

NEIGHBORHOOD Minute

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE



Celebrating 249 Main Street in Nashua! 45 new affordable rental apartments

The new outside courtyard was the perfect location to welcome guests in celebration of the completion of the Apartments at 249 Main Street. We were honored to gather together with our funding and development partners, organization volunteer leadership and staff, and other donors and friends to recognize the completion of this significant project that has brought 45 new affordable rental apartments to downtown Nashua, revitalizing a previously empty lot in the middle of Main Street.

Speakers at the event included Mayor Jim Donchess, Eric LeBlanc, current Board Chair for NeighborWorks®

Southern New Hampshire, as well as funders of the project. Robert Tourigny commended the many individuals who came together to make the development feasible, a kind of cooperation that is not always experienced in housing development but so often is needed for success.

We thank all involved in helping this project come to fruition, including our Board of Directors, Project Committee, and staff. As Robert Tourigny stated, “249 Main Street is now an asset to the community, providing a quality, affordable place to live in the Gate City.”

Monthly rents for the one and two-bedroom apartments range in price from \$1,100 to \$1,850, and include heat, hot water, and air conditioning, as well as one paid parking space.

Continued on page 3



Representing Project Funders and Partners:

First row, left to right: Robert Duval, TFMoran; Katy Easterly-Martey, NH Community Development Finance Authority; Eric LeBlanc, Chair, NWSNH Board of Directors; Rob Dapice, New Hampshire Housing; Lori Piper, Enterprise Bank, Susan Manchester, Sheehan Phinney; Greg Chakmakas, Sheehan Phinney; Christine Cormier, WNC

Second row, left to right: Ryan Stewart, Stewart Property Management; Jennifer Vadney, NWSNH Neighborhood Development Director; Nashua Mayor Jim Donchess; Robert Tourigny, NWSNH Executive Director; Greg Carson, US Dept. of HUD; Kurt Traffie, Hutter Construction; Todd Somero, Hutter Construction; Logan Johnson, NWSNH Neighborhood Development Project Manager; John Jordan, John S. Jordan Design; Bryan Tully, Tully Automotive; Vince Tully, Tully Automotive

Cover photos by Cross Photography



**NeighborWorks®
Southern New Hampshire**

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We are excited to see new residents moving into 249 Main Street in Nashua now that the project is complete. In addition to providing 45 new affordable apartments to the area, we are also pleased to be making an impact in the development and revitalization of a part of downtown Nashua, creating a six-story landmark that brightens up the entire block. Over the past thirty years, NeighborWorks® Southern New Hampshire has been strategically focused on bringing new affordable housing to communities, as well as improving the quality of life in neighborhoods, and this endeavor satisfies both of those objectives. We hope that this new property will serve as an example of how communities across the state can address our housing challenges.

The deficiency in housing supply is being felt everywhere, not only for apartments, but for-sale homes as well. The concept of a “starter home” has evaporated from our market, as prices have risen beyond the buying power of a first-time home buyer. Even with free land, adequate infrastructure, and sufficient density, the cost to build new homes today is simply beyond the means of families. This is a challenge that we need to address. It will take the power and resources of many to make starter homes a reality again. Support and partnerships fuel our capacity to help ease the housing burden in our state.

Sincerely,

*Robert Tourigny
Executive Director*

Executive Director

ROBERT TOURIGNY

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Did you know?

As a non-profit housing developer, NeighborWorks® Southern New Hampshire relies on charitable support from various sources to be in position to create affordable rental housing and homeownership opportunities. **Gifts at all levels are important.**

Individuals can make a secure donation through our website (nwsnh.org/donate) or send a personal check to our mailing address. We also accept stock gifts.

And once an individual reaches 70 ½ years of age, the IRS allows you to donate tax-free directly from your IRA to a charitable organization (up to a six-figure amount). Such creative giving allows an individual to avoid counting the distribution as income and satisfies the required minimum distribution.

For more information about ways to give, contact Michelle Caraccio at 603-782-4465 or mcaraccio@nwsnh.org.

Our tax identification number is 02-0455301 and mailing address is below:

NeighborWorks® Southern New Hampshire
P.O. Box 3968
Manchester, NH 03105

Thank you for considering how you can help ensure quality, affordable housing opportunities for others in New Hampshire.



Cross Photography



Mayor Jim Donchess, City of Nashua

Funding Partners

- WNC
- Enterprise Bank
- New Hampshire Housing
- City of Nashua
- U.S. Department of Housing and Urban Development
- New Hampshire Community Development Finance Authority
- Anonymous
- Belletetes
- TFMoran, Inc.
- Brady Sullivan Properties
- Tulley Automotive
- Merrimack County Savings Bank
- Trivantus
- Hutter Construction Corporation
- Eastern Bank Foundation
- Denron Hall Plumbing & HVAC
- Bank of New Hampshire
- Millenium Integrated Marketing



Todd Somero and Logan Johnson



Eric LeBlanc and Anne Ketterer



Evelyn Rivera and Cindy Weber Stave

Development Partners

- John S. Jordan Design
- Hutter Construction Corporation
- TFMoran, Inc.
- Sheehan Phinney



Rob Dapice and Diane Brewster



Donald Stokes and Matt Sullivan



2024 David P. Goodwin Outstanding Neighbor Award Reception Celebrating Community Involvement and Quality Housing



Rich Clegg accepts award from Robert Tourigny and Anna Thomas

The Straw Mansion Apartments once again served as the backdrop for our annual David P. Goodwin Outstanding Neighbor Award Reception as we gathered together on a glorious late afternoon in September to recognize Richard Clegg as the recipient of this year's David P. Goodwin Outstanding Neighbor Award.

Robert Tourigny highlighted Rich's significant involvement with NeighborWorks® Southern New Hampshire at the neighborhood level, as a member of the Finance Committee, and as a member of the Board of Directors. As Pastor of Grace Haven Baptist Church, which was formerly located on the corner of Granite and West Streets, Rich was integral to our housing impact in the neighborhood, and Robert Tourigny painted the scene of the West Granite neighborhood in the late 2000s as the foreclosure crisis was bearing down on communities across the country. NeighborWorks® Southern New Hampshire

sought to lessen the rate of absentee landlords, connect with neighborhood residents, and improve housing stock and neighborhood aesthetics in this area. Rich chose to get involved in numerous ways, which helped us ultimately realize over \$7 million dollars in capital investment in the neighborhood-eliminating a blighted building and creating new affordable rental housing, creating new homeownership, redeveloping existing housing, and creating additional parking availability for the Cashin Senior Center.

Anna Thomas, Public Health Director for the City of Manchester, spoke about Rich's tenure on the Board of Directors of the Manchester Health Department. She commented that not only was Rich the first faith-based professional to serve on their Board but he did so as a pandemic was bearing down on the community. He offered a semblance of calm amid very distressing, unprecedented times.



Mayor Jay Ruais

Eric LeBlanc, current Board Chair, welcomed guests and guest speakers, which included Manchester Mayor Jay Ruais; William Lambrukos, Northeast Delta Dental Executive Vice President; and Anna Thomas. A letter of congratulations was also offered by the office of Congressman Chris Pappas. In addition to congratulating Rich on receiving the award, each speaker commented on the importance of quality housing in our lives. Mayor Ruais offered that housing is on his mind every day, as he is determined to increase housing availability in Manchester. Anna Thomas commented on the vital role that stable housing, especially home ownership, has in positive health outcomes.



William Lambrukos

The David P. Goodwin Outstanding Neighbor Award celebrates the willingness to give of oneself to help others. Thank you to all who attended or supported this event in some way. We also thank our 2024 sponsors for their support of this event.



Tom Furtado, Susan Manchester, Greg Chakmakas, Rob Dapice



Sylvio Dupuis, Barry Brensinger, Bob Destin, Susan Manchester, Clairra Monier



Rob Dapice, Clara Monier, Steve White



Ellie Cochran and Barry Brensinger



Brad Bossi and Richard Bunker



Past Award Recipients with David Goodwin's children, Charlie Goodwin and Ellie Cochran: Bob Destin, Claira Monier, Charlie Goodwin, Ellie Cochran, Barry Brensinger, Susan Manchester, Sylvio Dupuis



Bill Zafirson and Mayor Ruais



Brad Cook, Richard Rawlings, Dick Lombardi



Ellie Cochran, Charlie Goodwin, Rich Clegg and his daughter



Robert Tourigny and Mayor Ruais



Tom Breslawski and Jay Brewster



Katherine Skrocki and Sharon Driscoll



Colleen Lyons and Amanda Akerly



Sandra Almonte, Zachery Palmer, Will Stewart, Angie Lane



Frank Nitkiewicz and Ellen Tourigny



Ian Forrest and Emily Ricard



Eric LeBlanc, Abbey Clegg, Rich Clegg and daughter, Robert Tourigny



Sharon Driscoll, Diane Brewster, Amanda Akerly



Mike Reed and Beth Decato



Ignatius MacLellan, Emily Samatis, Rob Dapice, Natasha Dube,
Dee Ann Pouliot, Etienne LaFond, Andrew Cadorette



Donna Briggs and John Rivera



Gisele Pinard, Michelle Caraccio,
Cindy Weber Stave



David Grappone and Eric LeBlanc

Logan Johnson, Cynthia Audesse,
Jennifer Vadney



Eric LeBlanc, Barry Brensinger, Lindsay Woodward, Kyle Leone



Jeff Rapson, Scott Silberfeld, Barry Brensinger, Abby Easterly



Leticia Lemus, Ryan Stewart, Joshua Ortega



Michelle Caraccio, Connie Roy-Czyzowski, Sharon Driscoll



Robert Tourigny, Beth Jellison, Natasha Dube, Jennifer Vadney

Sponsorships help to cover costs associated with this event. We thank the companies below for their generous support. If you are interested in being a sponsor for our 2025 events, which includes our Annual Breakfast in March and David P. Goodwin Outstanding Neighbor Award reception in September, please contact Michelle Caraccio at 603-782-4465 or mcaraccio@nwsnh.org. We are currently seeking support for these events.

THANK YOU TO OUR GENEROUS SPONSORS!



Message from HomeOwnership Director



In May, I spoke at HUD's regional meeting, discussing mortgage options for low-to-moderate income households in New Hampshire. This meeting highlighted various regional housing programs and introduced HUD's "Let's Make Home the Goal" campaign. In September, I chaired a joint meeting for NeighborWorks® America's Homeownership Managers Advisory Committee, where we received national updates on homeownership programming and discussed strategies for staff recruitment, retention, and long-term program sustainability. David Berenbaum, Deputy Assistant Secretary of HUD's Office of Housing Counseling, joined us to share HUD's marketing strategies for our programs and celebrating the first-ever Housing Counselor Day on September 26th.

We proudly participate in HUD's new "Let's Make Home the Goal" campaign to promote affordable housing solutions across the nation. This campaign highlights the importance of stable housing for individual and community well-being, emphasizing that housing is not just a basic necessity but a cornerstone of a thriving life.



JPMorgan Chase:
Marion Crean with Paul McLaughlin

Paul McLaughlin
HomeOwnership Director



Meredith Village Savings Bank:
Paul McLaughlin with Denise Hubbard and Samantha LeClair



Berkshire Hathaway HomeServices Verani Realty: Steve White, Ben Weigler, Giovanni Verani, Paul McLaughlin, Robert Tourigny



HarborOne Foundation:
Camille Madden, Paul McLaughlin, Robert Tourigny, David Gravelle

Thank You to HOMETeam Funding Partners!



JPMORGAN CHASE & CO.



Bangor Savings Bank
St. Mary's Bank
Bar Harbor Bank and Trust
Bellwether Community Credit Union

Mortgage Bankers & Brokers Association of NH
NeighborWorks® America
U.S. Department of HUD
Berkshire Hathaway HomeServices Verani Realty



We appreciate grants recently received from the following foundations and corporations in support of our housing and community development initiatives and programs.

NHCIBOR Cares

Ella F. Anderson Trust, BNY Mellon, N.A., Trustee

Bar Harbor Bank & Trust

Bellwether Community Credit Union

St. Mary's Bank

DCU for Kids

NeighborWorks® America

Bob's Discount Furniture Charitable Foundation

HarborOne Foundation

Cambridge Trust Foundation

Merrimack County Savings Bank

JPMorgan Chase

Eversource

Cogswell Benevolent Trust

Bank of America Charitable Foundation

New Hampshire Charitable Foundation



We enjoyed welcoming Senator Hassan to 249 Main Street in Nashua just before opening.

*(pictured: Logan Johnson, Neighborhood Development Project Manager, and Jennifer Vadney, Neighborhood Development Director, with Senator Maggie Hassan).
Photo credit: Mitchel Traer*

We had a great time at NeighborFest 2024 in Manchester's Center City in celebration of National NeighborWorks® Week. We are proud to be associated with a network of over 240 non-profit organizations around the country that are focused on creating housing opportunities and strong neighborhoods. We appreciate all the volunteers, community organizations, and residents who took part in this fun event.



We thank Eversource for their recent gift



Donald Stokes, Eversource; Robert Tourigny and Logan Johnson, NeighborWorks® Southern New Hampshire; Richard Plourde, Board member and Eversource employee

Featured by Cohen Closing & Title



NeighborWorks® Southern New Hampshire has been selected by Cohen Closing & Title as the organization of choice for the months of October and November. During this period of time, NeighborWorks® Southern New Hampshire will be featured in various formats at Cohen Closing and Title's offices in Bedford and Hampton, providing an opportunity to share our housing mission with those who intersect with Cohen. NeighborWorks® Southern New Hampshire will also be the recipient of a contribution from the company at the conclusion of this period of time.

Support from the housing industry allows NeighborWorks® Southern New Hampshire to continue to create housing in New Hampshire, including homeownership and affordable rental opportunities. We appreciate Cohen Closing & Title's interest and support.



Celebrating Staff!

Twenty years of dedicated service is a notable milestone and **Diane Brewster**, Chief Operating Officer, recently achieved this distinction. With an Accounting degree and previous experience in the real estate field, Diane came on staff in 2004 as a HomeOwnership Counselor. She moved over to Finance Manager in September 2005 and her current position in February 2006. Since then, Diane has been lead staff in managing NeighborWorks® Southern New Hampshire's complex financial operations, including budgeting, audits, and related processes, as well as financial reporting for the organization's daily operations and real estate portfolio. In addition to financial management, Diane is responsible for operations, program monitoring, and personnel management. She makes a difference in ensuring that NeighborWorks® Southern New Hampshire remains in strong financial position and good standing so that we continue to have impact in the lives of New Hampshire residents through our housing mission.



New Tenant Services Coordinators

Anna Adams

Anna brings many years of client-facing experience working as an in-home health care provider for people diagnosed with Parkinson's disease and Dementia. She also worked as a family liaison for children diagnosed with Autism, as well having positions in the hospitality industry. In her spare time, Anna volunteers at several food pantries in the area and is the mother of three children. She is the lead Tenant Services Coordinator for our Center City properties in Manchester, Straw Mansion Apartments, Merrimack Townhomes, Hidden Pond Apartments in Amherst, and Abingdon Square Townhomes in Goffstown.



Razaz Elhassan

Prior to joining our staff in May 2024, Razaz was an active volunteer with NeighborWorks® Southern New Hampshire, involved with various community building initiatives. She was a participant volunteer on our most recent Community Leadership Institute team and is a member of our Community Services Committee. A Manchester native, Razaz is passionate about social justice and community initiatives, and is a member of the NH Immigrant Rights Network and Vote Together NH. Previously, Razaz was a supervisor on the State of NH's COVID-19 Response, managing several teams during the pandemic, and prior to that she worked with adults who have autism and traumatic brain injuries at The Moore Center. Razaz is the lead Tenant Services Coordinator for Renew II properties in Manchester, Mallard Place in Hooksett, Townhomes at Whittemore Place in Londonderry, as well as Friar's Court in Hudson where we provide third-party tenant services.



Joshua Ortega

Born in Boston, Josh was raised in Manchester and worked in retail in his earliest jobs, in addition to working part-time at the Boys and Girls Club of Manchester. In 2012, he joined the homeownership team at NeighborWorks® Blackstone Valley in Rhode Island, becoming certified in homeownership and financial wellness counseling and working with clients seeking to become first-time homebuyers or improve their overall financial stability. His move back to New Hampshire occurred when he accepted an Interpreter position at Southern New Hampshire University in the Language Bank program. A father of five boys, Josh is lead Coordinator for Silver Mill Apartments in Manchester, our West Side properties in Manchester, as well as our Nashua properties, which include Casimir Place, 249 Main Street, Ledge & McLaren Apartments, Ash Street and Central Street properties, and Marshall Street where we provide third-party tenant services.



Homeward Bound:

HOUSING—AND LOTS OF IT—IS KEY TO NH'S FUTURE

Our guest speaker will be **Mike Cote**, Editor, New Hampshire Group, for Yankee Publishing, Inc. He will offer his perspective on housing as a factor in the future for New Hampshire residents and businesses.

Thursday, March 27, 2025 7:30 am - 9:00 am
Manchester Country Club, 180 South River Road, Bedford, NH
Tickets will be on sale in early 2025.



SAVE THE DATE