



Breaking News!



Park City Apartments fully funded!

In early September, the Women's Institute received the exciting news... the final piece of funding for our largest project ever was approved. Park City Apartments will redevelop the former Park City Hospital in Bridgeport, Conn. into 110 units of rental housing for senior citizens, homeless individuals and low-income working people. This intricate project encompasses two distinct development projects under one roof: 48 units of permanent supportive housing for homeless people with mental illness and/or substance addictions and low-income working individuals; and 62 units of affordable elderly and elderly congregate housing. In partnership with the Bridgeport Housing Authority and Advance Behavioral Rehabilitation Institute (ABRI), we have woven several funding sources into a \$30 million project. We look to start construction by Summer 2008. More news is sure to come!

Save These Dates!

Women's Institute Annual Meeting

Wednesday, November 28, 2007 at 6pm

Citizens Bank

53 State Street, 8th Floor

Boston, MA

Please join us this evening as we share news about exciting developments in 2007 and our plans for 2008!

Women's Institute Open House

Monday, December 3, 2007 at 5pm

62 Washington Street, 2nd Floor

Middletown, CT

The Women's Institute continues to grow in Connecticut! Please join us for our Open House to celebrate our new, larger location.

Dear Friends,

On behalf of the Board of Directors, I want to thank those of you who were able to attend and support our 25th Anniversary event this past spring. I hope you felt as inspired as I did by the work and comments of our award recipients. It was a great evening, and the board and staff were energized by the amount of support and attendance.

As many of you know, the organization has embraced some exciting changes in the leadership of the organization. Lisa Wong departed to pursue her passion for civic and social change on a different level (by running for mayor of her hometown), and Loni Willey has been promoted to take on the role of Executive Director. Loni's intimate knowledge of the Women's Institute has spanned over 6 years where she began her career as Director of Finance and Operations (2001-05), stepped in as interim Executive Director (2005-06), moved into the role of Chief Financial Officer (2006-07), and accepted the position of Executive Director in April 2007. The Board was delighted when Loni accepted this leadership role as she has both the expertise and history with the organization to successfully drive the Women's Institute forward.

The Board is pleased to report the accomplishments of the staff over the past eight months and we are sure you will be too as you read this newsletter.

Sincerely,
Susan Connelly
President, Board of Directors



Loni Willey

A Message from the Executive Director

It is my pleasure to reach out to you in my new role as Executive Director, and to share with you some of the exciting things happening at the Women's Institute. I feel privileged to assume this role, and to work in partnership with the stellar individuals who make up our board and staff.

Even through transition, the Women's Institute remains a strong organization committed to its mission, partners, and constituents. We are working on more projects than ever before, with over 350 affordable housing units in development across two states, representing over \$85 million in financing dollars. We're also working with several groups and organizations in planning new projects, streamlining existing properties, and expanding our collaborative reach. And, as you will read inside, we are celebrating with partners such as Casa Esperanza and Operation HOPE as they open their new properties to individuals and families in need.

Internally, we have been working hard to advance our goals under our Strategic Plan, which you are welcome to review on our website, and plan for our continuing future as a proactive developer, conscientious owner, and collaborative partner of affordable housing. We are also fully staffed as of this month, and I am delighted to introduce you to our team in this newsletter. I look forward to sharing our successes and future direction with you in the coming months, and welcome your input as we continue to build homes and opportunities in our communities.

Project Updates

Familias Unidas Opens in Roxbury, MA

In August, the Women's Institute joined Casa Esperanza and Mayor Thomas Menino in the opening celebration of Familias Unidas in Roxbury, MA. This is the culmination of a long effort to bring additional housing units to fruition for individuals and families in recovery from substance abuse. Also included is a newly constructed Community Center at the corner of the Casa Esperanza campus near the Dudley Common. The Center will offer counseling, job training and placement services to program graduates as well as other support to maintain sobriety. The Women's Institute provided a full range of development consulting services for the project including financing, construction management, operations and coordinating the team, including Watermulder Andrews and MCR Construction. Support came from the MA Department of Housing & Community Development, The City of Boston, Federal Home Loan Bank of Boston, Boston Private Bank & Trust, Co., and many foundations and other agencies.



Mayor Thomas M. Menino, Charlotte Golar-Richie & Ricardo Quiroga (left to right).

Casa Esperanza is a nationally recognized organization that provides bilingual/bicultural residential substance abuse treatment program for men and women. They were the first program in the state to allow women to maintain custody and care of their children while in treatment. Women in treatment at the Latinas y Niños Center remain in the program between nine and twelve months and many bring their children with them into the program, while others work with DSS to reunify with children while they are at Latinas y Niños. In 2003, Casa Esperanza opened Dunmore Place, permanent housing for six families re-uniting with their children, and Casa Esperanza and the Women's Institute are now embarking on a third collaboration that will result in fourteen new units for individuals within this campus. The Women's Institute congratulates Casa Esperanza for their sustained vision and tenacity in making Familias Unidas a reality!

Some of our Projects in Progress

Direct Development:

Indian Field Apartments - New Milford, CT
Partner: New Milford Affordable Housing
40 units of affordable housing for low-income families

Park City Apartments - Bridgeport, CT
Partner: Bridgeport Housing Authority
110 units including 48 units of supportive housing for individuals; 62 units of elderly housing, including 35 congregate units; program space.

Development Consulting:

Inn Transition - Peabody, MA
Partner: Citizens for Adequate Housing
14 units of supportive housing for families

Lazarus Hope - Lawrence, MA
Partner: Lazarus House Ministries
20 units of supportive housing for families; program/educational space

Jessica Tandy Apartments - Fairfield, CT
Partner: Fairfield '08
6 units of supportive housing for families

RESPOND - Somerville, MA
8 units of transitional housing for individuals and families recovering from domestic violence

Jarvis Court Homes Opens to Families

On May 23, 2007, Jarvis Court Homes in Fairfield, CT was dedicated in a formal ribbon cutting ceremony. The ribbon cutting was hosted by the project owner, Operation Hope of Fairfield, a non-profit organization providing innovative solutions to end homelessness in Fairfield and the surrounding area. The ceremony was followed by a private reception.

The Women's Institute provided comprehensive consulting services to Operation Hope and served as project manager for the real estate development. Designed by architect Philip H. Cerrone, and constructed by R.D. Scinto, LLC, the Jarvis Court Homes development is located adjacent to Veteran's

Park at the former U. S. Navy housing site. The development consists of four duplexes that will be home to a total of eight families, including sixteen children, who were formerly homeless or at risk of homelessness. These new homes were developed by Operation Hope in response to a rising demand for affordable housing and supportive services.

The ribbon cutting was attended by local and state officials, housing development and financing partners and those who made leadership gifts to the organization's "A Place to Call Home" capital campaign. The Jarvis Court Homes development was financed by the Next Steps Supportive Housing Initiative through the Connecticut Housing Finance Authority, Webster Bank and generous gifts from hundreds of private contributions and grant partners including the Melville Charitable Trust, the Near and Far Aid Association, GE Foundation, and the Town of Fairfield's Community and Economic Development Office. The Women's Institute was proud to work on this project with Operation Hope, and congratulates them for indentifying the need for supportive housing in Fairfield and leading the charge to make it happen.



Planning, Technical Assistance and Training

Community Care Services - Attleboro, MA
Asset management training, and review of properties

Fairfield '08 - Fairfield County, CT
Full range of development planning and consulting services

One Step Beyond Training Initiative - Connecticut
Facilitation of 9 month training program for teams of developers, property managers, and service providers

Women's Support Services - Sharon, CT
Planning services to address housing needs in community



Women's Institute Staffing Update:

Over the past several months, the Women's Institute has experienced some staffing transitions. We are very proud to be fully staffed, and are excited to introduce (and re-introduce) you to our team!

Massachusetts Real Estate Development:

Rebecca Mautner - Director of MA Real Estate Development

Anne Gelbspan - Senior Project Manager

Mary Roque - Senior Project Manager

Connecticut Real Estate Development:

Betsy Crum - Director of CT Real Estate Development

Wendy Fitzgerald - Senior Project Manager

Elisabeth Youngerman - Senior Project Manager

Cathy San Fan Andre - Project Manager

Operations and Special Initiatives:

Loni Willey - Executive Director

Lynn Peterson - Director of Strategic Initiatives

Beth Freeman Doreian - Director of Finance and Operations

Sam Phinizy - Operations Manager



(Anne Gelbspan, Lynn Peterson, Rebecca Mautner, Sam Phinizy, Beth Doreian, Mary Roque)



(Elisabeth Youngerman, Betsy Crum, Cathy San Fran Andre, Wendy Fitzgerald)



Women's Institute for Housing and Economic Development

Building Homes and Opportunity since 1981

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