

Minute

NEIGHBORHOOD

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE

RENEW II is Rolling Along!



After Redevelopment: Smith & Dow block apartment



Before Redevelopment: Smith & Dow block apartment



After Redevelopment: Smith & Dow block apartment

Capital improvements and updates to 101 apartments located within two brownstone buildings on the northern end of Elm Street and three buildings on Temple Court, all part of our RENEW II development, continue on track. The two Elm Street brownstone buildings, also known as the Carpenter and Bean block and Smith and Dow block, consist of 68 apartments, and the three Temple Court buildings located behind the Masonic Temple, also known as the Straw Mansion Apartments, consist of 33 units. These one, two, and three-bedroom apartments provide affordable housing to households whose income is at or below 50% and 60% of total median family income for the area, which is currently no more than \$59,940 for a family of four in Manchester.

Redevelopment of all 40 apartments located in the Smith and Dow block are expected to be completed by the end of the year.

Over \$5 million in capital improvements is being invested in these units, including new flooring, updated kitchens and bathrooms (including appliances and low flow plumbing fixtures), repainted walls and ceilings, and updated HVAC systems. We will also be completing hardscape and landscape improvements to the front of the Elm Street buildings.

“With RENEW II, we are doing our own version of Extreme Home Makeover 101 times,” says Jennifer Vadney, Neighborhood Development Director. “A construction renovation undertaking of this magnitude involves an extraordinary amount of coordination and an exceptional level of time and people management. Our staff team, along with Hutter Construction and Stewart Property Management, have been phenomenal.

More photos continued on page 3



Before Redevelopment: Smith & Dow block apartment

**NeighborWorks®
Southern New
Hampshire**

P.O. Box 3968
Manchester, NH 03105
T: 603.626.4663
F: 603.623.8011
www.nwsnh.org



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The need for more affordable housing in New Hampshire remains acute. In fact, the need for an increase in housing supply among both rental and for sale properties is unprecedented. Unfortunately, the time it takes to line up all of the local approvals, financing, and resources necessary for a new affordable housing development is lengthy, often taking several years. Even the redevelopment of properties we currently own takes time to accomplish. A few years ago, when our ability to find a new site suitable for development seemed impossible, we focused on the preservation of our own inventory, beginning with RENEW in Manchester's Center City and today through RENEW II.

With the completion of major capital improvements to 200 units in our portfolio, we continue to pursue new development sites and the financial resources to increase the affordable housing supply in our region despite inflation and rising costs. As the interest rate environment continues to rise, we hope that will create opportunities for us that perhaps other developers might not pursue. Only time will tell.

The homeownership market remains challenging, and the rise in mortgage interest rates has made it even more difficult for the first-time homebuyer to find an affordable home. But interest in our homeownership education and counseling programs tells us that many home buyers are staying the course, determined to reach their goal of owning a home of their own. We will continue to make sure these buyers are fully prepared and ready for purchase when it is feasible.

In the meantime, we appreciate the support of our volunteers and donors who help us continue our mission to address the housing needs in New Hampshire. Thank you!

*Robert Tourigny
Executive Director*

Please Give for What is Essential!

The holidays and end of the year will soon be here, a time when many people reflect and give thanks for what is most meaningful in their lives. Family, friends, food, good health, and our homes typically come to mind.

Housing is an essential need. Many New Hampshire individuals and families do not enjoy the comfort of a home of their own or struggle to find quality, safe, rental housing they can afford.

We hope you will consider making a contribution to NeighborWorks® Southern New Hampshire at this time. Your gift will help us continue to create housing opportunities that are essential for the stability, safety, and comfort of others living in our state.

A gift of \$25, \$50, \$75, \$100, \$250 or more, or any other amount, will make a difference. You may use the enclosed envelope to make your *tax-deductible* contribution. Or go to nwsnh.org/donate and contribute through our secure website. A gift to recognize a special occasion or honor those you care about offers another reason to contribute.

Thank you!



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In-Person Seminars and Workshops are Back!



Like so many activities that were unexpectedly disrupted in March 2020, HOMETeam's in-person educational seminars and workshops were suspended due to the COVID-19 pandemic. Everything shifted to remote formats-clients received one-on-one counseling via Zoom or telephone, and homeownership educational offerings remained available exclusively through eHome America on our website.

We are very pleased to have returned to in-person homeownership and financial wellness educational offerings earlier this year. While virtual education will always remain an option for clients seeking this convenience, our in-person programs provide an additional dimension of information for clients and connection to our counselors and partners that we feel can lead to better prepared home buyers. And although the market remains challenging for the first-time homebuyer, interest in homeownership is strong.

We are grateful to our funding and volunteer partners who rode this unprecedented period of uncertainty with us. Our current funding partners are acknowledged on page 7 and, without them, HOMETeam would not be available as a quality resource for New Hampshire residents. We are also grateful to the volunteers who have returned to present at our seminars, providing unbiased information and guidance on matters pertaining to homeownership, the purchasing process, and related matters. All of these factors come together to ensure an important resource in New Hampshire.

Plans for 2023 offerings are being developed, and will be announced on www.hometeamnh.org so please check back often!

We've Launched a New Website!

Check out our updated, streamlined, mobile friendly website for news and other information pertaining to our affordable rental properties, programs (including a link to HOMETeam), volunteer leadership and staff, awards and publications, and to make a donation. Go to www.nwsnh.org and let us know what you think!

David P. Goodwin Outstanding Neighbor Award Reception 2022



Robert Tourigny and Mayor Joyce Craig presenting the award to Sylvio Dupuis

It was nice to be back at Straw Mansion Apartments on a sunny, breezy evening in mid-September where we welcomed guests to help us recognize Sylvio Dupuis as this year's David P. Goodwin Outstanding Neighbor Award recipient and celebrate quality housing and community. Mayor Craig joined Robert Tourigny in presenting the award to Sylvio, sharing her perspective on Sylvio's many contributions to our community. Sylvio has been associated with NeighborWorks® Southern New Hampshire as a volunteer and supporter for thirty years. His actions over the years, and remarks at the podium, reflect his belief in the importance of housing and being involved for the good of all. Thank you Syl!

Other program speakers included Connie Roy-Czyzowski, on behalf of Northeast Delta Dental, who conveyed why housing affordability is not just an issue of concern for individual households but must be a priority for New Hampshire's business community. Also, Erin Richmond, resident of Whittemore Place in Londonderry, and Beth Jellison, Manchester homeowner, shared how quality rental housing and homeownership positively impacted their families' lives. We thank our event sponsors, and all guests who attended in support of our organization and the recipient of this special award.



Past (and Current) Award recipients: Sylvio Dupuis, Dean Christon (NH Housing), Pauline Ikawa, Robert Dastin, Ron Boufford, Barry Brensinger



Jocelyn Petry, Kate Skrocki, Sharon Driscoll



Jeff Boufford, Kristina Boufford, Ron Boufford



Rob Dapice and Dee Pouliot



Ryan Tufts, Tom Breslawski, Jay Brewster



Rey Brito, Robert Tourigny, Jay Muth, Daisy Cruz



Rick Sawyer and Sandra Almonte



Richard Plourde, Sandra Almonte, Eric LeBlanc, Anne Ketterer



Michelle Caraccio, Sue Manchester, Ellen Rosopa



Evelyn Rivera, Dick Patterson, Paul McLaughlin, Mariangely Martinez-Rubio, Andrew Cadorette, Emily Samatis



Tom Breslawski and Zachery Palmer



Logan Johnson and Ryan Stewart



Donald Stokes and Connie Roy-Czyzowski



Ryan Gough and Diane Brewster



Richard Bunker and Bob Baines



Dylan Cruess and David Grappone



Sandra Almonte, Will Stewart, Angie Lane, Jennifer Vadney



Barry Brensinger, Dennis Ryan, Arthur Sullivan



Greg Chakmakas, John Deachman, Marc van Zanten, Heidi Soucy



Barry Brensinger, Garth Corriveau, Mike Reed



Diane Brewster and Ryan Tufts



Charlie Goodwin, Jaye Goodwin, Walter Milne, Bill Marvin



Mike Perrella, Dennis Ryan, Dallas Lagerquist



Karen Metz, Michelle Caraccio, Robert Dastin



Natasha Dube, Beth Jellison, Tom Krebs



Bill Zafirson and Pauline Ikawa



Londonderry Tenant Erin Richmon (second from left) and her daughter with NWSNH staff members Rey Brito, Danielle Crowe, Daisy Cruz, Johanna Beachy



Kevin Finke and Jennifer Vadney



Jesse Ferreira, Ryan Stewart, Scott Blakeslee



Dick Patterson, Paul McLaughlin, Dan Heying

Thank you to our 2022 event sponsors!



SHEEHAN PHINNEY



Thank You to HOMEteam Community Partners!



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Woodsville Guaranty Savings Bank
Mortgage Bankers & Brokers Association of NH
Franklin Savings Bank

Thank you to our NEW HOMEteam funders



JPMorgan Chase:
Left to right:
Doreen Warren,
JPMorgan Chase;
Paul McLaughlin,
HomeOwnership
Director; Fahad
Kalwar, JPMorgan
Chase; Mayor Joyce
Craig; Roxann Cooke

JPMorgan Chase
opening on Elm Street

Thank you to our RENEWED HOMEteam funders



Meredith Village Savings Bank:
Left to right: Paul McLaughlin; Denise
Hubbard, Mortgage Loan Program
Specialist; Charles Dowd,
Mortgage Sales



Bangor Savings Bank:
Left to right: Jaime Nadeau, Branch
Manager; Steven Paquette, Sr.
Customer Service Specialist; Heather
Francoeur, Manchester Branch
Manager; Paul McLaughlin; Keith
Jackson, Wealth Management
Relationship Manager; Jessica
Preciado, Customer Service Specialist;
Victoria Souder, Customer
Service Specialist



Merrimack County Savings Bank:
Left to right: Vanessa LeBlanc,
Bank Services Supervisor;
Niki Boutin, Teller; Pamela
Starr, Mortgage Loan Officer;
Paul McLaughlin; Deborah
Stoodley, Branch and Business
Development Manager

Don't miss your chance to attend our

“Annual Breakfast!”

“ We hope you will be there to show your support for the importance of creating strong, quality rental and homeownership opportunities for residents of our state, and network with others who have a personal or professional interest in housing. ”

SAVE THIS DATE!

Thursday, March 30, 2023

7:30 am – 9:00 am | Manchester Country Club, 180 South River Road, Bedford

“ Details about this event, including where to purchase ticket(s), will be available in early 2023. ”

“ For more information about sponsorship opportunities for our 2023 events, please contact Michelle Caraccio at mcaraccio@nwsnh.org or (603) 626-4663 ext. 1300. ”