

APPENDIX A

GREATER NASHUA HOUSING & DEVELOPMENT FOUNDATION

To: Mike Yeomans

From: Bridget

May 24, 1996

I reviewed the form and have added a section for owner's address, separate from property address. If this information is readily available, it would be helpful to know. Also helpful, would be information on number of units. As we discussed, the records may record a property as single family when in fact it is a multi family.

I appreciate all the work you are doing on this project. When finished, the fruit of your labors will help a number of different organizations working to improve living conditions in this area. It's not a study to be read and filed away. It's a working information base.

Thank you for choosing to do your project with the Foundation.

APPENDIX B

List of Deliverables

The following are elements of the final project delivered to the Greater Nashua Housing and Development Foundation.

- 1) Data sheets listing all properties surveyed.
- 2) A property form for each property surveyed with photograph.
- 3) A 35mm slide photograph of each property surveyed.
- 4) One (1) main and one (1) back-up deskette of data.
- 5) Maps of survey area.

APPENDIX C

**FINAL DRAFT STRATEGIC PLAN
TREE STREETS NEIGHBORHOOD
GREATER NASHUA HOUSING AND DEVELOPMENT FOUNDATION**

The Tree Streets Neighborhood is located near Nashua's city center on the south side of the Nashua River. This inner city area is comprised mostly of single, two and multi-family dwellings which date from the late 1800's to the 1950's. Much of this housing stock is poorly maintained. Historically, this neighborhood provided housing for mill workers who were employed in the manufacturing industries nearby.

With the loss of manufacturing jobs due to changes in the economy and technologies, the Neighborhood currently provides low to moderate cost rental units to a very mobile society. Upwards of 75% of the dwelling units are dedicated to this purpose. Comprising only 10% of the City's land area; high residential densities, large transient population, and low owner occupied dwellings, all combine to create conditions favorable to generating the highest crime rates in the city.

In late 1995, the Greater Nashua Housing and Development Foundation moved its' office to the newly acquired and renovated Ash Street Community Center. Located in the heart of the Neighborhood, the Foundation has immediate access to individuals, families, and community leaders who they hope to have the greatest positive impact on.

The purpose to this draft document is to help formulate a community planning process to identify housing opportunities and constraints; to encourage community involvement in the planning process; and to provide measurable goals which will lead to stemming the growing crime rate, stabilize and enhance a declining neighborhood environment, and meet the housing needs of many individuals and families.

Mission Statement - To provide affordable housing by acquiring, constructing, and rehabilitating single family, two family and multi-family dwelling units and to sell, rent or lease these properties to low income persons, families and the handicapped.

Objective - Within five years from the adoption of this plan increase home ownership, reduce the crime rate to normal community levels and enhance the built and physical environment of the Tree Streets Neighborhood.

Strategic Goals

- A) Increase home ownership through the creation of affordable housing.
 - 1) Time to complete: on-going
 - 2) Participants: staff, community leaders and elected officials.
 - 3) Steps:
 - a) Acquire properties suitable for purchase, rent or lease.
 - b) Secure financing for potential buyers and/or establish linkages with financial institutions that assist low income purchasers.
- B) Identify and demolish non-habitual housing stock which can not be rehabilitated.
 - 1) Time to complete: 12-48 months
 - 2) Participants: staff, community leaders, city and elected officials.
 - 3) Steps:
 - a) Complete neighborhood property survey.
 - b) Identify non-rehabitable properties.
 - c) Secure funding for demolition.
 - d) Demolish structures and clear the premises.
- C) Identify and involve non-owner occupied property owners in upgrading and maintaining rental property.
 - 1) Time to complete: 12 months
 - 2) Participants: staff and community leaders.
 - 3) Steps:
 - a) Identify distressed properties and their owners.
 - b) Initiate dialogue with property owners concerning neighborhood goals regarding improvements to properties.
 - c) Determine financial constraints and opportunities to assist owners.
- D) Identify housing stock suitable for rehabilitation.
 - 1) Time to complete: 12 months
 - 2) Participants: staff and city officials.
 - 3) Steps:
 - a) Complete neighborhood property survey.
 - b) Identify candidate properties and contact property owners.
 - c) Contract for inspection services and compile rehabilitation requirements and costs.
- E) Identify and assist homeowners with home maintenance who do not have adequate financial resources for such maintenance.

- 1) Time to complete: 12-24 months
 - 2) Participants: staff and community leaders.
 - 3) Steps:
 - a) Identify distressed properties and homeowners in need of financial assistance.
 - b) Secure funding for maintenance activities.
 - c) Organize work groups and/or contractors to accomplish repairs.
- F) Improve the general appearance of the neighborhood through street landscaping and garbage collection.
- 1) Time to complete: 12-18 months
 - 2) Participants: staff, community leaders and elected officials.
 - 3) Steps:
 - a) Prepare landscaping plan for neighborhood.
 - b) Secure financing to purchase and install plantings.
 - c) Identify maintenance requirements.
 - d) Identify garbage collection needs of neighborhood.
 - e) Prepare action plan to facilitate garbage and rubbish removal.
- G) Purchase and consolidate neighborhood vacant land for community recreation.
- 1) Time to complete: 12-36 months
 - 2) Participants: staff, community leaders, city and elected officials.
 - 3) Steps:
 - a) Identify potential parcels for acquisition and consolidation.
 - b) Secure financing or other agreement to acquire property.
 - c) Prepare and submit site and consolidation plans for city approval.
- H) Improve pedestrian circulation and safety for neighborhood as well as community residents.
- 1) Time to complete: 12-24 months
 - 2) Participants: community leaders, city and elected officials.
 - 3) Steps:
 - a) Identify high use crossing locations on West Hollis Street and establish crossing corridors with appropriate signage, striping and other identifiers.
 - b) Repair and/or replace traffic control signage which has been damaged or removed.
 - c) Identify sidewalks in need of repair for

inclusion on city Capitol Improvement Plan.
d) Replace damaged or burned out street lighting.

- I) Increase the availability of off-street parking.
 - 1) Time to complete: 12-36 months
 - 2) Participants: community leaders, city and elected officials.
 - 3) Steps:
 - a) Identify potential parcels for acquisition and development.
 - b) Secure financing or other agreement to acquire property.
 - c) Prepare and submit site plans for city approval.

APPENDIX D

	Date	Name	Prpty Address	Sht	Lot	Zone	Assmt	Bldg	Land	Other	Acct #	S F	2 F	M F	Address	City	St
1	6/23/96	Linatsas, Spiro J	10-14 Central	83	13	RC	16300	0	16300	parking lot	20814				95 Marshall Ave	Lowell	MA
2	6/23/96	Linatsas, Spiro J	16-18 Central	83	14	RC	33000	0	33000	parking lot	5418				95 Marshall Ave	Lowell	MA
3	6/23/96	Georgiou, Helen M & Chris TR	20-22 Central	83	15	RC	67400	45400	22000		33350		x		5 Jewell Ln	Nashua	NH
4	6/23/96	Forrence, Kenneth & Charles	34 Central	83	54	RC	57200	34200	23000		38569			4-8 units	5 Par Ln	Hudson	NH
5	6/23/96	Robinson, Eugene & Jacqueline	36 Central	83	55	RC	77100	50800	26300		28876	x			36 Central	Nashua	NH
6	6/23/96	Clark, E Graham Jr. & Sandra L	38 Central	83	56	RC	99100	75700	23400		6974	x			5 Woodland Dr	Nashua	NH
7	6/23/96	Biron, Rudolf J & Shirley A	48 Central	83	79	RC	65900	44900	21000		31498	x			213 Knowood Ave	Nashua	NH
8	6/23/96	Hidaglo, Hector J & Zoraida	46 Central	83	98	RC	91980	55500	23000		36480		x		46 Central	Nashua	NH
9	6/23/96	Sahagian, Elsie & Agnes	34-36 Palm	83	57	RC	53200	53200	0		29802		x		40 Central	Nashua	NH
10	6/23/96	Tamulevich, Amelia H	38 Palm	83	58	RC	55700	37600	18100		11902	x			38 Palm	Nashua	NH
11	6/23/96	Petrwlyn, Athanasewn	40 Palm	83	59	RC	64900	40900	24000		26858	x			40 Palm	Nashua	NH
12	6/23/96	Spylios, Dorothy T	44 Palm	83	60	RC	73900	49900	24000		31776			5 units	44 Palm	Nashua	NH
13	6/23/96	Pimentel, Angelo F & Maria C	46 Palm	83	61	RC	79100	55200	23900		11652		x		46 Palm	Nashua	NH
14	6/23/96	Church of God	48 Palm	83	62	RC	118000	80100	37900	church	39631				8A Thornton Rd	Merrimack	NH
15	6/23/96	Plante, Robert	50 Palm	83	63	RC	10500	80100	24900		1638	x			50 Palm	Nashua	NH
16	6/23/96	Brockelbank, Louis P	52 Palm	83	64	RC	69800	45800	24000		26202		x		52 Palm	Nashua	NH
17	6/23/96	Price, Donald R	54 Palm	83	65	RC	66000	42100	23900		23880		x		8 Mapleleaf Dr	Nashua	NH
18	6/23/96	Batesville Casket Co. Inc	56 Palm	83	66	RC	18700	0	18700	factory	2514				c/o Gen Acct Dept	Batesville	IN
19	6/23/96	Batesville Casket Co. Inc	57 Palm	83	67-72	RC	751000	464900	286100	factory	2512				Hwy #46	Batesville	IN
20	6/23/96	Gervais, Kevin B & McNiff, Gary	41 Palm	83	73	RC	98000	74600	23400		34196			3 units	10 Peabody Ln	Pelham	NH
21	6/23/96	Wrenn, Stephen C	39 1/2 Palm	83	76	RC	91000	67700	23300		16844			3 units	911 Fox Hollow Dr	Hudson	NH
22	6/23/96	Sedlewicz, Mary & Karawski	35 Palm	83	78	RC	95000	72900	22100		30332			3 units	35 Palm	Nashua	NH
23	6/23/96	Marquis, Oscar W & Armance L	60 Palm	83	90	RC	74000	50600	23400		15614		x		5 Pepperell Cir	Nashua	NH
24	6/23/96	Nashua, City of	Palm	83	112	RC	0	0	0	playground	41545				229 Main St	Nashua	NH
25	6/23/96	Price, Donald R	58 1/2 Palm	83	102	RC	99500	75000	24500		23878			4-8 units	8 Mapleleaf Dr	Nashua	NH
26	6/23/96	Nashua Soup Kitchen	58 Ash	83	37	RC	112600	89700	22900	shelter	10532				58 Ash	Nashua	NH
27	6/23/96	Roman Catholic Bishop of Man.	50 Ash	83	38	RC	149700	127200	22500	church	39630				153 Ash St.	Manch	NH
28	6/23/96	Rodrigue, Robert	46 Ash	83	39	RC	136700	112600	24100		21520			x	12 Catherine St	Nashua	NH
29	6/23/96	Forrence, Kennith & Charles	40 Ash	83	40	RC	101200	77000	24200		13994			4-8 units	5 Par Lane	Hudson	NH
30	6/23/96	Nashua, City of	Ash	83	41	RC	58600	0	58600	public facil	39628				229 Main St	Nashua	NH
31	6/23/96	Nashua, City of	Ash	83	42	RC	24200	0	24200	public facil	39627				229 Main St	Nashua	NH
32	6/23/96	Cadieus, Nancy	28 Ash	83	43	RC	166100	141400	24700		5674			4-8 units	46 Chester St	Nashua	NH
33	6/23/96	Lefavor, Eugene & Jeannette	28 -28A Ash	83	44	RC	65400	45600	19800		20114		x		22 1/2 Broad St	Nashua	NH
34	6/23/96	Derby, Basil & Dolores	26 Ash	83	45	RC	54300	33800	20500		31450	x			32 Silver Hill, Box 32	Hollis	NH
35	6/23/96	Cote, Robert & Nan	18 Ash-2A	83	47	RC	131900	109200	22700		34214			4-8 units	11 Cutler Rd. RFD 7	Hudson	NH
36	6/23/96	Batesville Casket Co. Inc	57 Ash	83	48	RC	78100	51700	26400		34920		x		Hwy #46	Batesville	IN
37	6/23/96	Batesville Casket Co. Inc	53-53 Ash	83	49	RC	18600	0	18600	mfg	34922				Hwy #46	Batesville	IN
38	6/23/96	Vallace, Doris	47 Ash	83	50	RC	82000	61200	20800		35174		x		47 Ash St	Nashua	NH
39	6/23/96	Quirion, Gilles	43-45 Ash	83	51	RC	107800	83800	24000		20780			4-8 units	119 Fairview Ave	Nashua	NH
40	6/23/96	Cadieus, Vincent	35 Ash	83	52	RC	92500	68600	23900		5672			4-8 units	46 Chester	Nashua	NH
41	6/23/96	Febonio, Michael & Murry, Steph	33 Ash	83	53	RC	69900	44800	25100		34320	x			6 Winnhaven Dr	Hudson	NH
42	6/23/96	Hodgins, Donald	39-39 1/2 Ash	83	89	RC	69500	45600	23900		15962			4-8 units	127 Washington St.	Arlington	MA
43	6/23/96	Merzikian, John & Ankeen	23 Ash	83	92	RC	73100	50100	23000		7834		x		4 Boxwod Ct	Nashua	NH

TREE STREETS PROPERTY SURVEY

Date: 6/23/96

Prpty Address: 38 Palm

Sht: 83 Lot: 58 Zone: RC Acct #: 11902

SF: x 2F: MF

Assmt: 55700 Bldg: 37600 Land: 18100

Name: Tamulevich, Amelia H

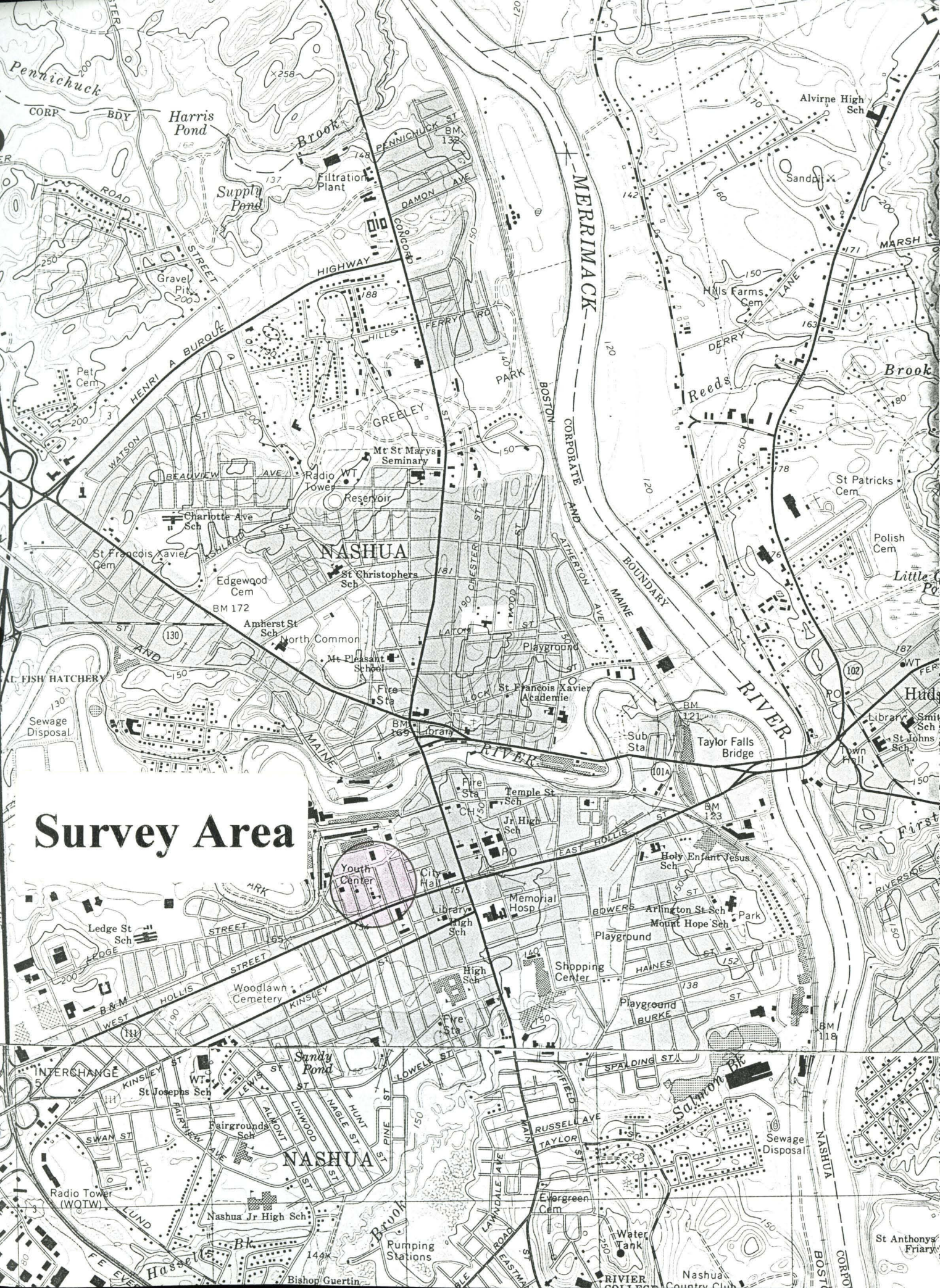
Address: 38 Palm

City: Nashua St: NH

Other: _____



APPENDIX E



Survey Area

[illegible]

APPENDIX F

Tree Streets Redevelopment Task Force
1996 Member List

NAME	AGENCY
Captain Robert Hodges, <i>Chairman</i>	Nashua Police Dept.
Officer William R. Mansfield, <i>Vice Chairman</i>	Community Police Coordinator
Ms. Esperanza Ward, <i>Secretary</i>	GNH&DF-Volunteer Coordinator Nashua Community Center
Mrs. Bridget Belton-Jette	Greater Nashua Housing & Development Foundation
Ms. Eileen Brady	Nashua Soup Kitchen & Shelter, Inc
Father Roland Côté	St. Louis de Gonzague
Mr. Vaughn Darnell	Urban Trails Alliance
Mr. Dennis Draper	Crime Watch
Ms. Dina DiGregorio Karlon	G.E.D Program/Community Center
Mr. Al Manoian	City of Nashua, Urban Programs Downtown Redevelopment Specialist
Rev. Bertha Perkins	New Fellowship Baptist Church
Ald. Marc Plamondon	Ward Alderman-Crime Watch
Mr. Ray R. Rodriguez	Nashua Youth Council
Officer Michael P. Soucy	Youth Specialist/P.A.L Community Policing Unit
Mr. Mike Tremblay	Nashua Environmental Health Dept.
Sr. Sharon Walsh	Marguerites Place
Ms. Starr L. Shallow	St. Joseph Hospital/Parish Nurse Mission Effectiveness