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## **Dellbrook Construction breaks ground on Little Neck Village - \$5.3 million 48-unit affordable living housing development**

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The ceremonial ground breaking at Marion's Little Neck Village, a 48-unit affordable housing development, was a celebration of perseverance and planning. The \$5.3 million, five-building project has been the focus of Marion's Affordable Housing Trust for many years and will replace an existing facility that dates back to 1978.

In light of the subsequent unexpected passing of construction and development industry icon Edward A. Fish of EA Fish Associates, Inc., Little Neck Village will always serve as a reminder of Fish's legacy of generosity and leadership, especially in the area of affordable housing.

"My father was always breaking new ground in the affordable housing market," said Mike Fish, president and CEO of Dellbrook Construction, the general contractor at Little Neck Village, and the youngest of Ed Fish's five sons. "He was a true leader by example - passionate about the people he worked with and committed to serve the residents who lived in the communities that he developed."

Through an extraordinary combination of vision, personal drive and a dedication to doing good while doing well, Ed Fish built a successful professional real estate organization. The EA Fish Companies, EA Fish Development, Dellbrook Construction and Peabody Properties became well known in the real estate industry for dedication to the successful development, construction and management of high quality residential and commercial properties. Ed and the EA Fish Companies had a particular commitment to the creation of affordable housing that has truly made a difference in the lives of countless individuals and families throughout New England, the mid-Atlantic and southeastern United States.

"Nothing made my father happier than comments from the residents of his affordable housing communities," said Mike Fish. "Notes and letters from people meant the world to him. He cared about their quality of life. I respect that legacy and it's our responsibility to instill it in everyone at Dellbrook."

"Integrity was good business for Ed Fish," said David Smith, founder of the Affordable Housing Institute, a non-profit international consultancy specializing in affordable housing program design and development. "People trusted him in contentious or delicate political situations. It didn't take him long to make up his mind, or to tell it to you. You knew where he stood."

Designed by the architectural firm of Brown, Lindquist, Fenuccio & Raber, the town-owned senior housing community will consist of 48 mixed-income, aged restricted (62+) one-bedroom apartments. Little Neck Village will feature New England style architecture in "village-style" consistent with the residential recommendations of the Marion Growth Management Committee. There will be three single-story buildings, a two-storied building and a shared community center.

Utility and site prep on the 10-acre site began in March, with Dellbrook placing new gas and water lines as well as overseeing Verizon and Comcast operations installing electrical and

communications services. Particular care was given to separating work areas from the existing cottages. Construction will be phased, with the two-story building constructed first so residents of the existing cottages may be moved into the new building, and the cottages demolished to make way for the additional structures.

When completed, Little Neck Village will be managed by Peabody Properties, an EA Fish Company. "This is a testimony to what the people of Marion wanted and we're here today to celebrate it," said Ed Fish.

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