



## ENHANCING PEOPLE'S LIVES



# OUR MISSION

NeighborWorks® Greater Manchester enhances  
people's lives and the community environment  
by providing access to quality housing services,  
revitalizing neighborhoods and supporting  
opportunities for personal empowerment.





From left:  
Robert Tourigny, Executive Director and Ray Giroux, Chair, Board of Directors

“It was the best of times, it was the worst of times.” We’re speaking here of a tale, not of two cities, but of one city and two economies. During the best of economic times, when housing prices in Manchester were rising and increasingly unaffordable, NeighborWorks® Greater Manchester was here, helping to put people into homes and apartments they can afford. With the knowledge gained through homeownership education and financial counseling, these individuals

and families continue to afford their homes and apartments. By staying true to its mission even during these difficult economic times, NeighborWorks® Greater Manchester is here, providing affordable homes and the educational and financial resources people need.

Two of the most critical goals in the strategic plan adopted by the Board of Directors are directed to our future neighborhood development activity. Specifically, the plan calls for us to vigorously pursue opportunities to develop housing outside the City of Manchester. This was a significant change for the organization since our focus had always been in Manchester. This year, we made our first stride toward this goal by acquiring land in Goffstown for development of 25 new units.

The other critical goal established by the Board focused on how we go about doing development within the City of Manchester. The Board of Directors felt strongly about returning to our roots and focusing on the needs of blighted and deteriorating neighborhoods. We have begun with a focus on the West Granite neighborhood where signs of deterioration began long before the recent foreclosure crisis. As foreclosures began to rise, problems in the neighborhood worsened. Today, we are well on our way toward changing the direction of the neighborhood. With the support of residents and local leaders, and now having significant financial resources committed to the neighborhood, we will lead its transformation.

NeighborWorks® Greater Manchester will continue to adapt and respond to the constantly changing environment to make sure that we meet the needs of the community during good times as well as not so good times.

Robert Tourigny  
Executive Director

Ray Giroux  
Chair, Board of Directors



# FROM TENANTS TO HOMEOWNERS

**Luz Rodriguez and Migdalia Acosta stick together.** The sisters both moved to Manchester from the U.S. Virgin Islands in the late 1990s. They both work as custodians in Manchester schools. They both found safe and affordable apartments through NeighborWorks® Greater Manchester. And this summer, they both became homeowners, pooling their resources to purchase a two-family home in the city's Hallsville neighborhood.

"Our homes are exactly the same," Migdalia said. "We even have a secret door inside that lets us go into each other's house without having to go outside!"

Between them, Luz and Migdalia lived in NeighborWorks® Greater Manchester apartments for 17 years. In fact, Luz was the first tenant to move into the Renaissance III property when it opened 11 years ago.

"My apartment was wonderful inside, warm and nice. But after 11 years there, it was time to move on," Luz said.

The sisters' path to homeownership began three years ago, when they had the idea to purchase a three-family home with their mother, also a NeighborWorks® Greater Manchester tenant. That plan fell through, but a year later the sisters decided to look for a two-family home by themselves.

To prepare for homeownership, Luz attended an eight-hour homeownership seminar offered by the NeighborWorks® Greater Manchester Home Ownership Center in 2007.

"The class was very useful," she said. "It was good to learn what to look for before buying a house – that it has no asbestos, that the pipes work fine. I especially liked the financing part. That was very important. [Home Ownership Manager Kellie Ann Coffey] was very good at explaining everything."

It took Luz and Migdalia three years to save enough for a down payment, a task made a little easier thanks to the affordable rents offered by NeighborWorks® Greater Manchester. But before they could buy, they had to find the right place, an endeavor which took more than six months of looking at property after property.

"Everything we looked at was [in an area that was] too busy or too noisy, but finally we found what we were looking for. Now we have a quiet environment and we only hear cars. We also have a porch and yard," Migdalia said.

While the sisters closed on their home on June 25, their home ownership journey is just beginning. The pair said they would like to finish their basement next year to make a game room for Luz's children, Naima and Giovanni, and Migdalia's niece Dolmari.

"And my son wants a basketball hoop," said Luz. "But that will have to wait until a little while."



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# HOUSING HIGHLIGHTS

## HOUSING HIGHLIGHTS 2008-2009



- 437 individuals received home ownership counseling. NeighborWorks® Greater Manchester has provided homeownership education services to almost 5,000 individuals since our inception.
- 50 graduates of our homeownership education programs purchased their first home this year. A total of 741 families have purchased their first home through NeighborWorks® Greater Manchester since our inception.
- Established a new Foreclosure Prevention and Education Program to help struggling families in our region (the majority of whom are victims of a down economy) avoid or deal with the prospect of home foreclosure. Over 90 families were provided counseling to avoid this type of financial disaster.
- Provided quality, affordable rental units to over 730 individuals (children and adults) in 266 apartments, encompassing a total of 22 buildings in the City of Manchester.



From left:  
Claire Castanino, Executive Vice President and Chief Operating Officer; Michael L'Ecuyer, President and CEO, Bellwether Community Credit Union; Kellie Ann Coffey, HomeOwnership Manager and Robert Tourigny, Executive Director, NeighborWorks® Greater Manchester

“Owning a home is the goal of most honest, hard-working individuals including those of modest means. Property values, inflation, and cost of living often prohibit even the most disciplined saver from ever being able to achieve standard underwriting criteria. Therefore, it is essential that organizations such as NeighborWorks® Greater Manchester exist. We are proud to be affiliated with them, and applaud them for their efforts in making homeownership a realistic goal for all.”

**Michael L'Ecuyer**

President/CEO  
Bellwether Community Credit Union

# HOUSING HIGHLIGHTS

- Completed 31 townhouses as part of the second phase of Demetrias Crossing, a new 66 townhouse development in Manchester. Demetrias Crossing is a partnership project with Anagnost Investments.
- Signed a purchase and sales agreement for six acres of land located on Mast Road in Goffstown for the development of 25 new townhouses in that community, scheduled to be completed in 2010. This project is the first affordable housing development for NeighborWorks® Greater Manchester outside the city of Manchester.
- Provided a variety of enrichment programs for youth living in our rental units, including an expanded Help with Homework program and recreational outings during school vacation periods.
- Completed an Organizational Assessment by NeighborWorks® America, receiving an EXCEEDS rating in the comprehensive review. This rating provides a strong measure of NeighborWorks® Greater Manchester's effectiveness and efficiency in delivery of services to the community. An EXCEEDS rating is the highest designation given to a NeighborWorks® America chartered member.



From left:  
Kathleen Cook, Grant Administrator, Bean Foundation;  
Robert Tourigny, Executive Director, NeighborWorks® Greater Manchester; Lisa DiBrigida, M.D., Bean Foundation Trustee

“In response to community concerns about a crisis in affordable housing in Manchester, Trustees of the Norwin S. and Elizabeth N. Bean Foundation have targeted grant money each year since 2002 toward four key housing-related organizations, one of which is NeighborWorks® Greater Manchester.”

**Kathleen D. Cook**

Grant Manager  
Norwin S. and Elizabeth N. Bean Foundation





# HOUSING HIGHLIGHTS



From left:

Kathy Bogle Shields, Executive Director, Community Development Finance Authority; Ray Giroux, Chair, NeighborWorks® Greater Manchester; Robert Tourigny, Executive Director, NeighborWorks® Greater Manchester

“NeighborWorks® Greater Manchester has a proven track record of building community by providing opportunities for quality, safe, and affordable housing. They have a dedicated staff who work tirelessly to help improve the lives, over the long term, of individuals and families. As a funding partner, knowing that our money is being used judiciously and in creative ways to revitalize communities is essential.

**Kathy Bogle Shields**

**Executive Director  
Community Development Finance Authority**



- Awarded \$375,000 in tax credits from the New Hampshire Community Development Finance Authority for our West Granite Revitalization Initiative.
- Awarded \$2.53 million in Neighborhood Stabilization Program funding through the New Hampshire Community Development Finance Authority, City of Manchester and the United States Department of Housing and Urban Development for our West Granite Revitalization Initiative.
- Became an approved FHA housing lender, allowing NeighborWorks® Greater Manchester to offer FHA loans to first time home buyers.
- Made presentations to several groups in the Greater Manchester region relative to affordable housing. These included presentations to the Londonderry Elder Affairs Committee, Goffstown Planning Board and Hooksett Planning Board.



# HOUSING HIGHLIGHTS



Each year Manchester residents Joe Venturini and Jeff Moynihan host Joe and Jeff's Christmas Bash whereby admission to the party is an unwrapped toy or article of clothing for a child in need. The toys and clothing are distributed to parents of children living in NeighborWorks® Greater Manchester's rental apartments, helping to provide a little extra joy for families with limited means at holiday time.

"What started in our living room eight years ago has evolved into a 'must attend' event for our friends. This festive party gives our friends the opportunity to demonstrate the good will that defines the holiday season. By contributing an item or items for those who have less, our friends help to brighten the life of a child on Christmas morning and ease the burden for their parents.

Every year we are overwhelmed by the response from our friends and sponsors and we look forward to doing it bigger and better in 2009!"

**Joe Venturini and Jeff Moynihan**



*From left:  
Joe Venturini and Jeff Moynihan; Will Stewart, Community Services Specialist,  
and Jennifer Vadney, Neighborhood Development Manager, NeighborWorks®  
Greater Manchester*

**T**oward the end of 2008, Corey and Stephanie Bergeron were ready to give up on the dream of buying a home in their native New Hampshire. Maybe they would have better luck elsewhere – Seattle, perhaps.

The Bergerons' search for a home of their own was rocky, to say the least. Over a period of nearly three years they saw two deals fall through, spending several thousand dollars on home inspections, appraisals and good faith deposits in the process.

"We were ready to leave the state," Stephanie added. "The reasons to stay were dwindling."

Upon hearing of her and Corey's travails, a coworker of Stephanie's suggested they look into Demetria's Crossing, an affordable townhouse community on Manchester's east side developed specifically for first-time home buyers by NeighborWorks® Greater Manchester and Anagnost Investments.

After looking at numerous properties in various states of disrepair, Corey and Stephanie knew their search had ended as they walked through the model unit at Demetria's Crossing in December, 2008. They said they were "shocked" at the high quality available at such an affordable price. They also liked the development's convenience to Interstate 93.

"As a former road warrior, I like being a stone's throw from an exit where I can get right on – and right off – the highway," Corey said.

To learn more about the intricacies of the home ownership process, the Bergerons attended a NeighborWorks® Greater Manchester Home Ownership seminar in January, 2009.

"It was very helpful to learn all of that information in one place in one day," Stephanie said. "I wish we had known it earlier."

NeighborWorks® Greater Manchester Home Ownership Manager Kellie Ann Coffey worked with the couple to determine the best financial product for them and was able to secure down payment and closing cost assistance that helped make them ready to close on their townhouse at the end of February.

"Kellie was great," said Stephanie. "We really appreciated her constant communication with regard to the process. And unlike our previous experiences, there was no stress."

Having now been in their brand new home for a little more than six months, the couple said they are happy to be settled in a quiet neighborhood with friendly neighbors. Indeed, they like it so much they're even trying to convince friends of theirs to buy the townhouse next door.

"We've been telling everybody," said Stephanie.



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# OUR DONORS

**JULY 1, 2008 – JUNE 30, 2009**

NeighborWorks® Greater Manchester recognizes the following individuals, foundations, corporations, businesses and other entities for their generous financial and volunteer support this year. The availability of affordable multi-family rental housing, free home ownership education and lending services, and neighborhood revitalization initiatives would not be possible without such philanthropic support and involvement.

To all of those listed in this report, we extend our deep thanks for your generosity and interest. Thank you! Thank you!



## DEVELOPER

Bank of America Charitable Foundation  
Norwin S. and Elizabeth N. Bean Foundation  
Citizens Bank Foundation  
City of Manchester  
The Greater Manchester Charitable Trust  
Heritage United Way  
Manchester Region of the  
New Hampshire Charitable Foundation  
NeighborWorks® America  
New Hampshire Community Development  
Finance Authority  
New Hampshire Housing  
Sheehan Phinney Bass & Green  
State Farm Insurance  
TD Banknorth  
TD Charitable Foundation  
United States Department of Housing  
& Urban Development

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Jeryl and Scott Bacon  
Bellwether Community Credit Union  
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Federal Home Loan Bank of Boston  
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Dorothy and David Goodwin  
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New Hampshire Housing  
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St. Mary's Bank  
The Stop & Shop Supermarket Company  
Ellen and Robert Tourigny  
Karin and Joseph Venturini  
Anna and Ken Viscarello



## BUILDER

Alexander, Aronson, Finning & Co.  
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Bank of America Matching Gift Program  
Joan and Ronald Boufford  
Caryl and Barry Brensinger  
Robert Dastin  
KBACE Technologies  
Kathleen and Patrick Smith  
Paul Stewart  
United Way of Merrimack County

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Charitable Campaign  
Salem Co-operative Bank  
The Sisters of Holy Cross/US Region  
Cindy Weber Stave and Joel Stave  
Stephanie Williston and Thomas Donovan

## APPRENTICE

Amanda Akerly  
Amoskeag Mortgage Company  
Sharon Anderson and Felix Torres Colon  
Anonymous  
Nancy and Thomas Barrett  
Beliveau, Fradette, Doyle & Gallant  
Diane and Roland Bourque  
Muriel and Edward Broad  
Stephen Camann  
Michelle and Albert Caraccio  
Nancy Catano  
Joanne and Joseph Ciarla  
Lynn Clowes  
Kellie Ann and Joseph Coffey  
John Corriveau  
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Criterium-Turner Engineers  
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Cecile and Sylvio Dupuis



Juliana Eades  
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 Pauline Ikawa  
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 Ald. Mike Lopez  
 Eleanor and Ignatius MacLellan  
 Manchester Housing and  
 Redevelopment Authority  
 Ann and William Marvin  
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 Anne Dwyer Milne  
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 Mia Joiner-Moore and Elizabeth Moore  
 Benjamin Nero  
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 Sharon and Alex Washington  
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 Rick Wenzel Oil Company  
 Margaret and Charles White  
 Raymond Wiczorek  
 Frances and Richard Winneg  
 Cynthia and David Wood

## IN-KIND OR REDUCED FEE

Amanda Akerly  
 Boulevard Limo  
 City of Manchester Health Department  
 Coca-Cola Bottling Company  
 of Northern New England  
 Colleen Anderson  
 Colonial Printing  
 Cross Photography  
 The Derryfield Restaurant  
 Eden Restaurant and Lounge  
 Good Earth Farm  
 Grace Haven Baptist Church  
 KC's Rib Shack  
 Manchester Historic Association  
 Manchester Monarchs  
 Massachusetts College of Pharmacy  
 and Health Sciences  
 Michael Thomas Salon  
 Murroney's Printing  
 NewEnglandSportsPicture.com  
 New Hampshire Fisher Cats  
 New Hampshire Food Bank  
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 Pepsi Bottling Group of New England  
 Public Service of New Hampshire  
 Radisson Hotel in Nashua  
 RAM Printing  
 Sodexo  
 Tickets for Kids Charities  
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## PARTICIPATION LOAN POOL MEMBERS

St. Mary's Bank  
 TD Banknorth  
 Members First Credit Union  
 Granite State Credit Union  
 Bellwether Community Credit Union  
 Bank of New England  
 Centrix Bank

## WEST GRANITE REVITALIZATION INITIATIVE

Citizens Bank  
 Centrix Bank  
 Bellwether Community Credit Union  
 Nobis Engineering  
 Northeast Delta Dental  
 HTS-A Manufacturer's Sales Agency  
 Lifetime Benefits Group

## NATIONAL PARTNERS NEIGHBORWORKS® HOMEOWNERSHIP CENTER

NeighborWorks® America



# OUR VOLUNTEERS



## OUR VOLUNTEERS

Dick Anagnost	Greg McCarthy
Jeff Boufford	Frank Melanson
Justin Boufford	Diana Miller
Diane Bourque	Jeff Moynihan
Ricky Bourque	Matthew Neuman
Roland Bourque	Rebecca Newell
Claudia Carr	Brenda Noiseux
Amy Chhom	Chris Norwood
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Brian Keating	Mary Sysyn
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Kathleen Kennedy	Andrew Taylor
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Cailin Lahey	John Turner
Susan Lapointe	Kenny Tyler
Elizabeth LaRocca	Joe Venturini
Lee Leblanc	Irene Vincent
Taryn Lewis	Ken Viscarello

Community residents and business leaders play a key role in NeighborWorks® Greater Manchester's efforts to create affordable housing and revitalize our neighborhoods. Their volunteer commitment and involvement are felt in many ways, whether it be securing financial resources for the organization, setting policy and a course of direction, reaching out to new partners, or providing direct assistance for a particular activity or initiative. These individuals help to move NeighborWorks® Greater Manchester forward so that it continues to open doors for affordable housing in the Greater Manchester region.



# OUR COMMITTEE MEMBERS

## COMMITTEE MEMBERS

### ASSET MANAGEMENT

Alex Washington, Chair  
Joseph Kenney  
Anthony Marino  
Dan Scanlon  
Andre Tremblay

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Elizabeth Lamoureux  
Anthony Marino  
Margaret Probish  
Patrick Smith

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Richard Duckoff  
Matt Hasty  
Lee LeBlanc  
Glenn Ouellette  
Anthony Poore  
Ald. Peter Sullivan  
Mary Sysyn  
Kenny Tyler  
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Pauline Berry  
Claire Castanino  
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Anthony Marino  
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### HOMEOWNERSHIP

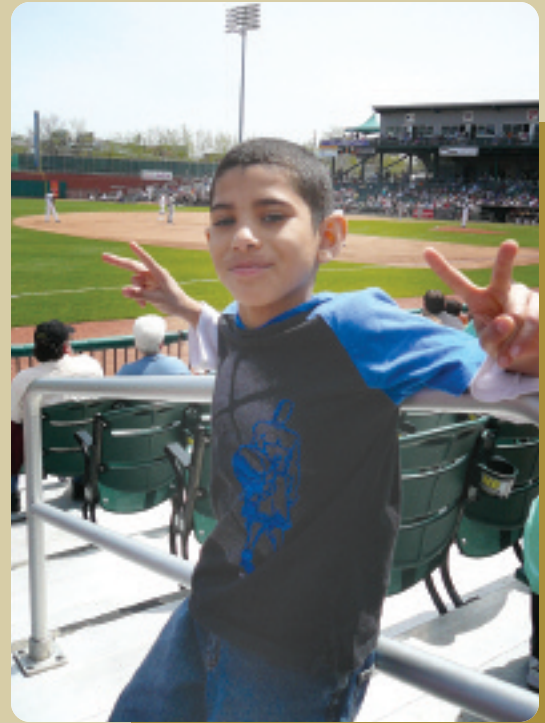
Claudia Carr  
Sue Doyon  
Steve Harisiades  
Beth Jellison  
Irene Vincent

### PROJECT

William Guilmette, Chair  
Tracy Degges  
Richard Duckoff  
Katy Easterly  
Jeff Galvin  
Courtney Moore  
Margaret Probish  
Alex Washington

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Beth Jellison  
Kathleen Kennedy  
Anthony Poore  
Thomas Getz  
Linda A. Tremblay



# BOARD OF DIRECTORS



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*Chair*



Anthony Marino  
*Vice Chair*



Diane Bourque  
*Treasurer*



Ron Boufford



William Guilmette



Debra Hallett



Beth Jellison



Ald. Mike Lopez



J. Michael Perrella



Anthony Poore



David Preece



Margaret Probish



Alex Washington

Not pictured:  
Pauline Ikawa  
*Secretary*

Our Board of Directors provides overall oversight and fiduciary responsibility for NeighborWorks® Greater Manchester, ensuring that the organization is fulfilling its mission and being responsive to the needs of the community. These individuals provide many forms of support to the organization.





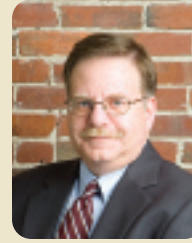
# BOARD OF TRUSTEES



R. Scott Bacon



Barry Brensinger



Dean Christon



Robert Dastin

Our Trustees are ambassadors for NeighborWorks® Greater Manchester, helping to educate and inform others about the role and importance of affordable housing and neighborhood revitalization to all segments of our community. These individuals provide many forms of support to the organization.



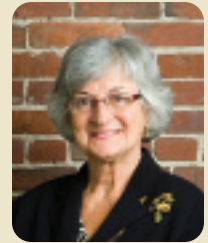
Sylvio Dupuis



David P. Goodwin



Fred B. Kfoury, Jr.



Clairia Monier



# FINANCIALS

## MANCHESTER NEIGHBORHOOD HOUSING SERVICES, INC. D/B/A NEIGHBORWORKS® GREATER MANCHESTER AND AFFILIATES

### Consolidated Statements of Financial Position June 30, 2009 and 2008

	2009	As Restated 2008
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents	\$ 763,042	\$ 465,461
Accounts and other receivables	18,337	24,936
Pledges receivable	383,604	44,918
Current portion of developer fee receivable	17,397	49,918
Current portion of loans receivable, net	998,600	42,938
Prepaid expenses	38,951	42,601
Total current assets	2,219,931	670,772
Due from related parties	83,024	72,758
Deferred financial fees, net	2,298	2,705
Restricted deposits	782,477	1,716,683
Developer fee receivable, net of current portion and valuation allowance	—	818,229
Loans receivable, net of current portion	3,227,161	3,237,425
Loans and interest receivable from related parties, net	41,149	46,703
Property, plant and equipment, net	1,586,368	1,389,041
Total assets	\$ 7,942,408	\$ 7,954,316
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current liabilities</b>		
Current portion of note payable	\$ 6,454	\$ 12,333
Accounts payable	111,651	91,991
Accrued expenses	62,533	72,605
Deferred revenue	37,500	—
Other current liabilities	—	107,275
Total current liabilities	218,138	284,204
<b>Other liabilities</b>		
Contractual advances	1,634,350	1,595,293
Notes payable, net of current portion	190,877	211,109
Accrued interest	85,970	88,490
Contingent loans and advances	1,270,672	1,108,140
Subordinated loan payable	2,000,000	2,000,000
Total other liabilities	5,181,869	5,003,032
Total liabilities	5,400,007	5,287,236
<b>Net assets</b>		
Unrestricted		
Operating	479,047	430,758
Loan and development	1,148,777	657,865
Property and equipment	56,612	50,881
Total unrestricted	1,684,436	1,139,504
Temporarily restricted	517,552	332,834
Permanently restricted	340,413	1,194,742
Total net assets	2,542,401	2,667,080
Total liabilities and net assets	\$ 7,942,408	\$ 7,954,316



## MANCHESTER NEIGHBORHOOD HOUSING SERVICES, INC. D/B/A NEIGHBORWORKS® GREATER MANCHESTER AND AFFILIATES

### Consolidated Statement of Activities For the Year Ended June 30, 2009

(Summarized with Comparative Totals for the Year Ended June 30, 2008)

	Unrestricted	Temporarily Restricted	Permanently Restricted	2009 Total	2008 Total
Revenue, gains and other support					
Corporate contributions	\$ 132,750	\$ —	\$ —	\$ 132,750	\$ 119,485
Foundation contributions	121,200	—	—	121,200	210,100
Individual contributions	73,592	—	—	73,592	19,606
Government contracts	109,138	110,800	—	219,938	153,497
NeighborWorks® America grants	116,103	—	50,000	166,103	173,552
Program service and developer fees	66,147	—	—	66,147	569,255
Rental income	310,309	—	—	310,309	231,141
Interest income	131,881	—	—	131,881	140,924
Other	8,138	—	—	8,138	31,490
Permanently restricted net assets released by NeighborWorks® America	804,329	100,000	(904,329)	—	—
Net assets released from purpose restrictions	26,082	(26,082)	—	—	—
<b>Total revenue, gains and other support</b>	<b>1,899,669</b>	<b>184,718</b>	<b>(854,329)</b>	<b>1,230,058</b>	<b>1,649,050</b>
Expenses					
Neighborhood development	305,456	—	—	305,456	360,551
Home ownership	562,319	—	—	562,319	424,262
Rental properties	356,752	—	—	356,752	281,498
Resource development	130,210	—	—	130,210	119,862
<b>Total expenses</b>	<b>1,354,737</b>	<b>—</b>	<b>—</b>	<b>1,354,737</b>	<b>1,186,173</b>
<b>Change in net assets</b>	<b>\$ 544,932</b>	<b>\$ 184,718</b>	<b>\$ (854,329)</b>	<b>\$ (124,679)</b>	<b>\$ 462,877</b>

The complete independent auditor's report is available upon request.



Even though the Center City is now stabilized, Monier... has no plans to cut ties with NeighborWorks® Greater Manchester, particularly now that the organization's focus has grown beyond the Center City, with current projects on Manchester's West Side and in Goffstown.

"You can't view each community as separate; you must see it as a dynamic whole. There will always be work for us. There will always be a need for workforce housing,"

**F**or Clairia Monier, working to revitalize Manchester's Center City neighborhood was more than just part of her job. As the executive director of the New Hampshire Housing Finance Authority from 1988 to 2007, Monier was in a position to help direct financial resources to assist Manchester Neighborhood Housing Services, as the organization was known at the time, in its mission to acquire and renovate blighted housing stock. Indeed, she did as much for scores of projects in communities and neighborhoods across the state.

But Manchester's Center City was different. It was personal.

"My family's history is very tied to the history of the city," said Monier, who has served on the organization's Board of Trustees since its inception in 1992.

Born at Our Lady of Perpetual Help Maternity Hospital on Concord Street, Monier remembers selling blueberries and other produce from her family's Bedford Farm to the city's ethnic markets as a child. She graduated from West High School and received her first check from MKM Knitting Mills. Both of Monier's parents also worked in the city's mills, her mother at a shoe mill and her father at Waumbec Mill. But by the late 1980s and early 1990s, her beloved Manchester had seen better days.

"Manchester is at the heart of the region and its core was dying," she said of the city at that time. "And you can't have growth with a dying core."

So when political, business and resident leaders began the push to revitalize the Center City, Monier knew she couldn't help but get involved, especially as the political will and administrative capacity were in place to tackle the problem.

Even though the Center City is now stabilized, Monier said she has no plans to cut ties with NeighborWorks® Greater Manchester, particularly now that the organization's focus has grown beyond the Center City, with current projects on Manchester's West Side and in Goffstown.

"You can't view each community as separate; you must see it as a dynamic whole. There will always be work for us. There will always be a need for workforce housing," she said.

"Our problems are not insurmountable," she continued. "We just have to figure out what needs to be done and follow through. And NeighborWorks® Greater Manchester has the capacity and the skill to help communities across the region to do just that."



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# WE NEED YOUR SUPPORT



## NEIGHBORWORKS® GREATER MANCHESTER STAFF

*Front, left to right:*

Jennifer Vadney, Neighborhood Development Manager

Kellie Ann Coffey, HomeOwnership Manager

Robert Tourigny, Executive Director

Amanda Akerly, Finance Manager

Michelle Caraccio, Resource Development Manager

*Back, left to right:*

Kevin Howland, HomeOwnership Counselor

Diane Brewster, Chief Operating Officer

Kira Eisenzopf, Neighborhood Development Specialist

Will Stewart, Community Services Specialist

Brian Firman, IT/Office Systems Specialist

Tanya Case, HomeOwnership Assistant

## How You Can Support NeighborWorks® Greater Manchester

NeighborWorks® Greater Manchester is a 501 (c)(3) charitable organization that relies on financial contributions from individuals, foundations, corporations, businesses and civic organizations in our efforts to provide affordable housing and revitalize troubled or neglected neighborhoods in the Greater Manchester region. Your support helps individuals and families build financial stability and improve neighborhoods in the community.

### Charitable support helps us to:

- Develop permanently affordable rental housing.
- Provide homeownership education and lending services to help people purchase a home within their means.
- Engage in neighborhood activities that promote positive community involvement by residents.
- Provide enrichment programs that improve quality of life and preparation for the future for residents.



Your support helps individuals and families build financial stability and improve neighborhoods in the community.



## Ways You Can Help:

- Make a personal financial contribution to NeighborWorks® Greater Manchester by sending us a donation. All gifts are tax-deductible for federal income tax purposes to the full extent permitted by law.
- Make a financial contribution using your credit card on our website: [www.nwgm.org](http://www.nwgm.org).
- Pledge your financial support to NeighborWorks® Greater Manchester. You may pay monthly, quarterly, or semi-annually. We will send you a reminder of when your pledge installment is due.
- Encourage others to support NeighborWorks® Greater Manchester, including businesses and civic organizations.
- Include NeighborWorks® Greater Manchester in your will.
- Become involved with NeighborWorks® Greater Manchester by volunteering for a program, activity or committee.

For more information about giving or volunteer opportunities, please contact Michelle Caraccio, Resource Development Manager, at 626-4663 ext.13 or [michelle@nwgm.org](mailto:michelle@nwgm.org).



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**NeighborWorks®**  
**GREATER MANCHESTER**

For more information about NeighborWorks® Greater Manchester call 603.626.4663 or visit [www.nwgm.org](http://www.nwgm.org).



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