

June 2019

Minute NEIGHBORHOOD

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE

Construction in Merrimack Will Begin This Summer!

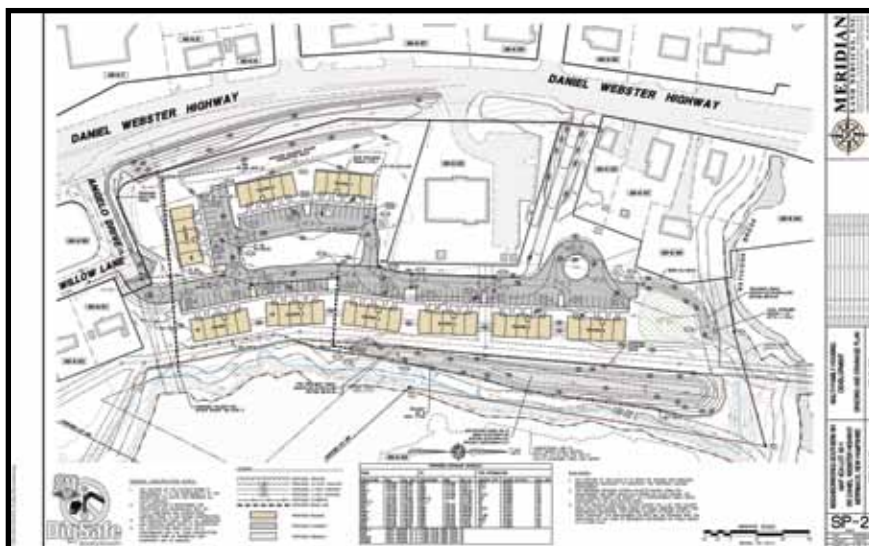


NeighborWorks® Southern New Hampshire is moving full speed ahead on the pre-development process for The Merrimack Townhomes, a new affordable rental development in this community of almost 26,000 residents located between Nashua and Manchester. Similar to other southern New Hampshire communities, Merrimack is feeling the pinch of the high cost of housing and lack of supply of affordable options. Median income for a family of four is \$102,900 with single family homes comprising 87% of all housing in town.

Construction of this \$10.6 million project will begin this summer and consist of 45 new townhouse units that will be occupied by individuals and families earning at or below 30%, 50% and 60% of area median income. The Merrimack Townhomes will meet housing affordability for households whose annual income could range from \$22,000 to \$66,720.

Located at 315 Daniel Webster Highway, the property is being purchased from The Granite YMCA. The development will consist of 9 buildings with five units in each building: 31 two-bedroom and 14 three-bedroom apartments, each having one full bathroom and one half bathroom. Total square footage of the two bedroom units will be approximately 1,000 square feet; total square footage of three bedroom units will be approximately 1,300 square feet. All of the apartments will be equipped with washer/dryer hookups, and kitchens will be equipped with range, refrigerator, and dishwasher.

“We know there is a need for quality, affordable rental opportunities in Merrimack and these units will help to address that need,” says Jennifer Vadney, Neighborhood Development Director.



**NeighborWorks®
Southern New Hampshire**

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NeighborWorks® Southern New Hampshire's social investment, coupled with our real estate and capital investment, continues as we work toward revitalizing neighborhoods in Manchester and Nashua. Through community building and engagement, resident involvement, and citizen leadership, we are working with many partners to bring holistic neighborhood revitalization to these communities. We have expanded our tenant services program significantly over the past few years, looking at how we can work with others to help bring these types of resources to residents beyond our own properties.

We are fortunate to be working with the Granite YMCA to purchase property from them to build housing in Merrimack. Beyond that we face a great challenge. As house prices and rents are rising faster than households can afford to pay, the opportunities for us to develop new affordable housing are dwindling.

Affordable housing development opportunities can be feast or famine. There have been times, like during the great recession, when the real estate market was down and opportunities for us abounded, but then there are times like today when very little is for sale. And what is available is cost prohibitive. We need to be identifying those opportunities now so that we are able to provide housing opportunities for those in need well into the future.

Financial and other forms of support help us meet these challenges, and we are grateful.

*Robert Tourigny
Executive Director*

NeighborWorks® Southern New Hampshire Receives TD Charitable Foundation's Housing for Everyone Award

For the fourth time in nine years, NeighborWorks® Southern New Hampshire has been the recipient of the TD Charitable Foundation's "Housing for Everyone" award, a distinction which carries a \$125,000 grant to the recipient organization. This award will support the creation of The Merrimack Townhomes.

The Housing for Everyone award brings attention to a long history of support from the financial institution and its charitable arm, including annual contributions for financial literacy and homeownership education and counseling services through our HOMEteam collaboration. Just under \$600,000 in financial support has been contributed since our founding, in addition to TD Bank's lending investment in our Hooksett affordable rental development. TD Bank employees have provided countless hours of volunteer service, serving on committees and Boards of the organization, presenting at educational seminars, and volunteering at various events.

"The TD Charitable Foundation and TD Bank have been significant partners of NeighborWorks® New Hampshire, from our origins as a grassroots organization addressing revitalization issues in Manchester's Center City to today's multi-dimensional community development approach," says Robert Tourigny.



Jeff Seifert and Steve Webb from TD Bank with Robert Tourigny, Thomas Garner, NWSNH Board Chair, and Barry Brensinger, NWSNH Trustee.



Support from Professional Associations

NeighborWorks® Southern New Hampshire was a recent recipient of support from Eversource's employee-led Young Professionals Business Resource Group, accepting the gift following a panel presentation presented by the group on attracting and retaining the next generation of employees. HOMEteam staff looks forward to partnering with the group to provide homeownership and financial literacy education programs.



left to right: Bill Quinlan, Eversource New Hampshire President; Kaitlyn Woods, Eversource; Paul McLaughlin and Michelle Caraccio from NeighborWorks® Southern New Hampshire; and Sandra Gagnon, Eversource

NeighborWorks® Southern New Hampshire was also the recent recipient of two gifts from NHCIBOR Cares: One gift for general support and the second as a directed gift from the DeStefano-Barrett Legacy Fund in honor of Robert Cruess, a member of NH CIBOR.



(left to right): Jennifer Vadney, NeighborWorks® Southern NH; Gaelen Cruess, TFMoran; Robert Tourigny; David Grappone, KW Commercial; Laura Nesmith, Colliers International.

Eversource is New Hampshire's largest electric utility, serving more than 500,000 homes and businesses in 211 cities and towns. NHCIBOR is a professional organization providing information, education, products and services pertinent to commercial real estate and commercial real estate practitioners. We appreciate this generosity from these two professional organizations associated with the business community.

NeighborWorks® America Community Leadership Institute



(left to right): Victoria Adewumi, Manchester Health Department; Magnes Lewis, Crossway Christian Church, Nashua; Janine Woodworth, Manchester volunteer; Erica Brooks, NeighborWorks® Southern New Hampshire; Ginny Bogert, Manchester Police Athletic League; Paul Janampa, New Hampshire Catholic Charities, Nashua. Front with sign: Nicole Blaha, Partnership for Successful Living (Nashua).

A team of volunteers attended NeighborWorks® America's last Community Leadership Institute (CLI) in Houston, Texas. Volunteers and staff from NeighborWorks® America affiliated organizations convene for this annual conference to brainstorm and discuss community building issues and strategies, and bring their ideas and renewed perspective back to their respective communities.

The team is currently working with the Pass Along Project in Nashua on an initiative to provide clothing to families who have foster children recently placed in their homes. A second project is in formation for later this year, and will involve street art (mural) projects in Nashua and Manchester, linking the two communities in a visual manner.

2019 ORGANIZATION EVENTS

Annual Breakfast

Wednesday, April 4
7:30 a.m. – 9:00 a.m.
Manchester Country Club
180 South River Road, Bedford, NH

NeighborFest Nashua

Saturday, June 15
12:00 p.m. – 5:00 p.m.
Los Amigos Park & Ash Street Skate Park
Nashua, NH

NeighborFest Manchester

Saturday, June 1
11:00 a.m. – 1:00 p.m.
249 Cedar Street, Manchester, NH

2019 David P. Goodwin Outstanding Neighbor Award

Thursday, September 12
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@wnsnh.org or 626-4663 ext. 1300 or go to www.wnsnh.org/events.

Thank You to our 2019 Event Sponsors!



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Annual Breakfast 2019

The banquet room at the Manchester Country Club was filled on April 4th with nearly 200 guests as we gathered to report on activities, accomplishments, and challenges of the past year, and priorities going forward.

All of the guests of this event are connected to NeighborWorks® Southern New Hampshire in some manner - either as a personal financial donor, associated with a corporation or foundation that donates financially, business partner, volunteer, or community leader. All play a factor in our ability to create quality housing and improved neighborhoods.

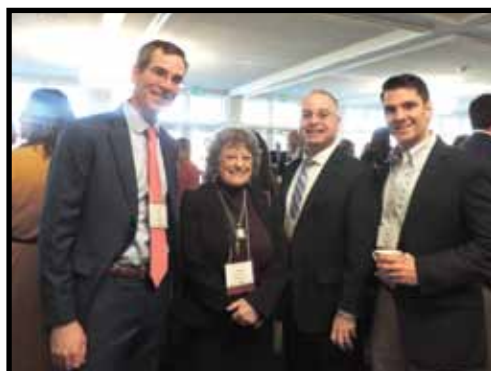
Guests speaking at the podium included Manchester Mayor Joyce Craig and Nashua Mayor Jim Donchess, along with David Cassidy, Senior VP and NH Commercial Group Director at Eastern Bank; Barry Brensinger, Trustee and Manchester Proud Coordinator; and Robert Tourigny. Departing Board members Kerrie Diers, Colleen Lyons, and James Vayo were acknowledged for their six years of service as members of the Board of Directors, and we welcomed new members to the Board.



Robert Tourigny with Mayor Donchess and Mayor Craig



David Cassidy and David Sargent



Chris Candon, Susan Manchester, Mike Panebianco, Greg Chakmakas



Mary Sullivan, Karen Mayrand, Jan Raymond



Tony Demers, Donna Briggs, Matt James, Robert Tourigny



Joe Whitten and Jenn Hebert



Molly Hayes, Ginny Larkin, Dee Pouliot



Debra Davis Thum, Elizabeth LaRocca, John Greene



James Normand and Maureen Higham



Beth Jellison and Diane Brewster

ANNUAL FUND

April 1, 2018 – March 31, 2019

With gratitude, we recognize the following individuals, foundations, corporations, businesses, and other entities for their generous financial contributions and volunteer support this past fiscal year. Contributions are vital to our work!

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We appreciate our supporters and volunteers. If we have misspelled or omitted your name, please accept our apologies and notify us at 603.626.4663.



Bill Weidacher and Diane Davidson present \$5,000 contribution to Robert Tourigny in support of Nashua Tree Streets Revitalization project.

Your Support Makes a Difference!

Not everyone comes from a tradition of homeownership or is knowledgeable about financial steps to take to become a homeowner. Yet having stable, financially sustainable housing affects household well-being and overall community strength.

Charitable contributions help NeighborWorks® Southern New Hampshire address housing need in New Hampshire, whether it is creating affordable rental options, 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!

Service Makes a Difference

W

e recently recognized Kerrie Diers, Colleen Lyons and James Vayo for their completed terms of service on our Board of Directors. Their involvement and other forms of support have helped advance our mission. We are grateful to them and all our volunteers who make a difference.



Tom Garner and Robert Tourigny present plaques at Annual Breakfast

Welcome New Board Members

T

hree new members were elected to our Board of Directors, each for a three-year term. Megan Carrier, Esq., is an attorney with Sheehan Phinney in Manchester; Eric LeBlanc of Nashua is an architect with Lavallee Brensinger in Manchester; and Connie Roy-Czyzowski of Manchester is Vice President of Human Resources at Northeast Delta Dental.



Connie Roy-Czyzowski



Megan Carrier



Eric LeBlanc

Progress in Nashua

Redevelopment of the recently acquired 4-14 McLaren Avenue and 48 Ledge Street properties moves forward in our commitment to improving housing in the Tree Streets area. We anticipate investing up to \$450,000 in capital improvements and energy upgrades to these properties.

Primary funding is from the City of Nashua, and support for energy related improvements was provided by Eversource and Liberty Utilities through their Home Energy Assistance Programs.

Improvements completed to date at one or both properties include: heat and hot water system upgrades; installation of new insulation in exterior walls, attics, and basement; installation of new bathroom vents and LED lighting fixtures; new front and back doors; new roofs; and new porches.

Other planned improvements in all or some units include: new windows; new kitchens; new flooring; interior painting; new appliances; sealing and striping of parking area.

All work is slated for completion by the end of July.



4-14 McLaren Avenue (before)



4-14 McLaren Avenue (after)



44 Ledge Street (before)



48 Ledge Street (after)

HOMETeam Community Partners



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

For more information about HOMETeam, 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>

Recent HOMETeam Funders



Jessica McQuaid from St. Mary's Bank with Paul McLaughlin and Robert Tourigny

NBT Bank: Stephen Lubelczyk, Michael Huot, Marilyn Charbonneau, Paul McLaughlin, Robert Tourigny, Jay Bianchi



Robert Tourigny, Caitlin Meany (Lakes Regional Community Developers), Paul McLaughlin and Rosemary Heard (CATCH Neighborhood Housing) with Joseph Carelli, Citizens Bank



HOMETEAM Impact in 2018

233 Households Educated
(339 Individuals)
207 Households Counseled (One on One)
76 Homes Purchased
17 Clients Obtained a Reverse Mortgage
17 Seminars/Workshops Held

Thank you to HOMETeam's Financial Partners!



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NEIGHBORHOOD Minute

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE

SAVE THE DATE

NeighborWorks®
Southern New Hampshire's
**2019 David P. Goodwin
Outstanding
Neighbor Award
Reception**

Award Recipient
Ron Boufford

Thursday, September 12, 2019
5pm – 7pm

Straw Mansion Apartments
15 Temple Court, Manchester, NH

