

Rebuilding  
Neighborhoods  
Through Creativity and Art

**Student Artwork from the Yo Gallery**

**Manchester Neighborhood Housing Services  
Annual Report 2001**

*"Nothing sublimely artistic have ever arisen out of mere art,  
any more than anything essentially reasonable has ever arisen out of the pure reason.  
There must always be a rich moral soil for any great aesthetic growth."*  
GILBERT KEITH CHESTERTON / FROM "A DEFENSE OF NONSENSE"



THE PRESENCE OF THE YO GALLERY MUST BE ACKNOWLEDGED AS AN  
INDICATOR OF THE CHANGING ENVIRONMENT IN MANCHESTER'S INNER  
CITY. UP FROM THE ASHES OF BROKEN DREAMS AND HOUSES, UP FROM  
TWISTED RUST AND VIOLENCE THERE AROSE UNREASONABLY, THE IDEA  
FOR A CENTER THAT NURTURES CREATIVITY, ART, AND EXPRESSION. IN  
ENCOURAGING THAT VITAL ASPECT, THE YO GALLERY REACHES ACROSS  
TO TOUCH A VARIETY OF AUDIENCES OFFERING A VALUABLE CULTURAL  
RESOURCE TO THE ENTIRE MANCHESTER COMMUNITY.

*"This is an organization that truly saved our City."*

MANCHESTER MAYOR ROBERT BAINES

The job of putting together our Annual Report gives me a chance to take a look at what we as individuals – and as an organization – have accomplished this past year. It's a time to take a look at the huge impact a small group of dedicated and committed folks can bring to a situation. Judging by what the City says, we continue to do a pretty good job offering home ownership, real estate development and other community and tenant enrichment programs for low and moderate income families.

One of our major projects, the Elm Street Restoration, has taken shape. When done, it'll be the biggest non-profit redevelopment project for affordable housing in the entire State. But while buildings are made of bricks and a city is made of people – a healthy, thriving community is made of neighbors. To help foster a spirit of cooperation and trust we have hosted a resident leadership training series. The volunteers and participants involved in this series deserve congratulations and applause from all of us!



In this year's Annual Report, we've included eight postcards featuring some of the artwork done by Yo Gallery artists. But don't just look at these postcards – use them! Send them to your friends and remember that only in Manchester is there an inner city youth enrichment resource whose students produce such high caliber art. No where else does a housing organization step out of the box to offer such an innovative tool to help revitalize the community.

I know there's still a lot to be done; but I hope you'll join me in honoring the outstanding efforts of all the dedicated folks who are working together to make Manchester's neighborhoods the crowning glory of the Queen City.

*Felix M. Torres*

Executive Director  
Manchester Neighborhood Housing Services



**ADAM PERKINS**

*TRUCE* Acrylic and Plaster 24" x 24" x 2"



**MICHELLE DUPERE**

*GEHEN ZU HAUS* Graphite and Transfer on Paper 15" x 22"



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## Manchester Neighborhood Housing Services

*"The work you do in Manchester is of the utmost importance  
and you continue to serve as a model for programs across the country."*

JUDD GREGG / U.S. SENATOR

For eight years now, Manchester Neighborhood Housing Services has been a nexus for positive change in the community, becoming widely respected for its expertise in single and multi-family housing programs. Through strong partnerships with local area businesses, civic organizations and state and local agencies, MNHS has developed and implemented strategies that have revitalized inner city neighborhoods. With a primary goal to eliminate substandard buildings, increase home ownership, and improve neighborhood services and amenities, MNHS has actively promoted home ownership and owner occupancy, facilitated access to affordable capital for home improvements, and developed new housing. For example, last autumn and winter our Tree Streets Renewal Project gave homes to six families in the Cedar Street apartment building and seventeen families in units on Chestnut and Auburn Streets. Additionally, the Three Corners Renovation project resulted in twenty affordable family apartments. By developing and offering affordable housing to low and moderate income families, this non-profit organization has dramatically improved the physical living conditions of the residents. Equally important, in offering low-cost affordable loans, financial education, and tailored meaningful counseling and leadership programs, it has helped improve the climate of well being among the residents. The image of Manchester's inner city is fast becoming a desirable place to live and work.



UNTITLED Acrylic on Canvas ERIN BROCHU

## NeighborWorks® HomeOwnership Center of Manchester

*"I've completed the [home ownership] course feeling self-assured  
in my endeavors in obtaining a home in the Manchester community.  
I succeeded in the fall of 2000 with a wonderful home on the West side of the City."*

KIMBERLY HOLT / PROGRAM ATTENDEE AND HOME BUYER

**For almost everyone, the process of buying a home is challenging. Even the language of**

home ownership is confusing, with its real estate terms, codes, finance, contracts, interest, rules and regulations, demands and penalties. So to reduce the confusion, each year the NeighborWorks® HomeOwnership Center of Manchester runs a series of 50 comprehensive educational home buyer counseling and financing programs. To date they have helped over 1500 low-income families navigate their way through daunting complexities and prepared them to become first-time home owners. The Center sponsors educational seminars, orientations, home buyer clubs and landlord training and, thanks to these programs, over 156 people statewide became home buyers.

But the NeighborWorks® HomeOwnership Center goes one step beyond merely offering home buying facts. It really tries to understand the needs of the low and moderate income home buyer on a deeper level, and therefore offered the first New Hampshire home ownership seminars in Vietnamese and Spanish. Now, at The Center, home buyers are offered "full cycle lending" services that educate home buyers and offer special low interest mortgage financing and post-purchase counseling services. To date, The Center boasts over 162 home purchase mortgage loans, as well as closing costs, down payment assistance and foreclosure prevention loans. The Center originated 86 home improvement loans in Manchester and financed the renovation of 166 housing units, loaning or granting more than \$6.5 million for those purposes.





**ERIN BLANCHARD**

*DISCONNECTED* Mixed Media 15" x 22" x 3.5"



**REBECCA FISHOW**

*LIBERATION* Mixed Media 14" x 20" x 4"





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## Financial Literacy Training Program

*"Thanks again for the support and assistance  
to make this pull together so painlessly for me!"*

KATHY POWERS / PARENT, TEACHER, HOMEOWNER

**Metamorphosis from an applicant to a home buyer is never easy. It requires preparation** to successfully overcome a variety of challenges. In conjunction with corporate and foundation sponsors, The Center's Financial Literacy Training Program is a free service that gives hopeful home buyers a better understanding of basic daily finances. The instructors show how to establish checking or savings accounts, how to determine a family budget and stick to it, to understand W-2 forms, or a simple tax form. Over the course of six-weeks, class members learn money management, wise spending choices, take a look at their credit, learn ways to save money and what they need to buy a home. Instructors work with people who need to strengthen their daily financial skills, helping them develop strategies to prepare for home ownership, have money for college and even plan for a secure retirement.



SELF PORTRAIT Acrylic on Canvas MAKI MARUYAMA

## Neighborhood Development

*"MNHS showed all of us how to take control and win back our streets."*

*KIM PURSEY / WIFE, MOTHER OF FOUR CHILDREN*

Throughout the City under the auspices of MNHS' Neighborhood Development Program, old, dilapidated and dangerous inner city buildings are being torn down, renovated and reclaimed as affordable housing for sale or rent to low and moderate income applicants. But as the program found out in the process, along with the rotting wood and broken panes, residents' feelings of desperation, frustration, and futility are being revitalized with a new, more hopeful identity.

The roll call of now proud and decent dwellings includes The Cedar Beech Apartments which offers 24 family rental units, Merrimack Place which offers 16 family rental units, Three Corners apartments is now 20 units of family rental. The Tree Streets Apartments has 23 family rental units along with space for the new Yo Gallery, and we have an additional 24 renovated family rental units in our portfolio. Still under development and construction are the Phoenix Apartments, soon to offer 14 units of affordable rental housing, and the huge rental development on Elm Street. The latter is a three-year, \$11 M renovation, creating sixty-eight 1, 2 and 3 bedroom units and spanning three city blocks. MNHS' Deputy Director summed up the scope and intent of this effort when she said, "Restoring the (Elm Street) brownstones not only brings back the glory of historic buildings in the city but, more importantly, increases the pool of affordable housing units in our community at a time when there is unprecedented need."



*I JUST ATE DAVID GIESE* Bass Wood MIKE CMJELA

## Community Initiatives

*"I now feel safe to walk the streets and I have new friends.  
I am proud of my home and where I live."*

TRACY DEGGES / RESIDENT

Through the grass roots efforts of many individual volunteers, staff, and City organizations, MNHS' Community Initiatives program examines what community members really want for improving their neighborhoods. The group sent out multi-language surveys, walked the streets, knocked on doors and talked to neighbors. For three years, Community Initiatives has held the NeighborFest Celebration, an old-fashioned block party, and this year we invited our friends to our new offices for an Open House. With a group of tenants they have created a resident leadership development and training program and offered neighborhood mini-grants. Community Initiatives members organized local park cleanups and helped support community policing in the neighborhood; and with the creation of the Pine Street Friendship Garden and the Cedar Street Family Park, seeds of hope have been planted all over the City.



UNTITLED Mixed Media MEGAN CABANISS  
Courtesy of Alice DeSouza

## Tenant Services

*"The process is terrific!*

*Because of the Team of Ten all the folks involved have a voice and an ear.*

*It keeps communications open and misunderstandings at a minimum."*

GLEN OUELLETTE / MEMBER RESIDENT LEADERSHIP DEVELOPMENT TEAM OF TEN

**In sponsoring a series of intensive resident meetings, leadership training programs and tours,**

MNHS' Tenant Services program has created a highly successful group called the Team of Ten. Comprised of a representative cross-section of tenants, various MNHS Board members and property managers, the group regularly meets to discuss and solve issues and concerns of the residents of six inner-city housing developments. They work to highlight tenant responsibility to the property, property management's role in general care of the property and MNHS' relationship and commitment to maintaining affordable housing.

Tenant Services has gone into the community and listened carefully to the needs of various tenant groups. It has acted as liaison with local agencies and organizations to bring in speakers and programs to answer those needs.

In the past year alone, the Tenant Services Group has sponsored ESL classes (which now includes Bosnian, Vietnamese and Spanish residents); women's round table discussion groups on tenant rights; domestic violence issues and sewing classes. They've organized and offered kid's gardening programs and trips to the local YMCA. They even create and distribute a newsletter specifically for tenants.

Currently, a tenant-designed survey is investigating the needs of neighborhood parents. Neighbors go door to door talking among themselves to find out what issues encourage or discourage participation then plan together so more kids can be productively involved in the neighborhood.



SELF PORTRAIT Charcoal on Paper BRITTANY EDGETT



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**MICHAEL SHULTERBRONDT**

*UNTITLED* Graphite on Paper 8" x 12"



**MAKI MARUYAMA**

*BATTLE* Acrylic on Canvas 48" x 60"



## Yo Gallery

*"This is a great place that lets me experience all kinds of fun art!*

*Darryl [Furtkamp] takes the time to find out what medium each kid wants to learn, then guides us through the creative process. I got into art college because of this program."*

MAKI MARUYAMA / ARTIST AT THE YO GALLERY

Since October 9, 2000 when over 150 people attended the opening, the student-run Yo Gallery has begun earning a serious reputation throughout the New England art community. In addition to artists of all stripe, the gala attracted such prestigious organizations as the National Endowment for the Arts Creative Links Program, New Hampshire State Council on the Arts, Art Builds Community Project, and Manchester Mayor Robert Baines.

It is important to realize that the Yo Gallery is not merely a backdrop for 14 to 17 year olds to hang their art. Working in a partnership with Manchester's Currier Gallery of Art and MNHS, these talented area teens are trained in the various aspects of managing an art gallery. They learn what is involved in curating a show and learn how to properly display original art. Because this gallery showcases sophisticated student art in all media it intends to create a reputation as a significant constituent of the City's cultural district. The Gallery offers an expanding curriculum that has contributed to advanced, concentrated study with professional artists in various disciplines. This fall one of our student-artists will be enrolled in a nationally prestigious institute to continue his fine art education.

Yo Gallery holds five art shows each year, two of which highlight student artwork while the remaining shows feature professional artists. All are open to the public and are increasingly supported by it. In addition to the pieces featured in this Report, visitors to the Gallery on 95 Cedar Street can view oil paintings, folk-art, sophisticated pen and ink pieces, large and complex metal sculpture, and an eye-popping assortment of mixed media.

Many pieces may be unexpected, some breathtaking or disturbing, but all of them will move the viewer with their creativity, technical proficiency and emotional complexity!

## Contributors

*The following individuals have provided support to Manchester Neighborhood Housing Services this year.  
These generous contributions help MNHS continue our diverse revitalization activities in our community.  
We appreciate each and every one.*

### INDIVIDUALS

Anonymous	Sheila Grace	Ronald Rioux
Mirielle Alcide	Saul and Ethel Greenspan	Roger and Elfriede Robidas
Sally Argeriou	Peter and Carol Haebler	Ronald Robidas
Randy and Carolyn Benthien	Lowell and Irene Hart	Kenneth and Anne Ross-Raymond
Barry and Caryl Brensinger	Anne Healey	Marnie and Dirk Ruemenapp
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Michelle and Albert Caraccio	Thomas and Kathaleen Henkle	Scott and Sally Sederquist
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Burt and Rosita Chalston	Paula Hinckley	Linda and Bill Sirak
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Kristy Glynn	Diane Privey	Kimon and Anne Zachos
David and Dorothy Goodwin	Harry and Joan Rees	



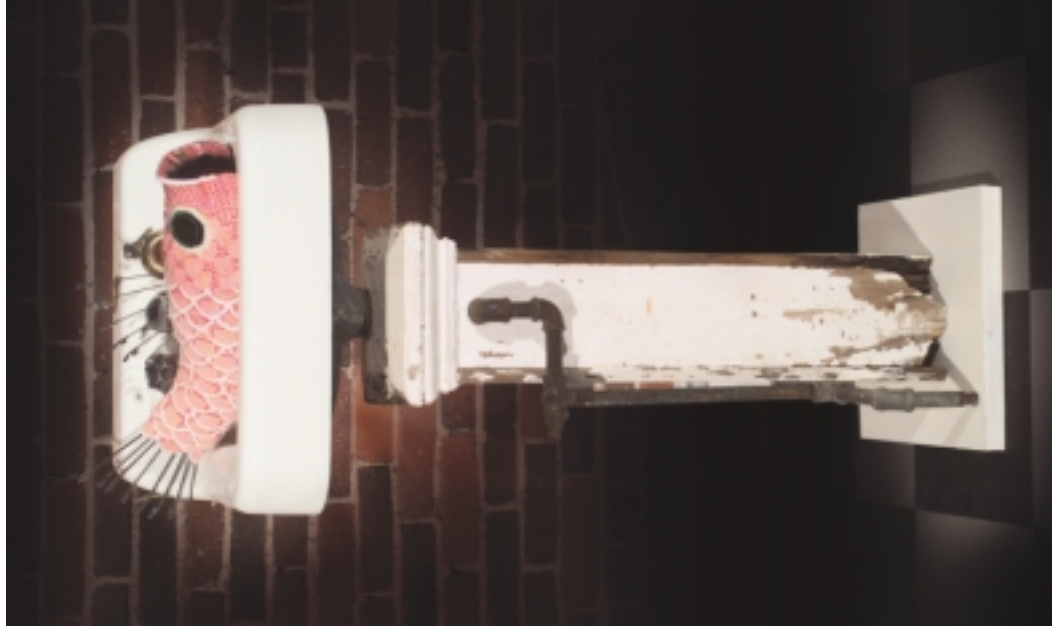
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## JOE TREMBLAY

*FISH OUT OF WATER* Mixed Media 45" x 20" x 18"



Courtesy of Kinon and Anne Zachos

## JASON MOLEN

*UNTITLED* Recycled Aluminum and Paint 18" x 22" x 22"

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*We appreciate each and every one.*

### FOUNDATIONS, CORPORATIONS, BUSINESSES, MUNICIPAL

Alfano and Baroff	Neighborhood Reinvestment Corporation
Amoskeag Falls Management Corporation	New England Employee Benefits Company
Bank of New Hampshire	New Hampshire Charitable Foundation
Norwin S. and Elizabeth N. Bean Foundation	New Hampshire Community Development Finance Authority
City of Manchester, Community Improvement Program	New Hampshire Housing Finance Authority
Citizens Bank	Northeast Delta Dental
Currier Gallery of Art	Providian Financial
DeWolfe Real Estate Agency of Manchester	Public Service of New Hampshire
Fannie Mae Northern New England Partnership Office	State Street Foundation
Federal Home Loan Bank of Boston	Stewart Property Management
Fleet	United States Department of Housing and Urban Development (Manchester office)
Housing Futures Fund	United Way of Greater Manchester
Samuel P. Hunt Foundation	USI New England
Infantine Insurance	Madelaine G. vonWeber Trust
In Town Manchester	Wal-Mart Foundation
Leadership New Hampshire	
The Agnes M. Lindsay Trust	
Macy's East	
Manchester School to Careers	
National Endowment for the Arts	

### IN-KIND

Bagel Works  
Chalifours  
Christa McAuliffe Planetarium  
Currier Gallery of Art  
Dunkin Donuts  
Fratello's Restaurant  
Al Gosselin  
Hub Bowling  
Jacques Flower Shop  
La Carreta  
Lakeside Lanes  
MacKinnon Construction  
Manchester Monarchs  
Margaritas  
McDonald's  
Not So Plain Janes  
Palace Theater  
Petco  
Ryans Bakery  
Sam's Club  
SEE Science Center  
Shorty's Mexican Roadhouse  
UNH Cooperative Extension  
Vista Foods  
Workout Club

## Special Thanks

*"Never doubt that a group of thoughtful, committed citizens can change the world.  
Indeed it is the only thing that ever has."*

MARGARET MEAD

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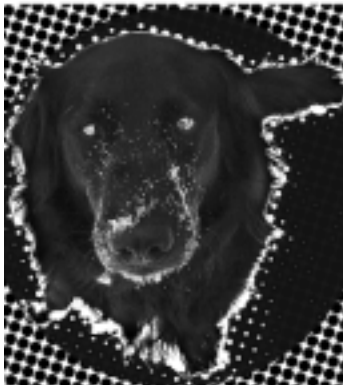
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