council of Governments? Regionalism in our Region, with Carl Amento, SCCROG Executive Director

November 9

Update on The ROOF Project's Neighborhood Stabilization Program, with Eva Heintzelman, ROOF Project Director and Naveed Sobhan, GNHCLF director of Neighborhood Stabilization Programs

Sponsored by



Breakfasts presented through the generous cooperation of The Graduate Club.

Seen at Breakfasts earlier this year.....



David Fink from The Partnership for Strong Communities presents with Tony Lyons, President of The HOPE Partnership with information about HOMEConnecticut working in Old Saybrook.



Watching are Carl Amento (SCRCOG), John Huettner, Jean Stimolo (RideWorks), Architect Jay Bright, Skip Borgerson (ICM) and Wesley Thorpe (Emergency Shelter Management).