



## 2011 Seminar and Workshop Schedule

All sessions are held at 20 Merrimack Street in Manchester.

### Home Buyer Seminar

Sponsored by:



8:30 a.m. – 4:00 p.m.

January 22

March 5

April 16

May 21

June 25

August 6

September 17

October 22

December 3

### Foreclosure Prevention and Intervention Workshop

Sponsored by:



Held on the first and third Tuesday of each month  
6:00 p.m.

### Home Buyer Financial Fitness Seminar

Sponsored by:



Thursday evenings 6:00 p.m. – 8:00 p.m.  
or Saturdays from 8:30 a.m. – 12:30 p.m.

February 3, 10, 17, 24 (Thursdays)

May 5, 12, 19, 26 (Thursdays)

July 7, 14, 21, 28 (Thursdays)

November 5, 12 (Saturdays)

### Landlord Workshop

Sponsored by:



Saturday, March 26

Saturday, October 1

### Start Home (IDA)

### Landlord Workshop

Sponsored by:



Individualized counseling

To register for any seminar or workshop,  
please visit [www.nwgm.org](http://www.nwgm.org) or call 603-626-4663. *page 6*

# THE Neighborhood Minute

The Newsletter for NeighborWorks® Greater Manchester

The intersection of Granite and West streets on Manchester's West Side has probably never been described as quiet or peaceful. This has become especially true since early October. That's when demolition and construction crews set up shop around the intersection, which is the heart of NeighborWorks® Greater Manchester's West Granite Neighborhood Revitalization Initiative. Indeed, the busy intersection is barely recognizable compared to its pre-construction state. Construction fences are up, siding is down, heavy machinery abounds and four multifamily buildings are down to the studs. And one building, a two-family formerly at 406 Granite Street, was completely demolished.

"It's quite the sight to see," said Diane Bourque, a neighborhood resident who serves as treasurer of the NeighborWorks® Greater Manchester Board of Directors. "I can't wait until the project is complete. What a transformation it will be!"

In mid 2009, NeighborWorks® Greater Manchester, in partnership with the City of Manchester and the New Hampshire Community Development Finance Authority, was awarded \$2.53 million in federal Neighborhood Stabilization Program funds to acquire and rehab foreclosed and abandoned properties. These stimulus funds were awarded through the Housing and Economic Recovery Act of 2008.



Thus far, NeighborWorks® Greater Manchester has used the funds to purchase seven multifamily properties. While two of these seven buildings, including the aforementioned property at 406 Granite Street, have been or will be demolished to reduce neighborhood density and create additional neighborhood parking and green space, the remaining five properties are currently being completely rehabbed. Once completed, the homes will then be resold to owner occupants.

"One of the primary goals of the West Granite Neighborhood Revitalization Initiative is to increase the neighborhood's homeownership rate," NeighborWorks® Greater Manchester Executive Director Robert Tourigny said. "The most recent neighborhood survey showed that the neighborhood has an owner-occupancy rate of just 17 percent, which does not lend itself to neighborhood stability."

The four West Granite multifamily properties currently being rehabilitated are due to be completed in late spring, 2011, and will go on the market soon after. To learn more about the home ownership opportunities available in the West Granite neighborhood, call 626-4663.



NeighborWorks®

Greater Manchester

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This has been one of the busiest years for NeighborWorks® Greater Manchester and 2011 looks to be another active year. The ever changing national housing policy certainly keeps us on our toes. It seems that with the expiration of the federal tax credit for homebuyers in 2010, we experienced a delay in the decline of the housing market. Now that a “true” stabilization has been realized and employment recovers, we can look forward to a recovery. Since problems in the housing sector led to the economic bust, its recovery will pull us out. Adding to the uncertainty of the

recovery, however, is talk of changes to the largest form of federal housing subsidy – the mortgage interest deduction. Reform could make for a more level playing field for homeowners so as not to encourage buyers to borrow more than they can afford without the tax deduction.

Despite the foreclosure moratorium this fall by several of the large national lenders, 2010 was a record year for the number of foreclosures. It is unfortunate that we continue to see a steady incline in the number of homeowners who are in need of foreclosure prevention counseling at NeighborWorks® Greater Manchester. On the brighter side, we are seeing a slight uptick in the number of folks enrolling in homebuyer education. It is qualified homebuyers with access to good mortgage products who will lead the way and boost consumer confidence in the market.

The brightest side of all can be seen on Manchester’s West Side as we are well on our way toward improving a neighborhood where a block of devastation has been an anchor to the community. Residents are so excited to see this transformation and look forward to its completion. We also look forward to breaking ground on our newest development in the Town of Hooksett where we will be creating 16 new affordable rental units.

Thank you for your continued support and interest in this activity. Happy New Year!

NeighborWorks® Greater Manchester was recently selected as a “Housing for Everyone” award winner for 2010 from the TD Charitable Foundation. A \$25,000 grant was awarded by the TD Charitable Foundation and will be used to make needed energy improvements to our Renaissance I and Notre Dame Apartments in Manchester.



Steve Webb, TD Bank New Hampshire President, presents a check to Robert Tourigny in a building where energy improvements will be completed.



EQUAL HOUSING LENDER Granite United Way

Laconia Savings Bank recently renewed their sponsorship of the Financial Fitness seminar program. The seminars, which are free to residents, provide important information to help participants get on the right track financially. Participants learn about financial tactics, tools and strategies, such as the importance of savings, responsible use of credit, credit card practices, and checking accounts. Pictured is Donna Wyatt, Assistant Vice President & Office Manager for Laconia Savings Bank in Bedford, presenting a \$5,000 check to Kellie Coffey, HomeOwnership Manager and Robert Tourigny, Executive Director.



State Farm Insurance granted NeighborWorks® Greater Manchester a \$25,000 contribution in support of the organization's community development initiatives. The insurance company has a history of supporting community-based organizations whose mission is to ensure strong neighborhoods through the creation of affordable housing and homeownership opportunities. Manchester agent Dick Lombardi presents a check to Robert Tourigny.



## New Staff

We were pleased to welcome recently two new staff members to NeighborWorks® Greater Manchester's team.

**Thomas Krebs** joined the staff in late October as the Neighborhood Development Project Specialist. A graduate of the University of Minnesota, Tom brings experience in the non-profit real estate development and construction management field, having served as Project Development Manager for the Model Cities Community Development Corporation in St. Paul, Minnesota for the past six years. Tom will be providing construction management to our real estate development projects currently in construction.



**Vanessa Beauchesne** joined the staff a few months prior as a Homeownership Counselor. Vanessa provides one-on-one homeownership counseling to individuals who complete our group seminar program. She also manages our Individual Development Account (IDA) program, guiding participants who are saving money for the purchase of a home. Vanessa is a graduate of Southern New Hampshire University and most recently worked as a Case Manager at Easter Seals New Hampshire. She completed homeownership counseling training with NeighborWorks® America this past August.

# "It's on the House" A Big Success

More than 40 volunteers worked with NeighborWorks® Greater Manchester staff to make this year's "It's on the House" event a great evening. With over 700 tickets sold and 100 live and silent auction items donated, NeighborWorks® Greater Manchester realized a net profit of \$18,500 from the event, surpassing last year's totals. Guests enjoyed tasting a variety of microbrews, light hors d'oeuvres and music while bidding on silent and live auction items. All proceeds from the event support this organization's affordable housing initiatives in the Greater Manchester region.

The event would not have been possible without the support and involvement of our



Mike Perrella selling a raffle to a guest



Joe Russo and his daughter Kim



Heidi Murray, Adele Baker, Kathleen Kelly (left to right)

volunteers, sponsors, and those who purchased tickets and bid on auction items. Special thanks to Ticket Committee Co-Chairs Joe Russo and Ken Viscarello and Auction Committee Chair Dave Grappone.

We also recognize the involvement of the following individuals who served on either the Auction or Ticket Committees (or both!): Dick Anagnost, Jeff Boufford, Justin Boufford, Ron Boufford, Claudia Carr, Deb Chabot, Cathy Champagne, Joceline Champagne, Katy Easterly, Kevin Finke, Jeff Galvin, Ben Gamache, Jen Johnson-Masse, Steve Keach, Kathleen Kennedy, Kate Luczko, Ignatius MacLellan, Anthony Marino, Greg McCarthy, Brian Mikol, Jeff Moynihan, Brenda Noiseux, Chris Norwood, J. Michael Perrella, George Reagan, Beverly Robie, Lynn Rousseau, Dan Scanlon, Ronnie Schlender, Kathleen Schmidt, Arthur Sullivan, Andre Tremblay, Linda Tremblay, Joe Venturini, Carol Willoughby, as well as our Trustee representatives Claira Monier, Bob Dastin and Fred Kfoury.

Thank you as well to Jay Brewster, Joe Coffey, Beth Jellison, Kathleen Kennedy, Lisa Mausolf and our \$500 Super Raffle sellers for their help during the evening.

Stay tuned about details for next year's event!



Dan Scanlon chats with Kira Eisenzopf



Barry Brensinger, John Harper and Fred B. Kfoury, Jr. (left to right)



Carol Willoughby, James Kellett, Chris Aslin, Donald Eaton (left to right)

# The Townhomes at Abingdon Square Completed and Occupied!

NeighborWorks® Greater Manchester marked the completion of The Townhomes at Abingdon Square this past October with a ribbon cutting at the project located on Mast Road. More than fifty people gathered on a brisk fall morning to celebrate project completion. The Townhomes at Abingdon Square is a \$5 million development project that has resulted in the creation of a total of 25 new, affordable 2 and 3 bedroom rental apartments in Goffstown. The Townhomes at Abingdon Square marks the first affordable housing development project for NeighborWorks® Greater Manchester outside the City of Manchester. More importantly, these townhomes help to answer a need for affordable rental housing in Goffstown.



*Sylvio Dupuis and Ron Boufford*

Residents of The Townhomes at Abingdon Square have income that is below 60% of total area median family income, which is just over \$46,000 for a family of four. Project financing was provided by the New Hampshire Housing Finance Authority, Northern New England Housing Investment Fund, United States Department of Housing and Urban Development and NeighborWorks® America. Integral to the development was a partnership with engineering firm TF Moran. Project architect was John S. Jordan Design and attorney representation was provided by Ken Viscarello and Sue Manchester of Sheehan Phinney Bass & Green.



*Andre Tremblay, Dean Christon, Robert Tourigny, Robert Cruess*



*Anthony Marino, Margaret Probish, Mike Perrella*



*Deb Chabot and Patrick Smith*



*Residents of Abingdon Square*