



New Hampshire  
Housing



Homeownership  
Multi-Family



Assistance  
Advocacy



ANNUAL REPORT  
FOR FISCAL YEAR  
**2018**

# INTRODUCTION

**R**ecognition of the need for safe, affordable housing and its importance to New Hampshire's economy and quality of life has grown in the past few years. The connection between the state's healthy and growing economy and the need for a range of housing that can accommodate our workforce and all residents resonates in both the private and public sectors.

Discussions about the strong demand for housing – and ways to address our housing challenges – were the focus of the annual BIA Workforce Housing Forum, community workforce housing coalition charrettes in Conway, Lebanon, Rochester, Claremont and Portsmouth, and four New Hampshire Housing events.

An especially interesting dialogue was organized by the Saint Anselm College Center for Ethics in Business and Governance in June. The event, a collaboration with Housing Action NH, featured U.S. Deputy Secretary of Housing and Urban Development Pam Patenaude, members of New Hampshire's Congressional delegation, state legislative leaders, and more than 150 stakeholders from all sectors participating in roundtable discussions.

Participants identified a need to provide adequate housing to retain graduates and young workers, as well as to have suitable housing for seniors and individuals with special needs.

As one participant summed it up, ***"Housing brings people. People bring the workforce. The workforce brings business. Business brings economic development and prosperity."***

The event organizers are reviewing the recommendations that evolved from the meeting, and are following through on those that are the most promising and feasible. We look forward to helping them find and implement solutions.

During the past year, New Hampshire's housing market continued its pattern of the past five years: there is a relatively low inventory of homes for sale, particularly in the entry-level range; higher prices for homes that are for sale; and a rental market that has low vacancy rates and increasing rents.

NHHFA continues to respond to the market by providing services and programs designed to address our citizens' varied housing needs. For more than 40 years, as a self-sustaining public corporation, NHHFA has promoted, financed and supported affordable housing. We have helped more than 45,000 families purchase their own home; supported the creation of almost 15,000 quality rental units; and provided direct housing assistance annually to thousands in need in our state. Through these activities, New Hampshire Housing contributes over \$700 million to the state's economy annually through jobs and investments.

On behalf of the Board of Directors and the staff of New Hampshire Housing Finance Authority, I am pleased to present our Annual Report for Fiscal Year 2018.



**Dean J. Christon**  
*Executive Director & CEO*

## ECONOMIC IMPACT OF NH HOUSING'S PROGRAMS

Contributes over  
**\$700  
million**  
in economic  
activity to the  
state annually



Increases  
availability of  
**affordable  
workforce  
housing**  
around the  
state



**Creates and  
supports jobs**  
in construction,  
real estate and  
lending



**Supports job  
growth** and  
business growth  
by expanding  
availability of  
affordable housing





**NEW HAMPSHIRE HOUSING FINANCE AUTHORITY  
FISCAL YEAR 2018 ANNUAL REPORT  
JULY 1, 2017 - JUNE 30, 2018**

**BOARD OF DIRECTORS**

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- Assisted Housing  
**William Ray**, Managing Director  
- Policy, Planning and Communications  
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**PROFESSIONAL SERVICES**

**Bond Counsel:** McCarter & English, LLP

**Bond Underwriters:**

Bank of America Merrill Lynch  
George K. Baum & Company  
Morgan Stanley | RBC Capital Markets

**Legal Counsel:** Craig, Deachman & Associates, PLLC

**Trustees/Paying Agents/Custodians:**

The Bank of New York Mellon Trust Company, N.A.  
U.S. Bank National Association | Wilmington Trust, N.A.

**Auditor:** Baker Newman Noyes, LLC

**NHHFA REPORTS AND INFORMATION**

Fiscal Year 2018 financial statements and independent auditors' reports are available at [NHHFA.org](http://NHHFA.org), or by emailing [financeinfo@NHHFA.org](mailto:financeinfo@NHHFA.org). Additionally, the following NHHFA reports are available at [NHHFA.org](http://NHHFA.org) or by request.

- 2017-2018 Biennial Housing Plan
- NHHFA Housing Market Reports
- 2018 Residential Rental Cost Survey
- FY18-20 NHHFA Program Plan
- 2016-20 New Hampshire Consolidated Plan (for HUD)
- 2018 New Hampshire Action Plan (for HUD)
- Housing and Demographic Data (online only)

*Cover photos: Robert Strong (ribbon cutting, Parkhurst Community Housing); Cheryl Senter (Wayne using chair lift)  
Graphic design: Ron Dulong*

**NHHFA.org**



▲ NeighborWorks® Southern New Hampshire used its 9% LIHTC funding towards capital improvements to preserve existing affordable housing stock. **The RENEW project included 98 units in five properties in Manchester's Center City.** Siding and windows were replaced, and new floors and refrigerators were installed. Since the units were occupied, the renovation required detailed planning to coordinate. Lead abatement funds from NHHFA provided lead inspections and clearances for units.

Photos: Justin Cross



▲ Kareem, a graduate of NHHFA's Family Self-Sufficiency program, heads off to work as an apprentice electrician.  
Photo: Robert Jenkins



**N**ew Hampshire Housing works with a statewide network of lenders and real estate professionals to offer our **single-family mortgage programs** for home purchases, refinancing and purchase-rehab (which helps preserve the stock of affordable housing).

Primarily used by moderate-income homebuyers, our programs include features such as downpayment and closing cost assistance, and discounted or no mortgage insurance options.

*Since inception, our programs have helped more than 45,000 families purchase their own homes.*

*In FY18, we financed about 1,450 single-family mortgage loans, totaling more than \$286 million.*



Two sisters (right) from Nashua attended the Portsmouth Homebuyer Fair in March with their mother and grandmother. They talked with Andy Cadorette of our Homeownership Division as well as lenders for tips about purchasing a home. The fair was held by NHHFA and The Housing Partnership.

Through the **Home Flex** and **Home Flex Plus** loan programs, borrowers have access to government-insured single-family mortgages.

Loans are made through the Federal Housing Administration, Department of Veterans Affairs, Rural Development and Fannie Mae.

Home Flex Plus borrowers can access cash for downpayment and closing costs. NHHFA is the only source in the state for this type of mortgage loan, and it has been one of our most popular loan products.

Focusing on underserved markets, in 2017 we partnered with the NH Community Loan Fund to develop a new loan product to serve the needs of households interested in purchasing **manufactured homes in resident-owned communities (ROCs)**.

This initiative provides conventional mortgage financing at attractive rates to manufactured housing buyers who have historically been required to pay significantly higher interest rates.

The federal **Homebuyer Tax Credit Program** (which offers the **Mortgage Credit Certificate or MCC**) provides an annual federal tax credit of up to \$2,000 for qualified homeowners living in their primary residence. In 2018, about 890 borrowers took advantage of the program.

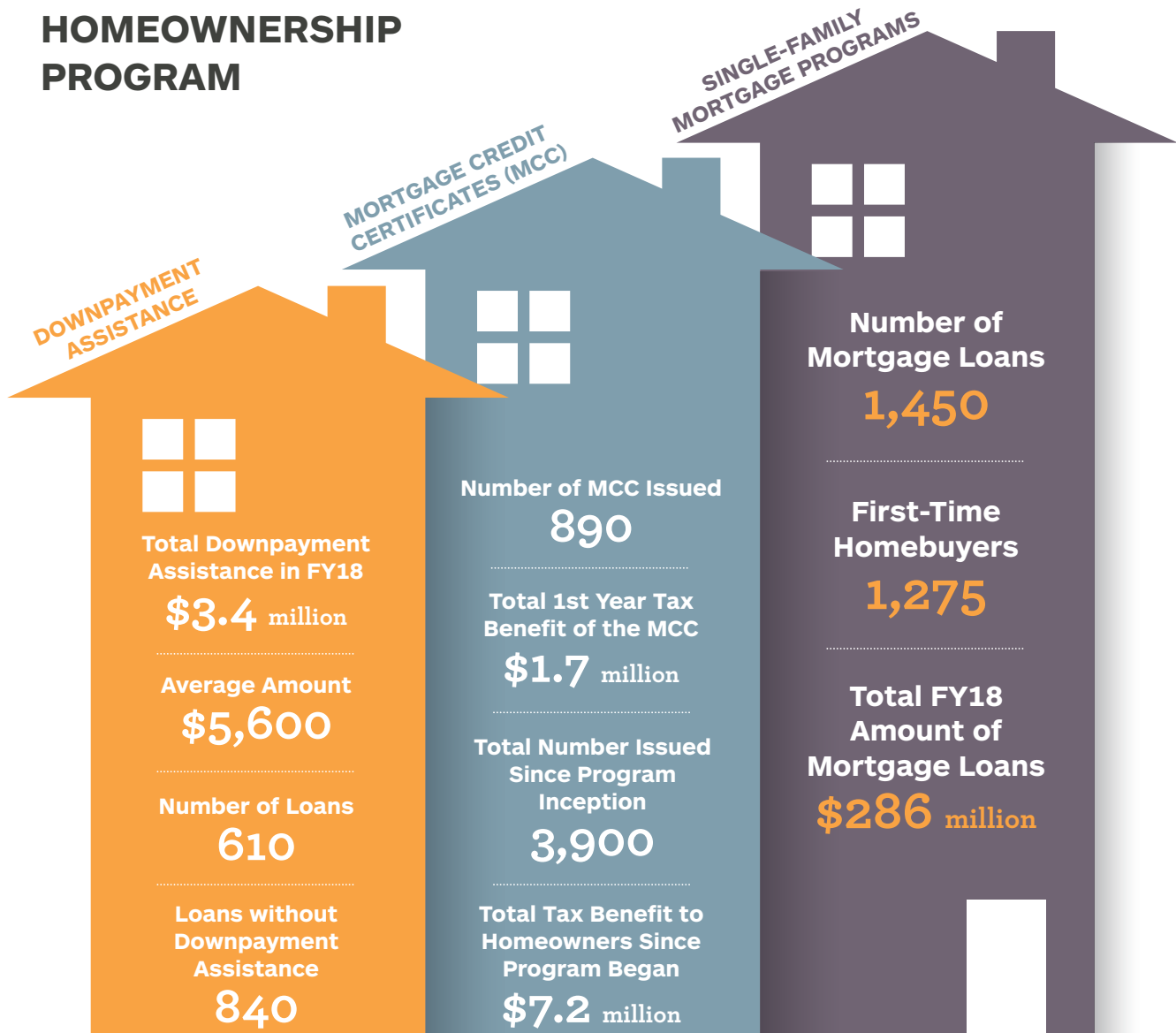
Homeowners who receive the MCC note that the credit helps them pay utility bills, household expenses and make repairs to their homes. There has been an estimated \$7.2 million in tax benefits to New Hampshire homeowners since the MCC program began in 2012; this is money that is returned to the economy.

*Dawn, a single mother with four daughters and a job as a building inspector for the City of Nashua, was determined to become a homeowner. After attending a seminar and receiving one-on-one homebuyer counseling from the HOMEteam, she developed a plan to build savings, eliminate debt and prepare for homeownership. With an FHA 203K “S” rehab loan and downpayment assistance through NHHFA, Dawn’s monthly housing costs are now lower than when she rented.*

Photo: Justin Cross



## FY18 HOMEOWNERSHIP PROGRAM





## HOMEOWNERSHIP FELLOWS

Our fourth class of Homeownership Fellows includes 10 Granite Staters from the mortgage industry, real estate professions, and nonprofit housing. Fellows have an opportunity to explore the issues and challenges of the mortgage finance system. They participate in sessions about housing and public policy, economic development, and state government issues, thereby gaining a deeper understanding about how their work with New Hampshire Housing promotes housing across the state.

## HOMEBUYER EDUCATION AND COUNSELING

We know how important education and counseling are for first-time homebuyers in helping with successful homeownership. NHHFA provides grants to help regional housing counseling agencies as well as 2-1-1 NH (a Granite United Way program).

In FY18, our counseling partners reached 2,680 households through counseling or homebuyer workshops and seminars focused on financial literacy, pre-purchase, post-purchase/foreclosure, rental counseling, reverse mortgages and fair housing for landlords. In the last five years, our partners in the homebuyer education network counseled over 11,180 households.

For example, AHEAD, Inc., the only HUD-approved counseling agency in the state offering foreclosure intervention coaching, was able to help a Hillsborough County family when their home was scheduled for a foreclosure auction. A counselor worked with the lender, and was able to negotiate a modification loan that enabled them to remain in their home.



Our **new loan product for manufactured homes** in resident-owned communities was announced at a fall event at the Medvil Cooperative in Goffstown. L-R: Lynn R. Alley, Fannie Mae; Andy Cadorette, NHHFA; Paul Barretto, Fannie Mae; Pauline Juneau, Bank of New Hampshire; Tara Reardon, ROC-NH; Zachary Saunders, RMS; Roger Bruneau & Cosmo, Medvil residents.



## Home Preferred: In a “ROC”

*Donald once rehabbed and sold homes in New Hampshire. Then he was diagnosed with an aggressive cancer, and underwent intense chemotherapy. As he recovered, he decided he wanted a home of his own again. He found a fixer-upper manufactured home in the Camp Sargent Road Cooperative in Merrimack.*

*Because it was a resident-owned community (ROC), he was eligible for a Home Preferred loan with low downpayments and conventional interest rates offered by NHHFA through the NH Community Loan Fund. Since the move, he has saved \$300 per month compared to renting – and he has a clean bill of health.*

Photo: Kate & Keith Photography, courtesy NH Community Loan Fund

## GoNewHampshireHousing.com

*offers homebuyers, lenders and real estate professionals information on NHHFA loan products and educational resources.*

## ACCESSIBILITY PROGRAM GRANT

Granite State Independent Living (GSIL) was awarded \$250,000 by NHHFA to use over a two-year period to expand its efforts in providing home accessibility modifications. The Access Modification Program (AMP) at GSIL provides a wide array of home modifications and durable medical equipment to promote independence for those living with a disability in New Hampshire.

Traditional funding sources for this program restrict certain modifications, e.g., to bathrooms and kitchens. The NHHFA grant allows GSIL to offer grants for substantial modifications so that individuals can live independently in a home adapted to fit their needs.

▶ *A health crisis can affect our ability to access our home in a way we once took for granted. This happened to Tracy, a church organist from Conway who lost part of her leg to diabetes and now has a prosthesis that enables her to walk. NHHFA's grant to GSIL helped pay for a ramp made of a non-slip composite material and its installation. Now Tracy can walk into and out of her home independently.*



◀ *When a tumor on his spinal cord paralyzed Wayne's legs, he needed special accommodations so he could access the Sanbornton home he built for his family.*

*A new lift allows him to enter and exit the house via his garage so he can drive himself to work at Lowe's. A new electric stair chair means Wayne can get upstairs and sleep in his bedroom again.*

Photos: Cheryl Senter







One of the key roles of New Hampshire Housing is to stimulate and support the availability of multi-family housing throughout the state. Our Management and Development Division manages the financing of new multi-family rental unit construction, as well as the refinancing and recapitalizing of existing properties to preserve affordable housing units.

*In FY18, NHHFA contributed financing for 18 new affordable housing developments, 11 rehabilitation projects, and 7 preservation projects. We financed over 633 new units and 284 units were preserved, of which 511 were senior housing units.*

NHHFA programs also address special needs housing, such as transitional housing, and housing for veterans, persons with substance use disorders, and women/children in crisis.



AHEAD Executive Director Mike Claflin with NHHFA staff members Rob Dapice, Dean Christon, Jessica Daniels and Chris Miller at the groundbreaking for **Friendship House in Bethlehem**.



An important tool for financing multi-family developments is the federal **Low Income Housing Tax Credit Program (LIHTC)**, which leverages investment in housing development. As the state's LIHTC administrator, NHHFA reviews developers' proposals and allocates tax credits based on funding and the percentage of units designated for low- and moderate-income families. Developers finance project construction by selling their tax credits to investors, who in turn receive a tax benefit over a 10-year period.

*In FY18, six projects were funded with these tax credits, for a total of 191 units in NH. LIHTC generates at least \$25 - \$30 million in private capital to the state annually.*

## MANAGEMENT OVERSIGHT OF RENTAL PROPERTIES

While NHHFA does not own residential properties, our Asset Management staff oversees a portfolio of nearly 400 projects containing 15,000 units that were financed by public resources. In addition, we oversee a Performance

Based Contract Administration (PBCA) portfolio of 141 properties (5,000 units) that receive direct project-based rental assistance through U.S. Department of Housing and Urban Development (HUD) programs. We processed \$57 million in PBCA funds in FY18.

NHHFA's oversight of these properties ensures there is quality administration and maintenance of the properties, which house extremely low-income households.

## Project Based Assistance Units (as of July 2018)

- Units allocated to seniors / disabled = 73.7%
- Units allocated to general occupancy= 26.3%
- Median Household Income in PBCA Units = \$15,836

## SECTION 811 PROJECT RENTAL ASSISTANCE

The New Hampshire Section 811 Project Rental Assistance (PRA) program was awarded \$8.6 million in project-based rental assistance for extremely low-income, non-elderly persons with severe mental illness to



*In June 2018, Lakes Region Community Developers completed Gilford Village Knolls 3, a 24-unit, age-restricted project funded in part with \$3.6 million in LIHTC equity, HOME Investment Partnerships funds, and other NHHFA financing. As the state's first affordable multi-family complex to meet the passive house performance standard, the 344-panel solar array is expected to generate 109,700 kilowatt hours of solar power annually, resulting in a cost savings of more than \$600,000 over the life of the building.*



Annette and her friends attended the ribbon cutting for **Gilford Village Knolls 3**, an age-restricted development, in June. Annette was delighted to move into her apartment in the new energy-efficient building later in the summer.



**Direct Economic  
Investment in NH**  
**\$200 million**



**Jobs Created from Rental  
Housing Development**  
**2,800**

live as independently as possible through the coordination of voluntary services and providing a choice of subsidized, integrated housing options. The program has 97 units committed with the potential for 100 additional units.

To date, 26 homeless individuals and three families have been housed, and new units are coming online soon. The program is made possible through a partnership between New Hampshire Housing and the New Hampshire Department of Health and Human Services, Bureau of Mental Health Services, with funding from HUD.

## LEAD HAZARD ABATEMENT

NHHFA offers lead hazard remediation funds and Healthy Homes intervention funds to single-family and

multi-family owners. These federal HUD grant funds focus on the abatement of hazardous lead paint from pre-1978 homes and apartments where a child under the age of six or pregnant women may reside. Funding priority is given to units with documented cases of children with elevated blood lead levels.

### *In FY18, the program supported:*

- 72 inspections
- 23 units remediated of lead
- 35 contractors trained in safe work practices
- 1,445 free blood lead level screenings for children
- 235 attendees at our Healthy Homes conference
- 77 community outreach and education event



Families in Transition (FIT) opened **Hope House in Wolfeboro** this summer. It is the first transitional housing option of its kind in the town's school district. It offers shelter and services to seven families at a time, totaling an anticipated 43 parents and 84 children per year. Families in Transition - New Horizons will provide 24/7 on-site staff to address specific needs for each family, such as transportation, case management, meals and employment. The average length of stay will be 60 days as families transition to more permanent housing.



Maureen Beauregard, executive director of Families in Transition, gave NHHFA board members and staff a tour of **FIT's Family Place Resource Center and Shelter** in Manchester in August. Clockwise, from top left: Dee Pouliot, Jac Cuddy, Dean Christon, Stephen Ensign, Mary Beth Rudolph, Kendall Buck, Beauregard, Pauline Ikawa, Andy Boyle, Connie Lane.



Avesta Housing opened **The Meadows**, the first affordable senior housing rental property in **Hampton Falls**, in response to the high need for affordable housing for seniors in this community. Avesta received financing for The Meadows II from NHHFA this fiscal year, and it is now under construction.

**St. Regis House in Berlin**, an age-restricted building owned by the Berlin Housing Authority, is being rehabbed and will house 42 seniors when completed. This development received funding in FY18.

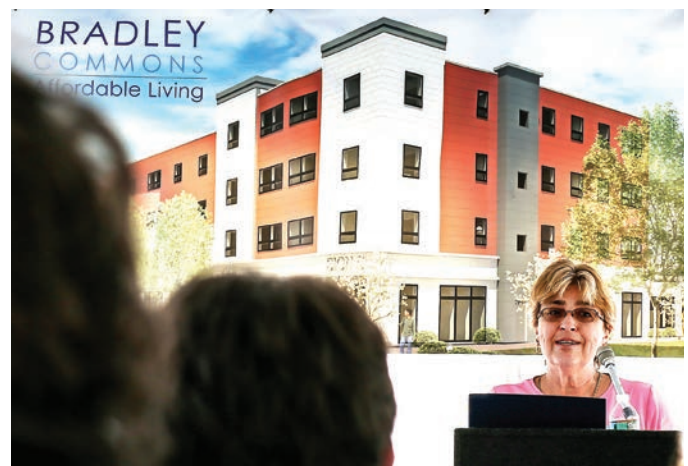




# MULTI-FAMILY RENTAL HOUSING

## FY18 MULTI-FAMILY PROJECTS: COMMITMENTS & UNDER CONSTRUCTION

Project Name	Location	Developer	Units	Occupancy	Type
Apple Ridge Phase I	Rochester	David Lemieux	34	General	New
Boulder Point Veterans' Housing	Plymouth	Harbor Homes	30	Special Needs	New
Carpenter Center	Manchester	Stewart Management	96	Age-Restricted	Preservation
Chandler Place Phase II	Plaistow	Steven Lewis, Inc.	14	Age-Restricted	New
Family Willows Recovery Housing	Manchester	Families in Transition	12	Special Needs	New
Friendship House	Bethlehem	AHEAD, Inc.	32	Special Needs	New
Goddard Block	Claremont	New England Family Housing	36	General	Rehab
Meadows at Grapevine Run II	Hampton Falls	Avesta Housing Development Corp.	48	Age-Restricted	New
Marshall Street Apartments	Nashua	Anagnost Investments, Inc.	152	General	New
Newfound River Apartments	Bristol	New England Family Housing	32	General	New
Parkhurst Community Housing	Lebanon	Twin Pines Housing Trust	18	Special Needs	Rehab
Rockingham Village Apartments (F/K/A Cimarron)	Seabrook	Chartwell Holdings, LLC	388	General	Rehab
Safe Spaces Cold Weather Shelter	Concord	Concord Coalition to End Homelessness	N/A	Special Needs	New
St. Regis House	Berlin	Berlin Housing Authority	42	Age-Restricted	Rehab
Sunrise House	Laconia	Laconia Housing & Redev. Authority	16	Special Needs	New
Tracy Street Apartments	Lebanon	Twin Pines Housing Trust	29	General	New
Three Meeting Place	Exeter	Avesta Housing Development Corp.	43	General	New
Whittier Falls Housing	Dover	Dover Housing Authority	184	General	Rehab
<b>Total number of units</b>			<b>1,206</b>		



**Bradley Commons in Dover**, a 61,000-sq.ft. mixed-use building developed by The Housing Partnership, was completed this year. It has 39 general occupancy apartments. Community Action Partnership of Strafford County occupies one of the commercial spaces. NHHFA's HUD HOME Investment Partnerships Program provided more than \$730,000 in federal subsidy. The development is primarily funded by federal housing tax credits.

## FY18 MULTI-FAMILY COMPLETED PROJECTS

Project Name	Location	Developer	Units	Occupancy	Type
Bradley Commons	Dover	The Housing Partnership	39	General	New
Bridgeview Apartments	Pittsfield	Stewart Management	24	General	Preservation
Brookside Park	Berlin	HallKeen Management, Inc.	120	General	Rehab
Chandler Place	Plaistow	Steven Lewis, Inc.	25	Age-Restricted	New
Franklin Light and Power Mill	Franklin	Concord Area Trust for Community Housing (CATCH)	45	General	New
Gilford Village Knolls Phase III	Gilford	Lakes Region Community Developers	24	Age-Restricted	New
Hope House	Wolfeboro	Families in Transition	7	Special Needs	New
Kensington Woods	Bedford	Dakota Partners	41	General	New
Northfield Village	Northfield	Laconia Housing & Redev. Authority	36	Age-Restricted	Preservation
Pillsbury Square Apartments	Derry	Stewart Management	28	Age-Restricted	Preservation
Renaissance RENEW	Manchester	NeighborWorks Southern New Hampshire	98	General	Rehab
Rolling Green Village	Pittsfield	Stewart Management	40	Age-Restricted	Preservation
Meadows at Grapevine Run I	Hampton Falls	Avesta Housing Development Corp.	24	Age-Restricted	New
Residences on the Knoll over Mystic Brook	Goffstown	Anagnost Investments, Inc.	48	General	Preservation
Townhomes at Whittemore Place Phase II	Londonderry	NeighborWorks Southern New Hampshire	33	General	New
Wentworth Place Apartments	Merrimack	Stewart Management	80	Age-Restricted	Preservation
Westmill Senior Housing	Keene	Southwestern Community Svs.	26	Age-Restricted	New
<b>Total number of units</b>			<b>738</b>		



The ribbon cutting for **Kensington Woods in Bedford** was held in October 2017; the 41-unit general occupancy building was fully rented within months. NHHFA's 811 Program provided rental subsidy for four units, and HUD HOME Investment Partnerships funds contributed \$557,000. Federal housing tax credits supported about 70% of the project's development costs.



**N**ew Hampshire Housing provides direct assistance to low-income households, helping them obtain decent and affordable housing through HUD's Housing Choice Voucher (HCV) program. This program helps prevent homelessness by offering stable housing for thousands of Granite Staters.

Through the voucher program, a qualified household pays a portion of their income toward rent and utilities, and NHHFA pays the balance directly to the landlord. Our ongoing challenge is how to assist as many households as possible given that there is a limited number of available vouchers. Due to the number of households applying for the program, an applicant's time on the waiting list can stretch to as long as nine years.



*NHHFA Family Self-Sufficiency Program case worker Brooke Rubner met with FSS graduate Kareem in Dover before he headed off to work as an apprentice electrician.*  
Photo: Robert Jenkins

HUD also supports a program in which a voucher is used toward homeownership. **Voucher use for homeownership mortgage assistance** has allowed hundreds of participants to purchase their own homes. Many participants graduate from the program into financial independence and no longer need assistance, freeing up vouchers for the next household on the list. There are currently 158 Housing Choice Voucher homeowners.

## **FINANCIAL EDUCATION AND COUNSELING**

*Find Financial Freedom* (FindFinancialFreedom.org) offers interactive, online training that helps users learn how to build assets, manage money, improve credit-worthiness, and prepare for homeownership. Individuals can receive coaching, and set up and maintain their household budget on the secure website. Also available are online resources on

financial fitness, career and workplace, computer literacy, buying and maintaining a used car, homeownership, and more.

## **FAMILY SELF-SUFFICIENCY PROGRAM**

The Family Self-Sufficiency (FSS) Program offers financial and employment coaching to Housing Choice Voucher participants who are working full- or part-time. As their household earned income increases, matching funds are deposited into an escrow account for the participant to use upon successfully completing the program.

During FY18, the FSS Program enrolled an additional 55 households, for a total of 197 participating in the program. The program had 24 graduates who each received an average of \$5,590 in escrow funds upon graduation.

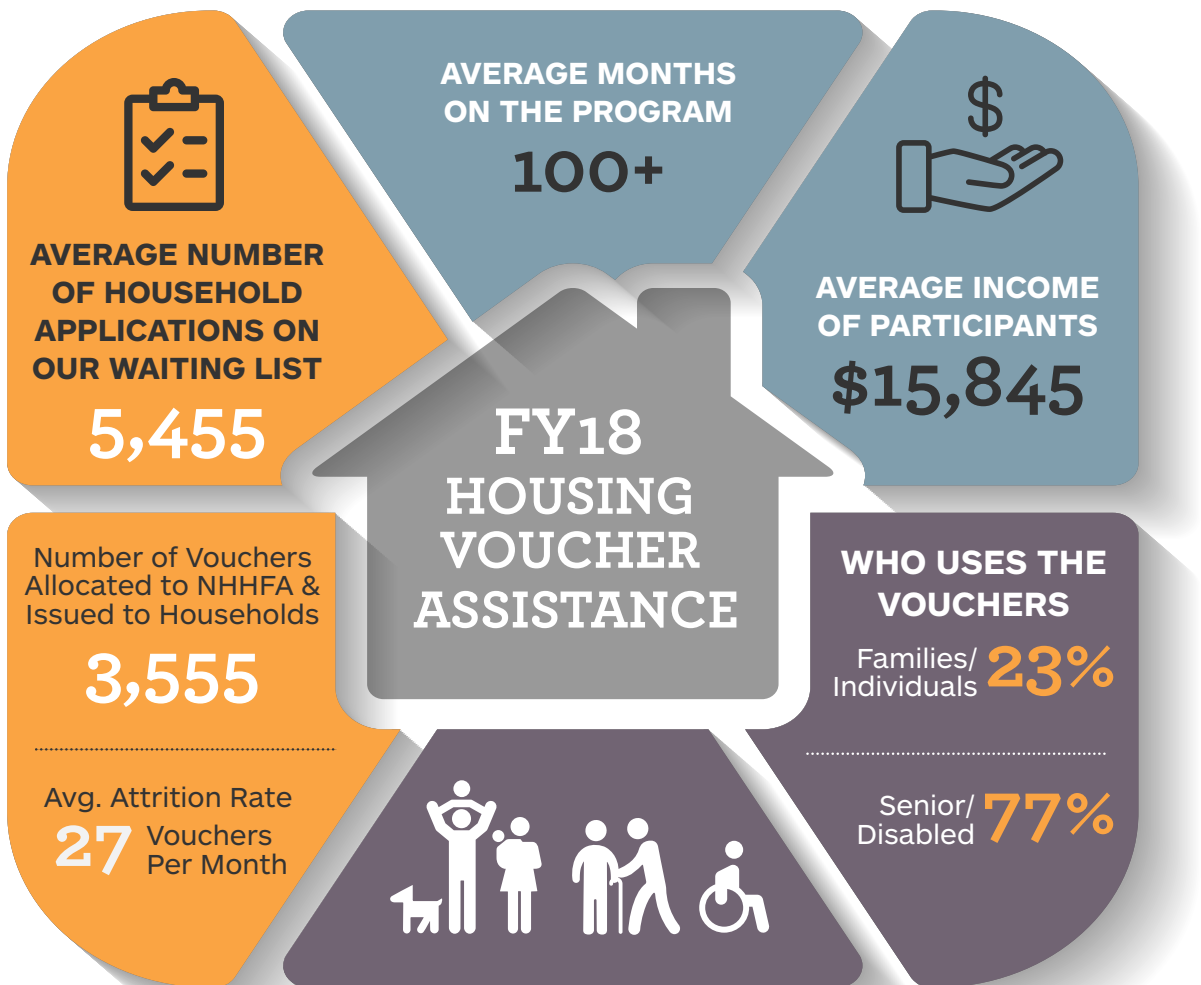


*Due to health issues, Joseph was unable to work full-time. He received assistance from a NHHFA partner agency, the Bureau of Vocational Rehabilitation. Through its Self-Employment Program, he created a business plan, and entered the FSS program, taking the FindFinancialFreedom.org money management modules, and saving money. He graduated from the program in fall 2017, and planned to continue to sell his greeting cards in retail stores.*



## Housing Choice Vouchers

*accounted for \$30 million in payments to landlords in FY18*



## HOUSING GRANTS AND ASSISTANCE

The **HCV Home Repair Grant Program** provides grants to low-income Housing Choice Voucher homeowners. Homeowners contribute at least \$500 of their own funds toward the repairs and have a home inspection completed. Repairs are prioritized based on health, safety, structural, and other needs.

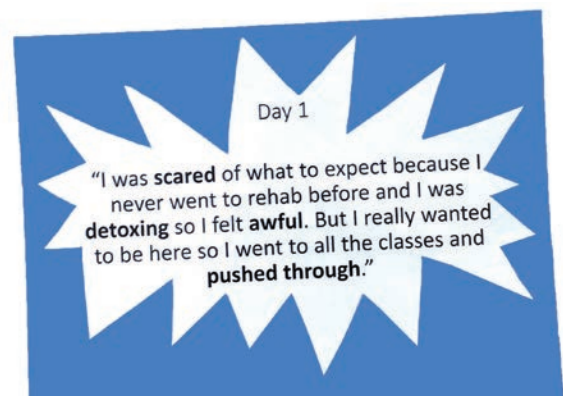
Through a partnership with Community Action Program agencies across the state, NHHFA also supports **emergency housing assistance** with non-federal funds. In FY18, more than 150 households in financial difficulty were assisted with short-term rent payments, helping these households avoid homelessness.



### ***VASH Program Helps Veterans' Housing Needs***

*Our Assisted Housing staff members initiate and field calls and emails throughout the day, responding to requests for housing from people with a variety of needs. One day this summer, an 85-year old veteran named Charles came to New Hampshire Housing's offices with his brother. Faced with age-related issues and poor health, a very modest income and a pending rent increase, Charles and his family urgently needed to find rent assistance and supportive housing for him.*

*The HUD-Veterans Affairs Supportive Housing (VASH) program combines rental assistance for homeless veterans with case management and services. After Rental Housing Assistant Mary Dilworth spoke with the brothers, she was able to verify that Charles met VASH program guidelines. In under a month, he received a voucher and was able to find housing closer to family.*



The new **Friendship House in Bethlehem** is a 32-bed residential facility owned by AHEAD, and operated by North Country Health Consortium. It will provide a variety of services to individuals and their significant others affected by substance misuse, dependency and/or negative consequences of alcohol and other drugs.



## Special Needs Housing

*NHHFA's Multi-Family and Assisted Housing divisions worked together to get 43 project-based vouchers for two new special needs housing developments in Lebanon and Plymouth. Boulder Point Veterans' Housing and Parkhurst Community Housing were the first federal Housing Trust Fund projects in the state. HUD Home Investment Partnerships program funds provide a development subsidy.*



**Boulder Point Veterans' Housing, Plymouth**  
25 project-based vouchers dedicated to veterans through HUD's Veterans Affairs Supportive Housing (VASH) Program

**Parkhurst Community Housing, Lebanon**  
18 project-based vouchers providing a preference for applicants who are chronically homeless







**N**HHFA's Policy, Planning and Communications Group focuses on researching, surveying and identifying the state's housing needs and conditions. It also provides technical assistance and information to public officials, municipalities, and the public on housing-related matters.

Additionally, it administers several grant programs to support initiatives by non-profits engaged in affordable housing activities.

As the leading source of key housing data in the state, NHHFA researches and produces regular and special reports, publications, and planning tools such as housing market reports, an annual survey of the state's rental market, single- and multi-family housing analyses, and more.

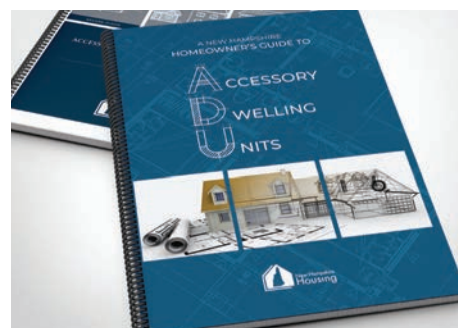


### HOUSING-RELATED STUDIES AND REPORTS

NHHFA published *A New Hampshire Homeowners Guide to Accessory Dwelling Units* in June, and an ADU guide for local officials was published earlier in the year. These guides provide assistance in implementing the Accessory Dwelling Units statute (RSA 674:71-73) that became law in June 2017. The intent of the law is to expand the supply of housing in New Hampshire communities by encouraging the efficient use of existing housing stock and infrastructure, and providing an affordable housing option without further land development.

### HOUSING ADVOCACY AND GRANTS

Given the increased importance of this work, in 2018 NHHFA increased the funds available to support local housing advocacy and public education activities. It is also focusing on engaging partners such as local and regional chambers of commerce and economic development organizations in these efforts.



The state's network of **workforce housing coalitions**, along with Housing Action NH, are key to raising awareness about the need for a diverse and affordable range of housing in our communities.

New Hampshire Housing provides grants to support the efforts of these coalitions: Vital Communities, a non-profit in the Upper Valley, to fund the start-up of a housing advocacy program; Workforce Housing Coalition of the Greater Seacoast; and Mt. Washington Valley Housing Coalition.

NHHFA staff provide direct technical assistance to municipalities upon request. To provide towns and cities with assistance to address locally identified planning needs, NHHFA partners with Plan NH to administer the **Municipal Technical Assistance Grant Program**. Municipalities may apply for grants of up to \$20,000. A cash match of 25% of the grant amount is required for all municipalities that choose to participate in the program.

In the past two years, grants totaling \$50,000 were awarded to Boscawen, Peterborough, Franconia, Hinsdale, Candia and Rochester. With its grant, Rochester hired a consultant, who, after examining their plans, recommended the city invest in new development, streamline its project review process, and consider higher lot densities and lower parking requirements.

Lakes Region Community Developers received a special grant to use for a market study, engineering and design work for its Harriman Hill Phase 3 Wolfeboro project, a development of 20 single-family houses (two and three-bedroom homes) to be sold to households that are at 75 percent to 120 percent of the area median income for \$200,000 or less.

The **Emerging Opportunities Grant Program** supports initiatives focused on developing and operating affordable housing programs that serve very low- to moderate-income households. Families in Transition in Manchester received a grant to help them increase their housing development capacity by working with other homeless service providers around the state, and the NH Affordable Housing Organization Partnership Project received funding to explore a

collaboration among four state organizations (AHEAD (Littleton), CATCH Neighborhood Housing (Merrimack Valley area), Lakes Region Community Development, and NeighborWorks Southern New Hampshire) towards building capacity and strengthening sustainability. A third grant to Bridge House in Plymouth was given to support marketing of their micro-enterprises.

## HOUSING CONFERENCES

NHHFA hosts and supports a series of conferences each year for the financial, real estate, lending, development, nonprofit, and other housing-related sectors, as well as public officials and business leaders. These events encourage discussion about ways to address the Granite State's affordable housing and economic development needs.

Among the speakers and topics presented this year were economist Elliot Eisenberg, Manchester's community development consultant Susan Silberberg, Canadian planning and growth expert Brent Toderian, experts on aspects of multi-family development as well as a top official from Fannie Mae talking about single-family mortgage lending, and a panel of state housing experts at a BIA Workforce Housing Forum.



In May, our Multi-Family Conference focused on new approaches to affordable housing finance. Speakers (top right, l-r): Michael Swack, UNH Carsey School of Public Policy; Bill Floyd, Genesis Community Loan Fund; Elissa Margolin, Housing Action NH; Anne Segrest McCulloch, Housing Partnership Equity Trust; Molly Dugan and Miranda Lescaze, Cathedral Square, Vermont; Dean Christon, NHHFA; Kevin Peterson, Community Development Finance Authority.

Our 2017 Housing & the Economy Conference featured economist Elliot Eisenberg.



New Hampshire  
Housing

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*As a self-supporting public corporation created by the  
state legislature, New Hampshire Housing Finance Authority  
promotes, finances and supports affordable housing.*

