

Minute

NEIGHBORHOOD

THE NEWSLETTER FOR NEIGHBORWORKS® SOUTHERN NEW HAMPSHIRE

2023 Annual Breakfast: An Inspiring and Discerning Perspective on the Consequences of New Hampshire's Housing Situation



Robert Tourigny at the podium

Thoughtful and thought-provoking perspective on the housing crisis were a palpable component of this year's Annual Breakfast event in March where we also recognized support and involvement, as well as determination and resolve, in NeighborWorks® Southern New Hampshire's ongoing commitment to addressing one of the most consequential issues facing our state.

Max Latona, Executive Director of the Center for Ethics in Society at Saint Anselm College, delivered a keynote address that exhorted guests to think more profoundly about the implications and consequences of zoning barriers that restrict development of housing in New Hampshire communities, and ultimately create the detrimental consequence of "human suffering" for those struggling to afford a place to live in our state. Latona stated that the affordable housing problem "is not just a

lamentable unfortunate state of affairs, but is rather a moral wrong, an injustice that is causing a vast amount of unnecessary suffering." Dr. Latona acknowledged that his perspective does not readily factor into decisions about housing development vis-à-vis concerns often expressed by officials and other citizens about density and taxes but urged guests to consider this consequence when affordable housing is blocked where needed.

Other event highlights included a preview of *Housing Fact or Fiction*, a documentary series produced by Jay Childs of JBC Communications, and recognition of Thomas Breslawski and Beth Jellison whose terms on our Board of Directors expired in March. Both Tom and Beth have served NeighborWorks® Southern New Hampshire admirably and generously.

Stories of recent success were shown by video, and can be viewed here: <https://www.youtube.com/user/nwsnh>

We appreciate all who participated in this year's program, and all who attended the event and support our organization.



Beth Jellison (far left) and Thomas Breslawski accept recognition plaques from Robert Tourigny and Sandra Almonte, Board Chair

Photos Continued on page 6 and 7

**NeighborWorks®
Southern New Hampshire**

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

Executive Director

ROBERT TOURIGNY

Board of Directors

Chair

ERIC LEBLANC

Vice Chair

ZACHERY PALMER

Treasurer

NICHOLAS VILLENEUVE

Secretary

MEGAN CARRIER, ESQ.

Directors

SANDRA ALMONTE

DAVID GRAPPONE

AWILDA MUNIZ

CONNIE ROY-CZYZOWSKI

RICHARD SAWYER

Board of Trustees

CAROLYN BENTHIEN

BARRY BRENSINGER

RICHARD BUNKER

DEAN CHRISTON

ELLIE COCHRAN

ROBERT DASTIN, ESQ.

SYLVIO L. DUPUIS, O.D.

MATTHEW KFOURY

MIKE LOPEZ

CLAIRA P. MONIER

JOSEPH B. REILLY

DENNIS RYAN

ARTHUR SULLIVAN



As NeighborWorks® Southern New Hampshire begins a new fiscal year, our Board of Directors has approved a new strategic plan. Although we will continue to carry on our good work over the next few years, the timing is particularly important as we are facing some of the most difficult housing challenges we've ever seen in our region. It's simply not enough to just keep doing things the way we have for the past 30 years.

Creating a place for people to live and thrive in a community is more difficult now than ever. All of the market conditions are working against us. Interest rates haven't been this high for 20 years, leaving little incentive for 99% of existing homeowners to sell their house. This reality, combined with high construction costs and land use challenges associated with building new homes, makes it nearly impossible for first time buyers to enter the market.

With so few people buying homes, the pressure on the rental market is extreme. Although new apartments are being built, the price point of the rent is beyond reach for anyone earning less than \$120,000. For years, we have stood by the formula that with a reasonably priced piece of land with sufficient density and utilities, we can assemble the resources to build affordable housing. Unfortunately, that recipe doesn't hold true anymore. Now it literally takes a miracle on top of everything else to make it all come together.

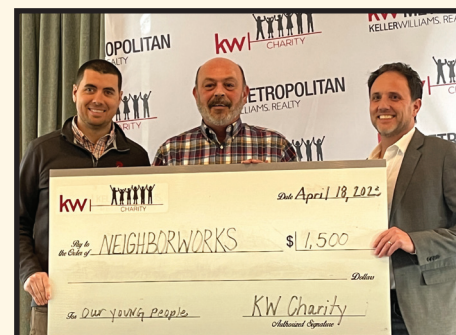
With all of these challenges, it was inspiring to have Max Latona provide a thought-provoking perspective about the detrimental cost to the human condition with restrictive attitudes about housing and extreme market conditions at our recent breakfast.

We need to be creative and take on greater levels of risk more than ever before. And we need your help through advocacy and your financial support to make these miracles happen.

*Robert Tourigny
Executive Director*



We thank KW Charity for continued support of NeighborWorks® Southern New Hampshire, specifically for programs directed to children and teens living in our rental apartments in the Greater Manchester area. Once again, KW Charity's generosity is underwriting camperships and related enrichment experiences this summer, opportunities that would not otherwise be available to our families. In total, KW Charity is providing \$8,300 this year for this purpose through grant support and designating our organization as one of four recipient organizations for the fund-a-need portion of their live auction event last fall. Thank you, KW Charity!

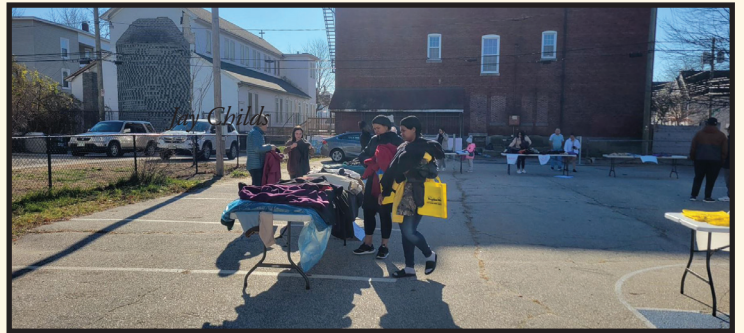


Nick Regan, Paul McLaughlin, Greg McCarthy

Center City Coat Drive

We were pleased to partner with Hope City Church on Cedar Street in Manchester in late November to distribute coats and other warm clothing for local residents. We appreciate all those who helped, including New Hampshire Housing and the New Hampshire Center for Justice and Equity, make our Coat Drive a successful endeavor by donating coats and other winter items, as well as those who assisted in planning and executing the event.

Over 325 coats were distributed at the event.



Tenant Fun!

Residents of Marshall Street Apartments in Nashua recently joined us for some early spring fun, decorating cookies, playing games, and getting outdoors with neighbors.





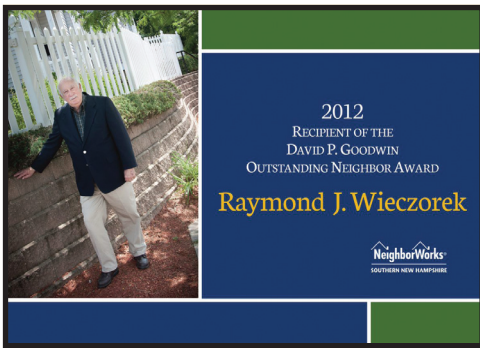
Raymond J. Wieczorek

December 9, 1928 – November 22, 2022

NeighborWorks® Southern New Hampshire lost a long-time friend with the passing of Raymond J. Wieczorek, a public servant for many years, most notably as Mayor of Manchester for five terms, from 1990 to 2000, and as an Executive Councilor for the State of New Hampshire for six terms, from 2002 to 2012.

Our association with Ray goes back to 1992 when he took action as Mayor to address the disinvestment and blight prevalent in the Center City's housing stock at that time. He learned about Neighborhood Reinvestment Corporation (known today as NeighborWorks® America) and was intrigued by their 85 percent track record in revitalizing neighborhoods. But he was told that the national organization would not come to a community until the community has the full cooperation of major entities—business, political, and financial. Ray worked to unite leaders of these sectors behind his vision for revitalizing the Center City neighborhood, which ultimately led to this organization's founding in Manchester.

Today, NeighborWorks® Southern New Hampshire continues to address housing and neighborhood revitalization needs in Manchester, but we have expanded our focus to include Nashua and 29 other communities in southern New Hampshire for this purpose. In addition, our HOMEteam program extends from the southern border of the state to the Lakes Region, helping first-time homebuyers purchase a home they can afford to maintain and sustain.



In 2002, Ray was one of seven people nationally recognized by NeighborWorks® America with its Public Service Award for the significant role he played in garnering the support needed on various levels and helping to bring change in the Center City neighborhood.

In 2012, we recognized Ray with the David P. Goodwin Outstanding Neighbor Award for demonstrating the spirit of this special award, which is how an individual can make a difference.

In 2013, Ray served as Honorary Chairman of our 25th Anniversary Capital Campaign, helping us raise funds for the redevelopment of 801 Elm Street in downtown Manchester, which serves as our administrative offices, as well as meeting

space for our homeownership and financial wellness educational seminars and counseling services. We encourage you to view our 25th anniversary video on the home page of our website (www.nwsnh.org), which features comments from Ray.

We were humbled to learn that in his final days Ray expressed that he considers NeighborWorks® Southern New Hampshire to be one of his proudest accomplishments. Ray cared about creating quality housing and understood its positive impact on lives, neighborhoods, and communities. We appreciate all he did in helping us launch the organization, and we will continue our important mission to help New Hampshire residents.



Twentieth Anniversary Campaign Committee

first row, left to right: Arthur Sullivan, Robert Tourigny, Joseph Reilly (Campaign Chair), Raymond Wieczorek (Honorary Chair)

back row, left to right: Michelle Caraccio, Carol Willoughby, Debra Hallett, Robert Dastin, Clairia Monier, Patrick Smith, Carolyn Benthien



Robert Tourigny, Donna Ehrler, Susan Manchester, Mark Burns

Thank you to Manchester Rotary Club for recent support of enrichment programs for kids living in our apartments in Manchester!

Special Recognition

Robert Tourigny was honored by CATCH Neighborhood Housing at their recent annual event, receiving the Helen M. Greene Visionary Award. Created in memory of a beloved staff member who was committed to CATCH's mission of creating quality housing in the Concord region, this award recognizes individuals who make a difference in addressing housing need. We value our partnership with CATCH Neighborhood Housing and appreciate their recognition of Robert's efforts to bring strong and increased housing opportunities in our state.



Thomas Furtado, President and CEO of CATCH Neighborhood Housing, looks on as Robert makes remarks at the podium after receiving the award.



John Deachman and Marc van Zanten



Jay Childs



Tom Krebs, Will Stewart, Jennifer Vadney



Denise Hubbard and Charlie Down



Arthur Sullivan and Robert Tourigny



Zachery Palmer and Rob Dapice



Claira Monier and Pat Donahue



Sandra Almonte, Paul McLaughlin, Pam Slack



Joe Kenney, Dennis Ryan



Max Latona



Steve White, Lynne Ware, Chris Ware,
Andrew Cadorette



Joseph Reilly, Ron Boufford, Joan Boufford



Dan Heying and Sue Smulski



Bobbie Bagley and Saby Briones

Thank you to our generous 2023 sponsors!

SHEEHAN PHINNEY

DELTA DENTAL®

BOUFFORD
INSURANCE AGENCY

Eastern Bank
JOIN US FOR GOOD®

ANAGNOST
COMPANIES

**CRAIG,
DEACHMAN
& ASSOCIATES**
ATTORNEYS AT LAW

Stewart
PROPERTY MANAGEMENT

OTIS | ATWELL
CERTIFIED PUBLIC ACCOUNTANTS

Bangor
Savings Bank
You matter more.™

25 YEARS
CGI

evernorth
Investing in communities. Building possibilities.

Mutual of America
Financial Group™
Retirement Services • Investments

FHLBank Boston

NEW HAMPSHIRE
HOUSING

DESIGN SPONSOR
weber stave
DESIGN, LLC

MORTGAGE
BANKERS &
BROKERS
ASSOCIATION
OF NEW HAMPSHIRE, INC.
THE NEW HAMPSHIRE FOUNDATION

Berry
Dunn

RIVER

PHOTOGRAPHY SPONSOR
cross
photography

NH GIVES 2023

June 6, 2023 at 5:00 pm until June 7, 2023 at 5:00 pm

NeighborWorks® Southern New Hampshire is participating in NH Gives 2023, and we hope you will partake in this period of collective giving in our state! With your support we will have financial resources needed to continue to create affordable rental apartments and first-time homebuyers in New Hampshire.

The impact of your giving will be amplified by matching support this year from leading New Hampshire businesses:

Berkshire Hathaway HomeServices Verani Realty

First American Title Insurance

Summit Title

HarborOne Mortgage

Lavallee Brensinger Architects

No gift is too small, and all gifts will help us create needed housing. Please note the dates of June 6 and June 7 and go to the link below to make your donation.

<https://www.nhgives.org/organizations/neighborworks-southern-new-hampshire>

Thank you!



First American Title™



**LAVALLEE
BRENSINGER
ARCHITECTS**



HomeOwnership: The Impact of Recent Market Changes on our Clients



Photos of recent renewed funding partners

It has been said that homeownership is the fastest way to build intergenerational wealth; however, saying it's been a difficult year for our clients trying to purchase their first family home would be a tremendous understatement. The extremely low mortgage rates made for a very competitive market. Many sellers were not willing to accept offers that came from buyers with government financing, i.e., FHA and USDA, and with home inspection requirements. Most homes were selling for well above asking price and many to cash or conventional loan buyers with little to no conditions.

Although not ideal for most future homebuyers, the current market conditions, including rising interest rates, have inspired many future homebuyers to spend the time necessary to become knowledgeable about the entire homebuying process and seek out pre-purchase education and counseling. Our home buyer seminars are back in person and they are filling up, including our Spanish speaking seminars.



Greater Manchester/Nashua
Board of Realtors

Many people may remember when mortgage rates were in the double digits. Regardless of whether the real estate market favors buyers or sellers, it's YOUR market to navigate when fully prepared and armed with the best knowledge. And, having a certified homeownership counselor on your team will help to navigate the process and make a successful and sustainable homeowner.

Paul McLaughlin
HomeOwnership Director



Bank of America



NBT Bank



Bank of New Hampshire

Thank You to HOMETeam Funding Partners!



Bank of America

Citizens Bank®



M&T Bank



CAMBRIDGE
TRUST
PRIVATE BANKING WEALTH MANAGEMENT

kw
KELLER WILLIAMS
REALTY METROPOLITAN



JPMORGAN CHASE & CO.



Bar Harbor Bank and Trust
Bellwether Community Credit Union
Franklin Savings Bank

Woodsville Guaranty Savings Bank
NeighborWorks® America
U.S. Department of HUD
Mortgage Bankers & Brokers Association of NH

Meet our Tenant Services Team

Our Tenant Services Coordinators provide an important link between NeighborWorks® Southern New Hampshire and residents of our properties, as well as properties where we provide third party tenant services. Our team helps to ensure that these apartments are not just safe places where people live, but are homes where people feel valued, heard, and part of a community. Coordinators are not only associated with enrichment experiences, such as pizza parties, crafts, and outings for children and teens, but they are also present for the difficult times, providing guidance to tenants trying to deal with a setback, such as loss of a job, an illness, or other challenge. By spending time at each property on a consistent basis, they know residents and are regarded as a supportive, helpful resource.

Here's some background about our Tenant Services Coordinators:



Danielle Crowe

A Nashua native who served as Assistant Programming Coordinator at Nashua Police Athletic League (PAL) following college graduation, Danielle has been on staff for over three years. In addition to her focus on NeighborWorks® Southern New Hampshire's portfolio of properties, Danielle works with our third-party contracted properties. .



Johanna Beachy

A New Hampshire native who spent her college years in multiple African countries, Johanna has worked in the non-profit sector for the past ten years, leading kids and youth programs for another non-profit organization. In addition to her focus on NeighborWorks® Southern New Hampshire's portfolio of properties, Johanna works with our third-party contracted properties.



Rey Brito

A Massachusetts native, Rey and his wife moved to Manchester five years ago where they started Lighthouse Church and currently serve as pastors of this bilingual faith community. Previously volunteering on NeighborWorks® Southern New Hampshire's Community Services Committee, Rey joined our staff on a part-time basis in 2022. He has a primary focus on our portfolio of properties.

Meet our Community Building Specialist

Anzura Gakwaya recently joined our staff as Community Building Specialist, coordinating our initiatives in target neighborhoods in Manchester and Nashua. She implements neighborhood programs and events that encourage resident involvement, and works to build and sustain positive community partnerships among neighborhood residents, property owners, government officials, social service agencies, business owners, and other community stakeholders. Her role seeks to create positive outcomes for residents at the household level, as well as neighborhood and community levels.

Anzura's professional experience includes working for mental health and social services organizations in Maine and New Hampshire, and she has a particular interest in work that advances minority and underserved populations. She is currently pursuing a master's degree at Southern New Hampshire University.



SAVE THE DATE



We are proud to
announce our 2023
David P. Goodwin
Outstanding Neighbor
Award Recipient



Susan A. Manchester

This year's
David P. Goodwin
Outstanding Neighbor
Award Reception
will be held on

**Thursday
September 21, 2023
at 5:00 pm**

at the
Straw Mansion
Apartments in Manchester.

Invitations & information will be available this summer.

NeighborFest 2023!



We look forward to welcoming neighborhood residents, volunteers, and community stakeholders to this year's NeighborFest event on June 3, 2023 in Manchester.

This block party celebration, which is being held during National NeighborWorks® Week, celebrates coming together to build relationships and making our neighborhoods stronger.



Neighborfest BLOCK PARTY

6/03/2023

11 AM - 2 PM

**CEDAR ST. (B/T UNION &
BEECH)**

**FREE FOOD, ACTIVITIES,
AND RESOURCES**



Our Community Services Committee has been working diligently in planning this year's event, which will include music, games, and food. In addition, more than twenty-six organizations will participate in a resource fair that will provide information about the many opportunities and offerings available to residents. Come get to know the vibrancy of the Center City neighborhood and join us on June 3rd.

For more information, please contact Anzura Gakwaya at agakway@nwsnh.org.



801 Elm Street, Manchester, NH 03101
Mailing Address: P.O. Box 3968, Manchester, NH 03105
T: 603.626.4663 F: 603.623.8011 www.nwsnh.org
Address Service Requested

NON-PROFIT
US POSTAGE
PAID
MANCHESTER, NH
PERMIT NO. 108



NH NEEDS MORE AFFORDABLE HOUSING.
**SUPPORT US
ON JUNE 6-7TH!**



**NH
GIVES**

NHGIVES.ORG

www.nhgives.org/organizations/neighborworks-southern-new-hampshire