



NDA

Neighborhood Development Associates, Inc.

Waterworks project creates new neighborhood

By PAUL HALLORAN

For 30 years, Neighborhood Development Associates – formerly known as the Lynn Community Development Housing Corporation – has been revitalizing neighborhoods and creating home-ownership opportunities.

Perhaps no project better illuminates the positive impact NDA can have on a neighborhood than the redevelopment of the Waterworks site in West Lynn.

NDA took a property with a 120-year-old building that had been vacant since 1991 and created a mini-neighborhood, building 10 single-family homes on Childs and Flint streets and two 2-family rental units on Walnut Street, where the former pumping station had stood.

“This project reflects our commitment to create housing opportunities in neighborhoods throughout the city,” said Charles Gaeta, executive director of the Lynn Housing Authority & Neighborhood Development, the administrative agency for NDA. “There are now 14 units of quality housing on a site that had been abandoned for almost 20 years.”

The project began in June 2004 when NDA received the support of Mayor Edward J. “Chip” Clancy Jr. and the Lynn City Council,

Positive development



Residents of the new housing units at the former Waterworks site as well as the surrounding neighborhood participated in the ribbon cutting for the new development: front from left: Beatrice Chipouras, Alya Rock, Mark Tobin, Kyle Candilieri, Mike Desantis; back, Kathy Reed, Ward 7 Councillor Rick Ford, Mayor Edward J. “Chip” Clancy Jr., Kathy Byrne, Cyrus Rock, Tracy Rock, Jeff Rock and Meghan Nickola.

led by Council President Tim Pheelan and Ward 7 Councillor Rick Ford, and the property was turned over to NDA by the city. Phase 1 consisted of the construction of five single-family homes on the back part of the property – three on Flint Street and two on Childs.

Phase 2 commenced with a neighborhood meeting in July 2007 at which the approximately 50 neighbors in attendance unanimously agreed the Waterworks building needed to be demolished.

Because the property was deemed “architecturally significant” by the

Massachusetts Historical Commission, the NDA had to agree to some conditions in order to get approval for demolition of the building. One was that it contract with a professional photographer to document for posterity the historic value of the site.

Once NDA received permission from the Mass. Historical Commission and the city to demolish the building and permission from the Board of Appeals to construct the new homes, the redevelopment began. Working with the Lynn Historical Commission it salvaged some components of the building, such as the

archway, which has been used in a commemorative garden on the property.

After the Waterworks building was taken down, the second group of five single-family homes was built – two on Flint Street and three on Childs – and the land where the building had stood was cleared. The final piece of the puzzle was the construction of the two 2-family units on Walnut Street.

The project has been a financial benefit to the city, as a parcel that had been vacant for almost 20 years is now producing \$50,000 in annual property taxes.

YMCA helped Joey Cintron turn his life around