

NEIGHBORHOOD Minute

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE

NeighborWorks® Southern New Hampshire Officially Launches Nashua Tree Streets Revitalization Initiative

NeighborWorks® Southern New Hampshire marked the launch of the next phase of our commitment to housing and revitalization needs in the Nashua region at a morning reception at Crossway Christian Church on Pine Street in Nashua this past winter. The reception provided an opportunity to outline our plans for redevelopment in the Tree Streets neighborhood. Donors to the Nashua Tree Streets Revitalization Initiative, as well as City of Nashua leaders and other donors and partners of our organization, were present to mark this special occasion.

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Front row (left to right): Mike Shea, Belletetes; Bryan Tully, Mark Tully, Vince Tully, Tully Automotive Group; Randy Savigny, Merrimack County Savings Bank; Karl Renney, Eastern Bank; Robert Tourigny, Mayor Jim Donchess, David Cassidy, Eastern Bank; George Hunton, NH Community Development Finance Authority; Thomas Garner, Board Chair; Andrew Cadorette, Travis Craig, New Hampshire Housing

Second row (left to right): Elizabeth LaRocca, Eversource; Dylan Cruess, TFMoran; Clairra Monier, Trustee; Matt Kfoury, Trustee; Pamela Starr, Merrimack County Savings Bank; Trisha Guditz, NeighborWorks® America; Jack Belletete, Belletetes; John Madden, JCM Management Company



NASHUA TREE STREETS REVITALIZATION FUNDERS

- MERRIMACK COUNTY SAVINGS BANK
- BRADY SULLIVAN PROPERTIES
- EASTERN BANK
- TULLEY AUTOMOTIVE GROUP
- BELLETTES, INC.
- JCM MANAGEMENT COMPANY, INC.
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- 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 MCINCH FOUNDATION



This newsletter comes a little later than we anticipated. It should have been in your mailbox before everyone's lives were so abruptly changed. Given our current state of emergency, life is different for all, but in particular for our tenants, clients, and all who are seeing their hours cut and jobs lost. This is a particularly difficult time.

We are all concerned for the health and well-being of our families, friends, neighbors, elders, and our entire community.

At this moment, we have only just begun to see the ramifications of the COVID-19 virus on our country, state, region, and your neighborhood. In addition to the toll that it will take on the health of individuals, this pandemic will surely impact households as they struggle to pay for basic living expenses, such as food and rent or their mortgage.

Although we are working, like many other businesses, through social distancing and virtual connections, we continue to engage with our partners, funders, and volunteers to make sure that families have the resources they need. Donations to support a rental assistance fund are desperately needed. As households who are affected financially by this crisis are unable to pay rent, we won't be evicting tenants. Rather, we need to be able to help them meet the needs of their family. Gift cards and certificates for food, grocery stores, and local restaurants will also be helpful. Please contact us if you are able to assist with these needs.

Thank you for your support of our organization, and for your patience with our services as we work through our own day to day challenges. Please take care, and I wish that everyone remain safe and healthy.

Robert Tourigny
Executive Director

Executive Director

ROBERT TOURIGNY

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Update: Work Begins on 459 Granite Street!



459 Granite Street

Construction has begun on this blighted property on Manchester's West Side, part of our West Side RENEW project. Marked with a red "X" by the City of Manchester and uninhabitable for the past number of years, this property is in the process of transformation, ultimately yielding a total of 4 new units of affordable rental housing for working individuals and families.

Built just before 1850, the building has a strong structural core. Work completed to date or in process includes: demolition of hazardous materials, temporary heat and power installed; demolition of interior to the studs; removal of two of four existing chimneys; removal of existing roof and replacement with new roof; reinforcement of structural components, including floor joist and walls; framing of new roof structure for back staircase; interior wall framing; and removal of exterior siding to sheathing.

West Side RENEW will include the rehabilitation of an additional 7 units on Douglas Street thanks to the investment and resources from the City of Manchester and contributions by New Hampshire's business community that includes Brady Sullivan Properties, Eastern Bank, Lavallee Brensinger Architects, TFMoran, Tidewater Catering, Trivantus, Gary Chicoine Construction, Cambridge Trust through the New Hampshire Community Development Finance Authority.

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Our presence in the Nashua region began in 2013, as we moved forward on the completion of Hidden Pond Apartments, a twenty-eight unit affordable rental development in Amherst; the acquisition of a total of 42 existing affordable rental units in Nashua, which included one 28-unit development and five scattered site locations in downtown Nashua that totaled 10 units; and delivery of homeownership education seminars.

Our team began working with City of Nashua leaders and other community members to identify the most pressing revitalization needs in the City. The Tree Streets neighborhood emerged as a priority, and since this time staff and volunteers have spent considerable time in the area, surveying residents and other stakeholders and hosting a variety of programs and events, all toward building relationships with residents and other stakeholders to better understand issues and develop strategies to help move this neighborhood forward from a social and structural perspective.

The ground work our Community Building and Engagement efforts have laid brought us to the launch of our current investment in the Tree Streets neighborhood where our goal is to improve housing stock, create new housing opportunities, and reduce the number of dilapidated or deteriorated properties. Our investment began with the purchase of a six-unit property located at

4-14 McLaren Avenue and a 2-family property located at 48 Ledge Street.

This acquisition focus was expanded upon with the purchase of 40 Pine Street, an empty lot at the end of the Broad Street Parkway, 38.5 West Hollis Street, and 40 Ash Street. Redevelopment will extend over the next several years, resulting in an estimated investment of more than \$2 million in the Tree Streets neighborhood.

We appreciate the generous response from New Hampshire's business and philanthropic communities whose financial support is helping to make positive change happen in the Tree Streets neighborhood. Stay tuned!



Map of target properties in Tree Streets neighborhood



40 Pine Street rendering



38.5 West Hollis Street

West Side RENEW: 459 Granite Street



Thank you to Trivantus, the latest supporter of West Side RENEW with a \$10,000 gift!

Recent HOMEteam Supporters



Bank of America Charitable Foundation:
Jeannette Lloyd and Kenneth Sheldon



Wells Fargo Housing Foundation:
Richard Palermo



Greater Manchester/Nashua Board of Realtors
(left to right): Steve Robidoux, LendMark Loans; Martha Cossey, Summit Title Services; Thomas Garner, Evelyn Rivera, and Paul McLaughlin with NeighborWorks® Southern New Hampshire for HOMEteam; Hollie Halverson, RE/Max Innovative Properties; Doreen Bourassa, Movement Management.



Woodsville Guaranty Savings Bank:
Marcey Gowen-Nobley and Ann Dow



People's United Bank gift reception



Bar Harbor Bank & Trust: Jaime Frederes

HOMEdteam Community Partners

HOMEdteam delivers quality homeownership and financial literacy education and counseling programs from New Hampshire's southern border to the Lakes Region.



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

2019 Impact

Total Seminar and Workshop Attendees:	339
Total Families Receiving One-on-One Counseling:	186
Total Homes Purchased by HOMEdteam Participants:	64



NH Community Loan Fund Celebration of Veteran's First Homeownership Program at Rock Rimmon Cooperative in Danville, NH.



Happy client Paulina at the closing for her new home in Allentown, NH.

2020 ORGANIZATION EVENTS

Annual Breakfast

Thursday, May 21, 2020
7:30 a.m. – 9:00 a.m.
Manchester Country Club
180 South River Road, Bedford, NH

NeighborFest Nashua

Saturday, June 20, 2020
1:00 pm – 5:00 pm
Elm Street, Nashua, NH

NeighborFest Manchester

Saturday, June 6, 2020
11:00 am – 1:00 pm
Cedar Street, Manchester, NH

2020 David P. Goodwin Outstanding Neighbor Award

Thursday, September 17, 2020
5:00 p.m. – 7:00 p.m.
Straw Mansion Apartments
15 Temple Court, Manchester, NH

For more information please contact Michelle Caraccio at mcaraccio@nwsnh.org or 626-4663 ext. 1300 or go to www.nwsnh.org/events.

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Felix Torres Colon

Executive Director

Manchester Neighborhood Housing Services

1996 – 2004

We were saddened to learn of the passing of Felix Torres Colon in early February. Felix was the Executive Director of this organization from 1996 to 2004 when we were known as Manchester Neighborhood Housing Services. Felix was part of the NeighborWorks® America (Neighborhood Reinvestment Corp.) team that came to Manchester in the early 1990s to work with community leaders and residents, developing a plan to address deteriorating conditions in Manchester's Center City neighborhood, which was overridden by rundown buildings and dilapidated housing, low homeownership, and openly illicit behavior on the streets.

Felix was an engaging, warm, and humble individual, deeply committed to improving conditions in underserved neighborhoods, including housing conditions for those with the least financial resources and opportunities. He had served most recently as Executive Director of New Kensington Community Development Corporation in Philadelphia, another NeighborWorks® America chartered organization, dedicated to housing needs in that region.

Felix acknowledged that risk taking was essential in the early days in order to begin to open doors for quality housing and neighborhood improvement needed in Manchester's Center City. We continue that motto today – “no risk, no housing.” He worked tirelessly, recruiting residents and community leaders and securing resources

to address issues and needs in the neighborhood. In addition to leading efforts to redevelop rundown properties into new affordable rental units, demolish a former crack house and create a public park in its place, and shut down a notorious bar in the neighborhood, Felix led the organization in establishing homeownership education and lending services, and then developing affordable rental housing in other Manchester neighborhoods, including the brownstones located on the north end of Elm Street.

Felix's impact on Manchester continues to be seen and felt today. He cared about others and it showed in the work he did in our community. He is an example of how a person can make a difference in the lives of others. Rest in peace, Felix Torres Colon, and thank you.





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Support Strong Housing!

Charitable contributions help NeighborWorks® Southern New Hampshire address housing need in New Hampshire, whether it is creating affordable rental apartments, providing homeownership and financial literacy education to future homebuyers, or collaborating with residents and tenants in neighborhoods of need in Manchester and Nashua.

Please consider supporting our work. **No gift is too small!**

You may use the enclosed envelope to make your *tax-deductible* contribution. Or, please go to donate.nwsnh.org and contribute through our secure website.

Thank You!



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