Ilene Vogel joined the North Shore CDC in 2013 after 6 years at KIPP Academy Lynn Charter School, where she was first the Director of Operations and Finance and then the Director of Real Estate, overseeing the construction of the school’s 68,000 square foot new middle/high school. Prior to that she was a real estate lender at Boston Community Capital in Boston and has worked in real estate finance at banks in Germany and New York.

David Valecillos joined North Shore CDC in 2014. Before joining, he worked for the Boston University Sustainable Neighborhood Lab, the Boston Redevelopment Authority and on neighborhood planning projects with three other community development corporations in the Boston Area. Valecillos is passionate about complex issues, communities, research, and data driven decisions. He works to create viable and sustainable solutions in collaborative environments. During his time as a graduate student at BU, he obtained the University Award for Excellence in Graduate Study.
About North Shore CDC
North Shore Community Development Coalition (North Shore CDC) invests in neighborhoods to create thriving communities. Focusing on low-income and distressed neighborhoods in need of development, North Shore CDC invests strategically in real estate, in community and civic engagement and in quality, neighborhood-based programming in order to bring opportunity to low-income residents and improve quality of life in the Massachusetts cities of Salem, Gloucester, Peabody and Beverly. They have recently expanded their work area to include Merrimac, MA, where the project presented here at AHDLI is located.

In their flagship work in The Point neighborhood of Salem, MA, North Shore CDC has completed a considerable number of rehab projects on 100+ year old buildings, alongside several new construction projects. In that same neighborhood, North Shore CDC is creating an arts corridor that will incorporate murals and other art work on and near the buildings they own.

Project Description
North Shore CDC is planning a new 100% affordable housing development on two sites in Merrimac, MA. Together the sites will provide a total of thirty-six (36) one, two and three-bedroom affordable housing units, with an onsite laundry room, community space and management office.

28 School Street is an approximately 6,500 SF, two-story building set on 0.2 acres, built in 1885 and originally used as a fire station. It housed the Town Senior Center for many years, but has been vacant for the past 14 years. The town would like the building to be rehabilitated rather than replaced. North Shore CDC anticipates fitting six 1 and 2 bedroom units in the existing building.

2 Littles Court is located on the former Coastal Metals site in the center of a dense residential area just off Merrimac Town Center. North Shore CDC estimates that they can comfortably fit 30 units of 1, 2 and 3 bedrooms, in 2 or 3 buildings totaling approximately 30,000 SF, with 40 parking spaces. They also have the potential to purchase an abutting parcel that will allow them to fit more units and parking on the site, as well as create a second egress to another major road, thus creating a smoother traffic flow.

Project Context
Most of North Shore CDC’s projects have been the rehab of older buildings, and this project is part of the CDC starting to branch out into new construction, including mixed income and uses. They are dealing with its unique challenges, including that abutters often seek traditional New England designs.

Institute Goals
- **Design Innovation**
  Identify strategies for introducing modern building design elements, also allow easy adaption for passive house and green technology, when abutters and municipalities conversely want to stick to traditional New England designs.

- **Site Constraints**
  Develop strategies to deal with a tight site location.

- **Balance Stakeholder Needs**
  Determine approaches to provide as much privacy for the existing abutters, yet create an attractive project that enhances the area. The site is located in the middle of a residential neighborhood, but also adjacent to Merrimac’s small downtown, which is undergoing a revitalization.

- **Innovation**
  Gain fresh ideas for project designs and layout, as well as ways to incorporate community benefits.