



A New Beginning

Today's ribbon cutting and blessing of the Talbot Apartments in New Bedford marks the near completion of the \$3.5M repair and renovation project to restore the four-story multi-unit residence following a devastating November 2022 fire that displaced all of the building's residents.

Bishop Edgar M. da Cunha, S.D.V., of the Diocese of Fall River will bless the building. Remarks will be offered by Josh Amaral, Director of the Office of Housing and Community Development, City of New Bedford, who is representing the Mayor's Office; Shane Burgo, President, New Bedford City Council; and Jody Seivert, Vice-Chair, New Bedford Community Preservation Committee. Speaking for CABH will be Jeff Sherman, Executive Director.

CABH's Mission

Talbot Apartments is a property of Community Action for Better Housing, or CABH. Incorporated in 1995, CABH is a non-profit affiliated ministry of the Diocese of Fall River with a proven track record of providing affordable housing to some of the most vulnerable members of the Fall River and New Bedford communities. Its approximate 150 rental units serve very low-income families, homeless single adults, people with special needs, veterans and the elderly.

Talbot Apartments: A Neighborhood Landmark

The Talbot Apartments building located on Acushnet Avenue is a landmark in New Bedford's North End. It was built in 1901 in the architectural style of Queen Anne and features an iconic turret visible from nearby highways. It is listed on the State Register of Historic Places. Formerly the Hotel Waverly, in later years it was also the Torraine Apartments. CABH became the owner in the late 1990s, opening Talbot Apartments in 2001.

Restoration and Preservation

Work to restore the building after the fire began in the fall of 2023. The project combines historic restoration with the need to provide affordable housing. Project leader is Victor Andreozzi, Director of Facilities for the Diocese of Fall River. Talbot Apartments will offer 26 single-person units; two will be handicap accessible on the first floor. Each studio unit will have a kitchenette, living space and bathroom. A first-floor laundry room will be open to use by all tenants. The first floor will also have office or education workspace. Occupancy for the apartments is anticipated for early fall.

The restoration of the building has been recognized by the WHALE, the Waterfront Historic League (of New Bedford), which presented CABH with its annual Sarah Delano Award in June of this year for "outstanding contributions to the rehabilitation, restoration and interpretation of the historic character and environment of Greater New Bedford."

Providing a Home

The newly preserved 26-unit building will increase the supply of affordable housing by providing mixed-income single-residence occupancy units. CABH has a long and close relationship with the New Bedford Office of Housing and Community Development and will continue to work collaboratively with the New Bedford Housing Authority to rent units to low- and very-low-income occupants per state and federal housing requirements.

Partners in the Project

CABH is grateful to several organizations and individuals whose support helped make possible this restoration: Bishop Edgar M. da Cunha, S.D.V., and the Diocese of Fall River; BayCoast Bank; Bristol County Savings Bank; The Charlesbank Homes Foundation; Federal Home Loan Bank of Boston; Housing Ministries of New England; New Bedford Community Preservation Committee; New Bedford Office of Housing and Community Development; and The Stoico First Federal Charitable Foundation.