

Minute NEIGHBORHOOD

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE

459 Granite Street Redeveloped and Rented!

Within one month of its redevelopment, 459 Granite Street in Manchester is now a beacon of renewal for our community and home to four working families.



Part of our West Side RENEW project, which will also involve redevelopment of existing apartments located on Dubuque and Douglas Streets, 459 Granite Street has been an image of blight for many years in this West Side residential neighborhood. The building's renewal, most vividly conveyed in the two bright yellow doors

at its entrance, marks our latest effort to increase the number of affordable, quality workforce housing in the City.

Rents for the one and two-bedroom units are between \$1,000 and \$1,050 per month, with heat and hot water included.

NeighborWorks® Southern New Hampshire purchased the building at tax auction from the City of Manchester in 2018 and improved the property using multiple sources, including HOME funds through the City. Contributions from the TD Charitable Foundation and the business community through the New Hampshire Community Development Finance Authority have enabled us to turn this building into an attractive, purposeful asset.

Continued on page 2



Before



Back view

Executive Director

ROBERT TOURIGNY

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As we continue to carry out our programs and services during difficult times, we remain strong and committed to helping families in ways we couldn't have imagined seven months ago. We are fortunate that this crisis hasn't been as widespread across our properties and the families we work with, and that we have been able to adapt and provide the flexibility needed to meet the needs.

Our challenge today is the overwhelmingly stressed real estate market. We were already facing the most difficult housing market prior to the COVID pandemic. Since the first of the year, the strain on real estate has only increased as the housing supply has lagged while demand continues to rise. Our ability to provide affordable rental and homeownership opportunities is contingent on our being able to acquire land (and buildings to repair) at a reasonable cost. Unfortunately, these types of opportunities are more limited than ever as we are unable to find feasible sites in our region. When properties do come on line, we are seeing prices escalate beyond compare, and still the competition among buyers is fierce.

This bottle neck we experience now will only exacerbate the affordable housing crisis in the future. The only good news associated with this is that we are seeing more and more interest, commentary, and media reports on New Hampshire's housing crisis. Bringing attention to this matter will hopefully result in policy changes and more resources being brought forward to help address the problem. It's also beneficial to have other supporters rallying around the need beyond just us "housers."

Both the Cities of Manchester and Nashua are working to establish their own plans to address the housing needs. I am hopeful that we will be successful in working with our many partners to bring forward real solutions in the near future.

Gratefully,

Robert Tourigny
Executive Director

Continued from page 1

Design expertise was provided by Matuszewski Architects and construction was completed by PIDCOR, Inc.

Enthusiasm for this type of redevelopment in the community has been expressed by Mayor Joyce Craig. "I'm grateful for all NeighborWorks does in engaging our community and raising people up. By working together and investing in key areas of our city, we are revitalizing neighborhoods and making Manchester a welcoming place for all residents."

Interior photos before redevelopment



Continued on page 4

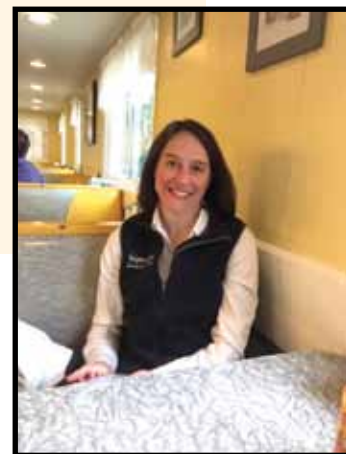


Recognizing Twenty Years!

How quickly time flies! On September 4, 2000, **Jennifer Vadney** began her dedicated career with NeighborWorks® Southern New Hampshire, and has since provided twenty years of excellence and service to our organization. Starting out as a community organizer when we were primarily focused on the city of Manchester, Jennifer's managerial role expanded in 2005. As Neighborhood Development Director today, our Neighborhood Development program has grown to include a total of 7 employees between tenant services, community building, real estate development, and project management, and now covers a southern New Hampshire footprint.

Jennifer continues to make a difference in the quality affordable housing we create and the success of our collaborative efforts to improve neighborhoods and the lives of residents who live there.

Thank you, Jennifer, for your knowledge, endless energy, and continued commitment!



Board of Directors Update

We welcomed **David Grappone** to our Board of Directors, beginning a three-year term in April 2020. David has been involved with our organization for an extended period of time, beginning his association as a volunteer for our microbrew events and later joining the Resource Development Committee.

David is a commercial agent with Keller Williams Realty Metropolitan in Bedford, representing both buyers and sellers of commercial properties in New Hampshire. In 2012, he helped broker our purchase of 801 Elm Street in Manchester, a two-floor building where NeighborWorks® Southern New Hampshire's primary offices are located on the second floor, as well as large conference area and smaller conference rooms that are utilized for educational seminars and counseling.

Prior to his real estate career, David had an extensive career in the automotive industry, primarily as owner/operator of Capitol Leasing Company, Inc. (dba Budget Rent a Car) in southern New Hampshire and northern Massachusetts.



David Grappone

Thomas Garner completed a second, three-year term of service on the Board in March 2020. Tom has brought knowledge and experience as a result of his career in the residential mortgage business, most recently with Bank of America. In addition to Chairing the Finance Committee, Tom served two years as Chair of the Board of Directors. NeighborWorks® Southern New Hampshire made significant movement forward in beginning real estate development in Nashua's Tree Streets neighborhood under Tom's leadership, as well as continuing to build partnerships for community building purposes.

We were disappointed that we were unable to publicly welcome David as a new Board member at the 2020 Breakfast nor recognize Tom for his service these past seven years. Such volunteer leadership is essential to our organization and we are grateful for Tom's and David's involvement and personal support. Tom remains a member of our Finance Committee.



Thomas Garner

Due to the current pandemic, we were unable to host a ribbon cutting to mark the completion of the redevelopment of 459 Granite Street in Manchester. We had an opportunity, however, to show 459 Granite Street to several funders of the project. Other funders were unable to see or chose not to see the property at this time. We are grateful to all supporters of West Side RENEW.

West Side RENEW Funders



*Logan Johnson, Donna Briggs from Eastern Bank,
Robert Tourigny*

City of Manchester
NH Community Development Finance Authority
TD Charitable Foundation
Brady Sullivan Properties
Eastern Bank
Lavallee Brensinger Architects
Trivantus, Inc.
Anonymous
Secured Network Services
TFMoran Inc.
Cambridge Trust
Gary Chicoine Construction Corp.



*Eric LeBlanc from Lavallee Brensinger Architects
with Logan Johnson and Robert Tourigny*



*Jennifer Vadney, Arthur Sullivan, Robert Tourigny,
Mayor Joyce Craig*



*Robert Tourigny and Logan Johnson from
NeighborWorks® Southern New Hampshire and
Dylan Cruess from TFMoran, Inc.*



*George Hunton from the NH Community Development
Finance Authority and Robert Tourigny*

2020 Housing for Everyone Award



Jeffrey Seifert, TD Bank; Robert Tourigny; Maureen Putney and Jennifer Landry, both with TD Bank.

NeighborWorks® Southern New Hampshire is thrilled and grateful to have been recently awarded the **2020 Housing for Everyone Award** by the TD Charitable Foundation, the charitable giving arm of TD Bank. The award is in support of West Side RENEW, an initiative to rehabilitate 459 Granite Street to create new quality affordable rental housing in a blighted building and recondition three buildings located on Douglas Street that currently contain affordable rental apartments, all on Manchester's West Side.

The West Side RENEW project reinforces our revitalization mission in this Manchester neighborhood. The Housing for Everyone Award comes with a \$125,000 contribution from the TD Charitable Foundation. This is the fifth Housing for Everyone Award for NeighborWorks® Southern New Hampshire from the TD Charitable Foundation.

"TD is proud to support the innovative affordable housing initiatives of NeighborWorks to help build an economically strong, inclusive and sustainable Manchester," said Sheryl McQuade, Regional President, Northern New England, TD Bank.

HOMEdteam Community Partners

Demand for home buyer education is strong with participants accessing our on-line educational webinars via HOMEdteamNH.org. A total of 135 individuals participated in educational seminars thus far this year.



For more information about HOMEdteam, please contact Paul McLaughlin at pmclaughlin@hometeam.org or 603.626.4663 ext.1100. To register for an upcoming financial literacy, home buyer, or landlord seminar, please go to <http://www.hometeamnh.org>

Thank you to HOMEdteam's Financial Partners!



St. Mary's Bank
People's United Community Foundation
Keller Williams Realty Metropolitan
Franklin Savings Bank
Woodsville Guaranty Savings Bank
Bar Harbor Bank and Trust

Granite United Way
NeighborWorks® America
U.S. Department of HUD
Mortgage Bankers & Brokers Association of NH

Recognizing Generosity for Unexpected Need

As the COVID-19 situation started to unfold in March, we began to see the financial impact on some of our tenants who lost jobs or significant wages, as well as some homeowners who were having difficulty meeting their mortgage payments. We are grateful for the generous response from individuals and corporate and foundation sources for the special purpose of helping to alleviate financial strain during unforeseen extenuating economic times, as well as those who have continued their financial support of our programs and services.



Our participation in #NHGives on June 9 and June 10 through the NH Center for Non-Profits was a great success. The \$10,135 contributed to our organization during this special 24-hour period of giving came from 55 donors. We received \$1,475 in matching dollars from the New Hampshire Charitable Foundation (included in the total amount figure), and these matching dollars are helping tenants having difficulty paying their rent at this time. Donations came from individuals who renewed their support this year; made an additional gift this year; gave a gift after lapsing in giving; or gave for the first time. These contributions will help our organization continue to address housing needs and help tenants and homeowners.

Also, foundations, corporations, and individuals provided grants and gifts in support of our *Rental Assistance Relief Fund* for the purpose of helping households that are having difficulty making rental payments due to the crisis, keeping individuals and families safely housed and our properties strong. All tenants receiving assistance must first participate in one-on-one financial counseling whose focus is to help tenants develop a plan to maximize financial resources and develop strategies and a realistic approach to their economic situation. We appreciate the leadership support of the **Bank of America Charitable Foundation, Cogswell Benevolent Trust, Harvard Pilgrim Healthcare Foundation, NeighborWorks® America, Manchester Rotary Club, New Hampshire Charitable Foundation, Eastern Bank Charitable Foundation, Bishop's Charitable Assistance Fund, and Eversource**, as well as gifts from **Caryl and Barry Brensinger, Nancy and Thomas Barrett, and Carolyn Benthien**. We also appreciate the generosity extended to tenants in need through **Granite United Way**, providing grocery store gifts cards. We served as a hub for distribution of similar gift cards to other area agencies whose clients are experiencing hardship.

We appreciate this outpouring of generosity, and all donors supporting specific programs and operations to sustain NeighborWorks® Southern New Hampshire so we remain strong and continue to answer housing needs in our state. We look forward to recognizing all donors in our next donor report.

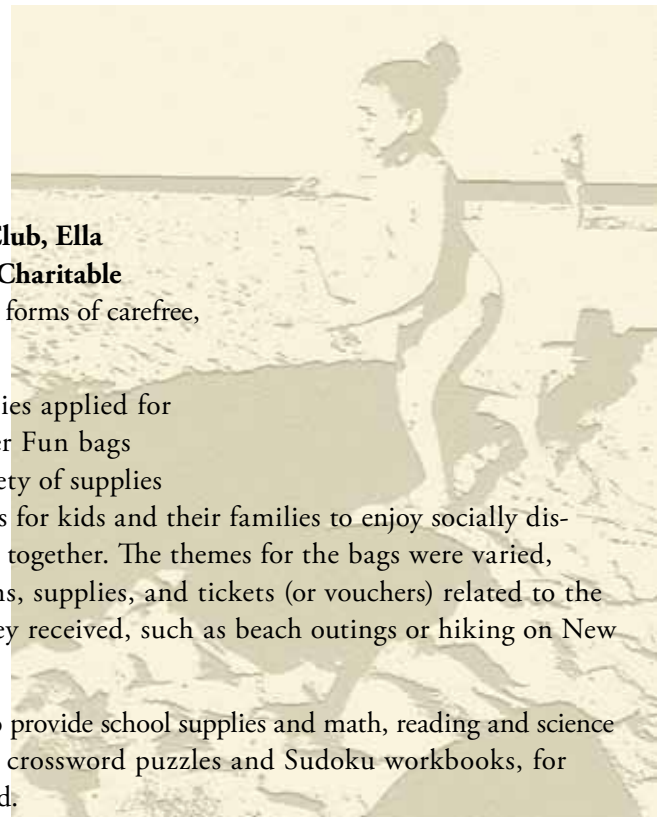
Summer Fun in a Pandemic

Summer vacation for kids was very different this year. Thanks to grants from **DCU for Kids, Queen City Rotary Club, Ella Anderson Trust, and FEEDNH.org-Great NH Restaurants' Charitable Trust**, some kids and teens living in our apartments enjoyed alternative forms of carefree, memorable times.



A total of nine families applied for and received Summer Fun bags that contained a variety of supplies and related necessities for kids and their families to enjoy socially distanced, safe activities together. The themes for the bags were varied, and all included items, supplies, and tickets (or vouchers) related to the Summer Fun bag they received, such as beach outings or hiking on New Hampshire trails.

Support also helped to provide school supplies and math, reading and science workbooks, as well as crossword puzzles and Sudoku workbooks, for kids with greatest need.



Nashua's 38.5 West Hollis Street Building Demolished

Our efforts to improve housing stock in Nashua's Tree Streets area took another step forward in July when we demolished the two-story building located at 38.5 West Hollis Street.

Long a source of blight on a major thoroughfare in the City, this empty, boarded up building was purchased from the City of Nashua in 2019, with the support of foundation and corporate donors to our Nashua Tree Streets Revitalization Initiative.

Our plan is to construct up to six affordable rental apartments within the next two years at this location. Looking forward to creating a new property that will bring needed affordable rental housing to Nashua!



NASHUA TREE STREETS REVITALIZATION FUNDERS

MERRIMACK COUNTY SAVINGS BANK
BRADY SULLIVAN PROPERTIES
EASTERN BANK
TULLEY AUTOMOTIVE GROUP
BELLETETES, INC.
JCM MANAGEMENT COMPANY, INC.
THE PROVIDENT BANK
CAMDEN NATIONAL BANK
GARY CHICOINE CONSTRUCTION CORPORATION
ANONYMOUS
TFMORAN
J.LAWRENCE HALL
KELLER WILLIAMS REALTY METROPOLITAN
NEIGHBORHOOD ENERGY OF NEW ENGLAND

CITY OF NASHUA
EVERSOURCE
LIBERTY UTILITIES
NEIGHBORWORKS® AMERICA
NEW HAMPSHIRE COMMUNITY DEVELOPMENT
FINANCE AUTHORITY

COGSWELL BENEVOLENT TRUST
NEW HAMPSHIRE CHARITABLE FOUNDATION
NEW HAMPSHIRE HOUSING FINANCE AUTHORITY
SAMUEL P. HUNT FOUNDATION
THE MCININCH FOUNDATION

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A Good Time to Give if You Can!

The COVID-19 health crisis has given many households pause to take stock in their personal living situation, including an appreciation for where they have been able to take refuge from the realities of the pandemic. The importance of being financially stable in ownership of a house or condominium, or being able to rent a quality, safe apartment at an affordable level, has intensified during this time.

If you have been able to enjoy the stability of owning a home or renting an apartment at an affordable price, that is something to be thankful for. But many working residents struggle to afford rent or need guidance so they purchase a home they can afford to retain and maintain.

Please consider making a contribution to NeighborWorks® Southern New Hampshire to help us continue to address housing needs in our state. All gifts make a difference.

You may use the enclosed envelope to make your *tax-deductible* contribution. Or go to **donate.nwsnh.org** and contribute through our secure website. A gift to recognize a special occasion or honor those we care about offers another reason to contribute.

Thank You!

