

## HOUSING

For the City of Berlin, 2010 in regards to housing was a banner year. Having competed and successfully received over \$5,000,000 in grants, 2010 proved to be a year of action and of many tangible results. In past years, our greatest accomplishments



in housing centered on demolitions, 2010 was a year of additional demolitions but also of rebuilding neighborhoods. The programs involved are:

**Neighborhood Stabilization Program-**The largest and most notable of the grants was the Neighborhood Stabilization Program (NSP), a \$4,300,000 grant that allowed the City, in conjunction with TKB Properties LLC (owned by Kevin Lacasse and Tim Coulombe), to acquire 14 properties in some of the most depressed areas in the city and rehabilitate them to a high standard. The program generated a lot of work for our local craftsmen and introduced new methods of energy conservation and created good affordable housing in some of the most depressed areas of the city.

**Demolitions-**The NSP program also had a demolition component to it and with these funds (\$714,000), the City was able to or will demolish an additional 11 buildings. These funds allowed the City to tackle some of the most costly demolitions to date either due to size or environmental issues.



*590 Champlain Street (Before and after revitalization)*

In addition to all of these accomplishments, as part of the NSP program, the City provided and infill house on the corner East Mason and Rockingham Streets. The idea for this part of the program is not to leave large empty lots after demolition but to stimulate the area by building new housing and regenerate the open piece of land.

**Community Development Block Grant-**During Fiscal Year (FY) 2010, the City completed its first Neighborhood Revitalization Program aimed at helping low income homeowners with maintenance and safety issues associated with their homes. The \$350,000 program helped us revitalize 25 buildings within Berlin. The program was very successful and Berlin was able to compete and garner an additional \$500,000 in funds to do another projected 35 buildings during FY 2011 and FY2012.

**Environmental Issues**-May of our citizens witnessed the impact of some of Berlin's environmental cleanup efforts. The cleanup of the old Notre Dame High School gymnasium and the asbestos within the school is a prime example. Berlin, in partnership with NH Department of Environmental Services and the North Country Council was also able to compete for a \$1,000,000 Assessment Grant in which Berlin received \$200,000 of that grant to complete environmental studies of challenged properties. This allows City to properly assess a property and make educated decisions on should a property be rehabilitated or demolished or a combination of the two. With so many industrial sites in and around the city, we need to be aware of the potential hazards a property may pose to the citizens of Berlin and take the proper steps to protect our citizens and the environment. These environmental studies then become the basis for which Berlin can compete for cleanup funds as it did with the old Notre Dame High School.

- Monies will be very evident as you read this report in FY 2011.

With all that has happened in FY 2010 and the monies obtained to date, the real physical and visual impact of these



*Main Street (before)*



*Main Street (after)*

Respectfully Submitted,  
Andre Caron, Housing Coordinator