



NEW HAMPSHIRE  
HOUSING

# Annual Report for Fiscal Year 2019

## INTRODUCTION

**T**o sustain New Hampshire's healthy economy and to meet the needs of all of its citizens, we need more housing — about 20,000 more units, according to economist Russ Thibeault in a recent study commissioned by New Hampshire Housing. Getting the housing we need built is a goal that resonates with both the state's public and private sectors.

Our elected officials demonstrated an awareness of the need for a balanced supply of safe, affordable housing for the people of the Granite State via several legislative initiatives this year. They include:

- A **state Housing Appeals Board** to be established in July 2020 as an alternative to Superior Court for local decisions on housing and housing development, with the goal of streamlining the appeals process without impacting local control. This will help save time and money for both parties and potentially lower the ultimate costs of creating new housing in the state.
- For the first time since the **state Affordable Housing Fund** was established in 1988, it will receive a \$5 million allocation annually from the Real Estate Transfer Tax, starting in FY21. While there have been various allocations to this fund over the years, this is the first time the legislature has created a dedicated and ongoing funding source.

Also of note is a **legislative study commission established to look at land development**, including evaluating barriers to increasing the density of development, establishing residential density standards, and creating property tax incentives. It will look at preserving open space and community character along with promoting the development of workforce housing.

Using state and national data, NHHFA compiles housing market reports, analyzing trends in and influences on our homeownership and multi-family rental housing markets and their role in New Hampshire's economic prosperity. NHHFA commissions studies, offers resources, and holds conferences that stimulate dialogue on finding solutions to housing issues. For instance, our 2019 Homeownership Conference focused on how to get more single-family housing built.

One often-presented argument against building new housing in a community centers on the myth that more housing will over-burden schools. As numerous studies have pointed out, the opposite is actually true: our communities should embrace growth and new housing, based on our demographics and economic needs. New Hampshire is one of the three oldest states in the country, and the senior segment of our population is expected to grow faster than others. Yet we need young families to take their place both in the labor force and to stabilize our declining school population.

NHHFA continues to address the varied housing needs of our citizens by financing and supporting the availability of safe and affordable housing for all. 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 2019.

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





▲  
Four-year old Evelynn enjoys scooting around her neighborhood in Rochester.



Alijah gets a little help from his grandmother as he pedals around Whittier Falls Apartments in Dover.



Leo, a retired City of Berlin employee, lives at St. Regis House and helps staff out with errands when he's not cooking up a batch of his "killer spaghetti sauce." NHHFA provided funding for the rehab of this senior housing.

*Photos (clockwise): Robert Jenkins; Cheryl Senter; Joe Klementovich.*

## Supports job growth

and business growth by  
expanding availability of  
affordable housing



## NEW HAMPSHIRE HOUSING FINANCE AUTHORITY FISCAL YEAR 2019 ANNUAL REPORT JULY 1, 2018 - JUNE 30, 2019

### BOARD OF DIRECTORS

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Auditor: Baker Newman Noyes, LLC

### NHHFA REPORTS AND INFORMATION

Fiscal Year 2019 financial statements and independent auditor 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.

- 2019-2020 Biennial Housing Plan
- NHHFA Housing Market Reports
- 2019 Residential Rental Cost Survey
- FY20 NHHFA Program Plan
- 2016-2020 New Hampshire Consolidated Plan (for HUD)
- 2019 New Hampshire Action Plan (for HUD)
- Housing and Demographic Data (online only)

Graphic design: Ron Dulong

## HOMEOWNERSHIP

New Hampshire Housing's goal is successful homeownership for all of our borrowers. We work 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 affordable housing stock).

**Our programs have helped more than 47,000 families purchase their own homes.**

**We financed about 1,300 single-family mortgage loans, totaling more than \$265 million, in FY19.**

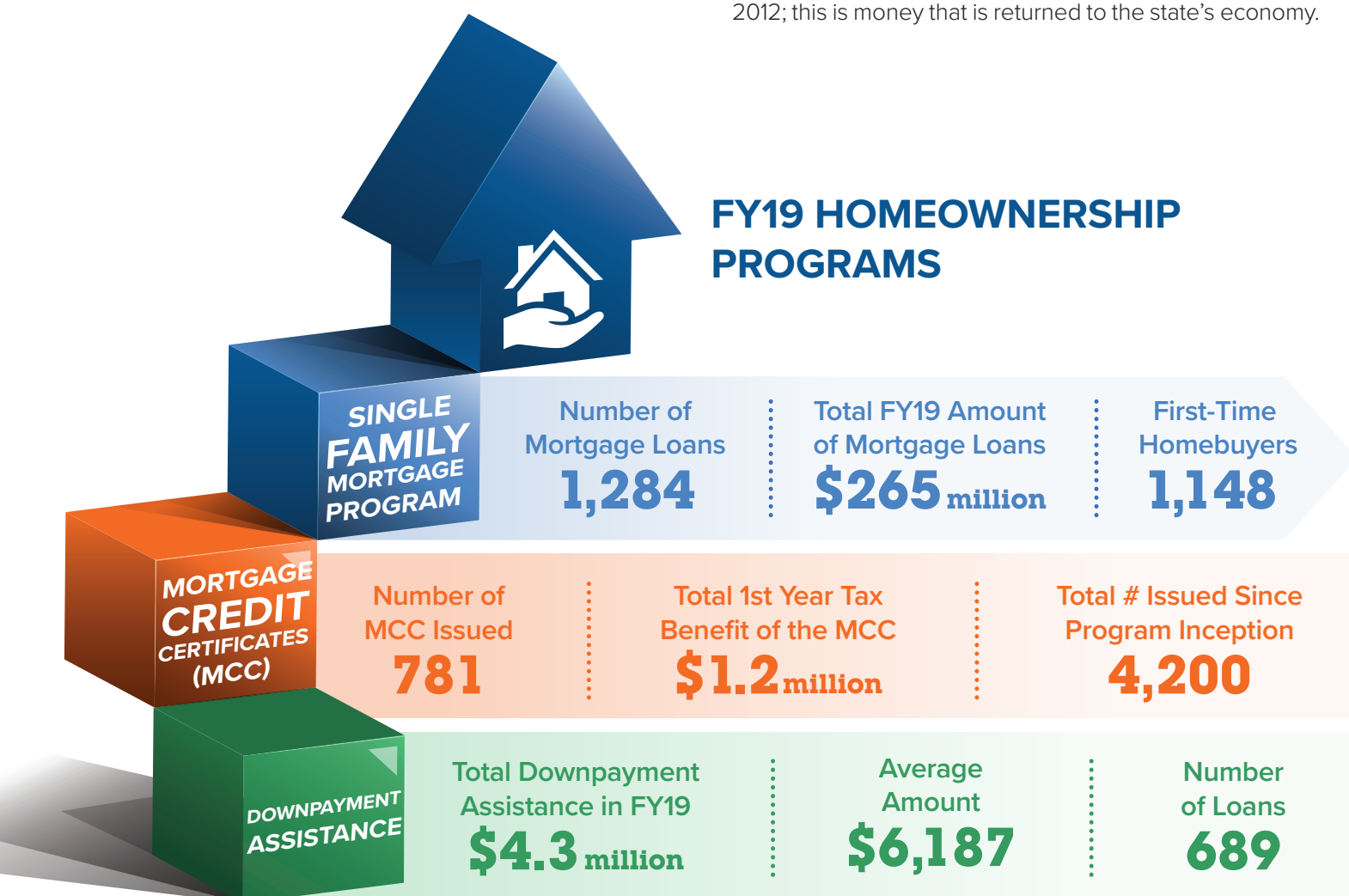
Used primarily by moderate-income homebuyers, our programs include downpayment and closing cost assistance, and discounted mortgage insurance.

Through the **Home Flex**, **Home Flex Plus** and **Home Preferred** loan programs, borrowers have access to government and privately insured single-family mortgages. Loans are made with the support of the Federal Housing Administration, Department of Veterans Affairs, USDA/Rural Development and Fannie Mae.

Home *Flex* Plus and Home *Preferred* Plus borrowers can access cash for downpayment and closing costs. New Hampshire Housing is a trusted source in the state for these loans, which have been one of our most popular loan products.

To better help underserved markets, we have partnered with the New Hampshire Community Loan Fund to develop a loan product for households interested in purchasing **manufactured homes in resident-owned communities**. This initiative provides conventional mortgage financing at attractive rates for manufactured housing mortgages which historically have had significantly higher interest rates than conventional loans.

Another special program for homebuyers is the **Homebuyer Tax Credit Program** (which uses the federal **Mortgage Credit Certificate or MCC**). It provides an annual federal tax credit of up to \$2,000 for qualified homeowners. In FY19, about 780 borrowers took advantage of the program. Homeowners who receive the tax credit state that the funds help them pay utility bills, household expenses and repairs to their homes. There has been an estimated \$15 million in tax benefits to New Hampshire homeowners since the program began in 2012; this is money that is returned to the state's economy.





“Growing up, I moved about 50 times, changing homes and schools,” Stephanie said. “Buying this house means we can provide a stable home, community, and friendships for our family.”

Stephanie, her husband and their family of four were able to purchase their home in Rochester by using our downpayment assistance program and the Homebuyer Tax Credit Program.



NHHFA partners with nonprofit organizations like NeighborWorks® Southern New Hampshire and its HOMETeam program, which provides homebuyer education and financial counseling to New Hampshire residents.



New Hampshire Housing participated in the Seacoast Homebuyer Fair hosted by The Housing Partnership, which provides homebuyer and financial counseling. Other homebuyer fairs were held in Manchester and Littleton in the spring.



Tax Benefit to Homeowners  
Since Program Began  
**\$15 million**

Loans without  
Downpayment Assistance  
**595**

Photos (from top):  
Robert Jenkins;  
Justin Cross; staff.



### HOMEBUYER EDUCATION AND COUNSELING

Education and counseling are very important for first-time homebuyers to help them on their path to successful homeownership. New Hampshire Housing provides grants to regional housing counseling agencies as well as 2-1-1 NH (a Granite United Way program).

In FY19, our counseling partners reached about 1,450 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 nearly 10,000 households.

### HOMEOWNERSHIP FELLOWS

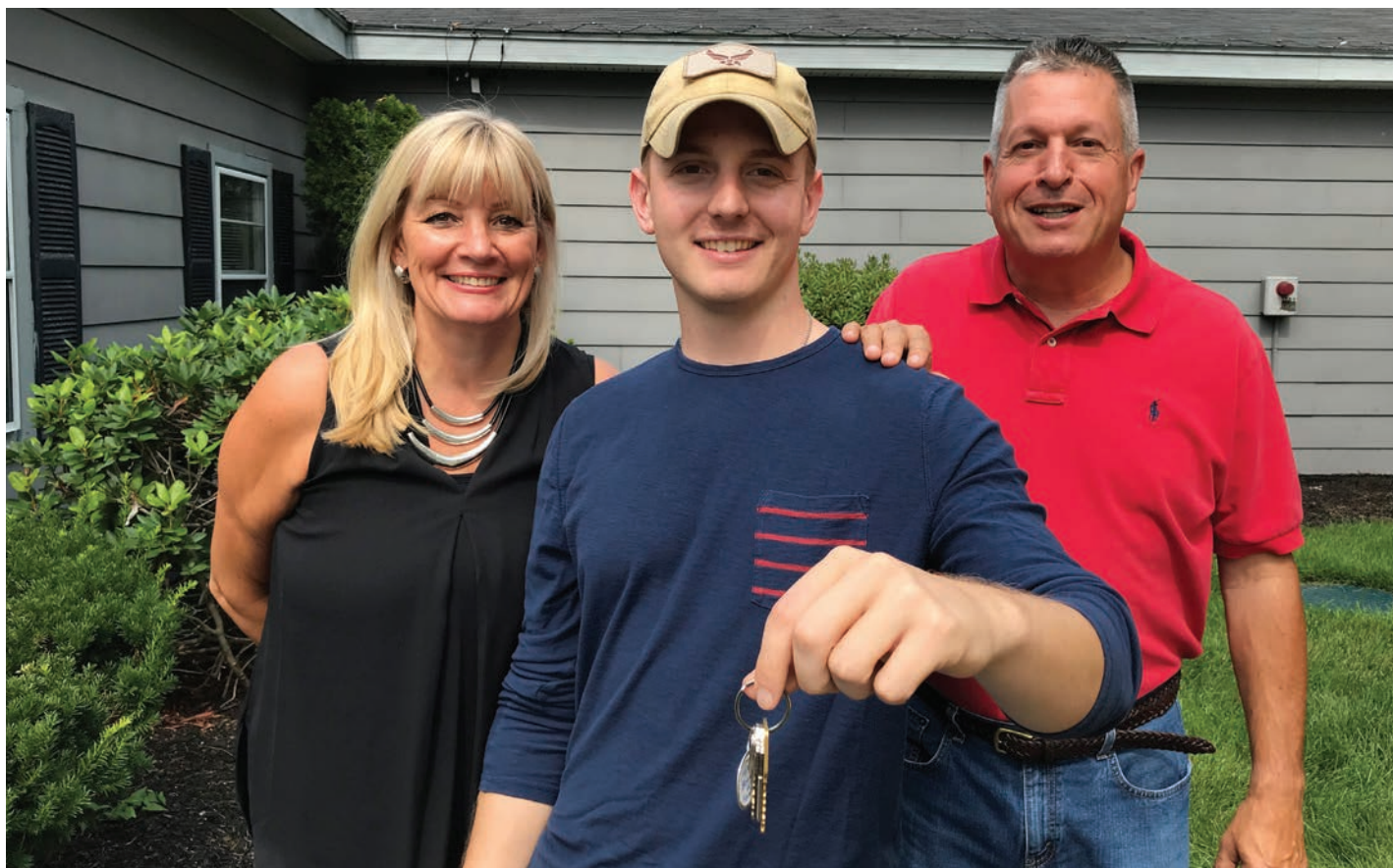
Our fifth class of Homeownership Fellows included 10 professionals from the mortgage industry, real estate, and nonprofit housing. Fellows have an opportunity to explore the issues and challenges of the mortgage finance system. They participate in sessions about housing and public policy, economic development,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

### ACCESSIBILITY PROGRAM GRANT TO GSIL

Recognizing that often people need modifications in order to access and remain in their homes, New Hampshire Housing awarded Granite State Independent Living (GSIL) \$125,000 in FY18 and again in FY19 to expand its efforts in providing home accessibility modifications. The Access Modification Program at GSIL provides a wide array of home modifications and durable medical equipment to promote independence for New Hampshire residents living with a disability.

Traditional funding sources for this program are usually restricted to certain modifications such as bathrooms and kitchens. The NHHFA grant allows GSIL greater latitude in providing grants for substantial modifications so that individuals can live independently in a home adapted to meet their needs.

**GoNHHousing.com**  
offers homebuyers, lenders and  
real estate professionals information on  
New Hampshire Housing loan products  
and educational resources.



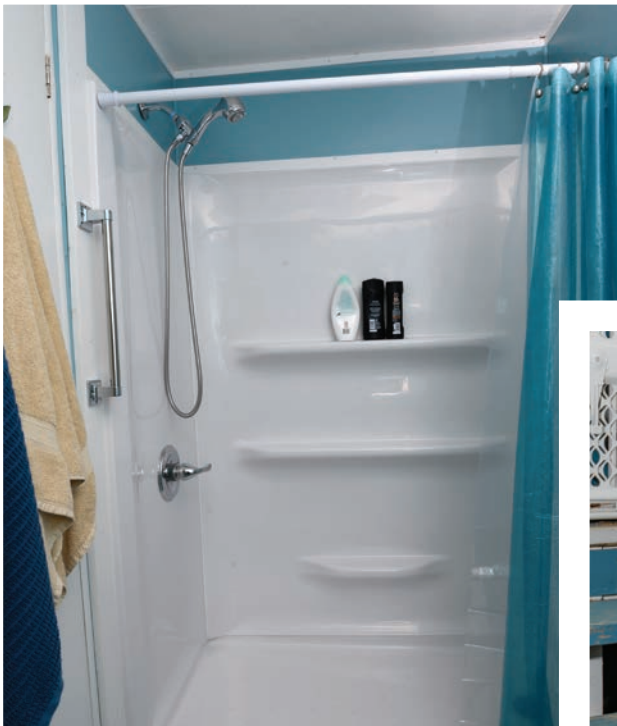
Tyler Karanasios, a radiology technician in the Air Force Reserve, is also studying to become a physician's assistant. He purchased his condo in Manchester through New Hampshire Housing's Home Preferred mortgage program, and received the Homebuyer Tax Credit.

Photo, left to right: Kim Riddell of CMG Financial Mortgage, Karanasios, Jon Clark of Jon Clark Realty LLC





▲ Harry has muscular dystrophy and diabetes, and lives with his parents in Derry. With the installation of a new lift through NHHFA's grant to Granite State Independent Living, the 27-year old is able to independently access his home.  
(Photo: Cheryl Senter)



Cindy needed bathroom modifications in order to stay in her Gorham home. Through NHHFA's grant to GSIL, the \$6,000 cost to replace an old tub/shower and install a walk-in shower and grab bars has allowed her to use the shower independently and safely. As her household income consists of just her husband's Social Security and her disability income, paying for the modifications themselves was beyond their means. (Photos: Joe Klementovich)





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. It also refinances and recapitalizes existing properties to preserve affordable housing units.

**In FY19, NHHFA allocated financing for 19 new affordable housing developments, 11 rehabilitation and preservation projects. We financed over 825 new units, and preserved 861 units, of which 352 were housing for seniors.**

Developers apply for funds to construct or rehabilitate affordable multi-family rental housing.

Our programs address affordable and workforce housing needs, as well as special needs housing (e.g., transitional housing, housing for veterans, persons with substance use disorders, and women/children in crisis).

NHHFA manages a number of multi-family financing programs that can be used together to make affordable housing possible.

An important financing tool for multi-family housing 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 using their tax credit allocation to leverage private equity investment in the properties.

**In FY19, eight projects were funded with tax credits, for a total of 337 units throughout the state. The LIHTC program brings nearly \$40 million in private capital annually to NH.**

### OTHER MULTI-FAMILY HOUSING FUNDING SOURCES

Starting in FY21, the **state Affordable Housing Fund** will receive an annual \$5 million allocation through the Real Estate Transfer Tax. Previously it received periodic funding through the state budget process.

Other sources of multi-family funding include the **Tax Exempt Bonds Financing and Portfolio Preservation Program**, which provides construction and/or permanent debt financing through the sale of tax exempt or taxable bonds, as well as equity financing through the use of the LIHTC. The program is well-suited for the preservation of existing subsidized housing and creation of new rental units. In FY19, NHHFA committed \$19.2 million in tax-exempt bonds to support multi-family housing initiatives.

The federal **HOME Investment Partnerships Program** is the primary source of capital subsidy support for LIHTC and other projects. It provides a critical source of gap funding.

The federal **Housing Trust Fund (HTF)** provides financing to create housing affordable for extremely low-income households (those with incomes at 30% or less of median income) and is an important tool to support housing opportunities for our most vulnerable population.

The federal **FHA-HFA Risk-Sharing program** allows state housing finance agencies that meet rigorous financial standards to underwrite Federal Housing Administration multi-family loans in return for sharing the risk of losses on those loans.

### OVERSIGHT OF RENTAL PROPERTIES

While NHHFA does not own residential properties, our Asset Management group oversees two types of publicly financed properties. NHHFA's oversight of these developments ensures there is quality administration and maintenance of the properties, which house low- and moderate- and extremely low-income households. There are about 400 properties (totalling 15,000 units) in our portfolio that have received financing through NHHFA programs.

In addition, through HUD's Performance Based Contract Administration (PBCA) program, NHHFA oversees the



administration of 148 housing developments (5,799 units). These are properties that receive direct project-based rental assistance from the U.S. Department of Housing and Urban Development. In FY19, NHHFA processed \$57 million in PBCA funds.

## Project Based Assistance Units (as of July 2019)

- Units allocated to seniors /disabled = **73%**
- Units allocated to general occupancy= **27%**
- Median Household Income in PBCA Units = **\$16,121**

## 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. The program supports the ability of individuals to live as independently as possible through the coordination of voluntary services and a choice of subsidized, integrated housing options. The program has 98 units committed with the potential for 150 additional units. To date, 59 homeless individuals and four families have been housed, and new units are coming online soon. The program is a partnership between

NHHFA and the state 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 FY19, the program supported:

- **91** inspections
- **54** units remediated of lead
- **51** contractors trained in safe work practices
- **1,180** free blood lead level screenings for children
- **175** attendees at our Healthy Homes conference
- **34** community outreach and education events



Financing through NHHFA enabled Dover Housing Authority to undertake a \$10 million renovation of its 184-unit Whittier Falls Apartments. It is the first in the state to be renovated through HUD's Rental Assistance Demonstration program, which gives public housing authorities a tool to preserve and improve properties. Whittier Falls' makeover included new exterior vinyl siding, new doors, interior painting, renovated kitchens and bathrooms with new appliances, cabinets and fixtures, and in-unit washers and dryers. Energy upgrades included a new gas heating system, air quality measures and insulation funded by Community Action Partnership of Strafford County and Eversource.

(Photos: Cheryl Senter, top and bottom left)



Families in Transition celebrated the opening of Willows Substance Use & Treatment Center and Recovery Housing, which is part of its new Manchester Recovery and Treatment Center in the former Hoitt Furniture building downtown.



Chandler Place friends gathered on Ellie's porch on a sunny June day to watch the ribbon cutting event for Chandler Place II apartments. Ellie was the first to move into the first phase of the Plaistow development, both of which were financed by NHHFA.



## MULTI-FAMILY RENTAL HOUSING

### FY19 MULTI-FAMILY HOUSING: COMMITMENTS & UNDER CONSTRUCTION

Development Name	Location	Developer	Units	Occupancy	Type
Abenaki Springs (Phase II)	Walpole	Avanru Development Group	22	General Occupancy	New
Antoinette L. Hill Apartments	Manchester	Families in Transition	23	General Occupancy w/ Disabilities	Preservation/Rehab
Apple Ridge (Phase I)	Rochester	David Lemieux	34	General Occupancy	New
Bellamy Mill Apartments	Dover	Great Bridge Properties	30	General Occupancy	Preservation/Rehab
Boulder Point Veterans Housing	Plymouth	Harbor Homes, Inc.	30	Veterans Supportive Housing	New
Bradley Commons (Phase II)	Dover	The Housing Partnership	10	General Occupancy	New
Bridge House Expansion	Plymouth	The Bridge House, Inc.	6	Special Needs	New
Carpenter Center	Manchester	Stewart Property Management	96	Age-Restricted	Preservation / Rehab
Central Square Terrace	Keene	Keene Housing	90	Age-Restricted	Preservation / Rehab
Chandler Place (Phase II)	Plaistow	Steven Lewis, Inc.	14	Age-Restricted	New
Compass House	Laconia	Lakes Region Community Develop.	8	Special Needs	New
Court Street Workforce Housing	Portsmouth	Portsmouth Housing Authority	64	General Occupancy	New
Goddard Block	Claremont	New England Family Housing	36	General Occupancy	New
Harvey Heights (Phase I)	Ashland	Lakes Region Community Develop.	40	General Occupancy	Preservation / Rehab
Lane House	Littleton	Housing Initiatives of New England	50	Age-Restricted	Preservation / Rehab
Lloyd's Hills Apartments	Bethlehem	AHEAD, Inc.	28	General Occupancy	New
Marshall Street Apartments	Nashua	Anagnost Investments, Inc.	152	General Occupancy	New
Merrimack Townhomes	Merrimack	NeighborWorks Southern NH	45	General Occupancy	New
Penacook Landing	Concord	Caleb Development Corp.	34	General Occupancy	New
Sanborn Crossing	Londonderry	Steven Lewis, Inc.	102	Age-Restricted	New
Squamscott Block	Exeter	Szanton Company	30	General Occupancy	Preservation/Rehab
St. Regis House	Berlin	Berlin Housing Authority	42	Age-Restricted	Rehab
Summer Park Residences	Hanover	Twin Pines Housing Trust	24	Age-Restricted	New
Sunrise Farm	Enfield	Visions for Creative Housing Solutions	11	Special Needs	Rehab
Sunrise House	Laconia	Laconia Housing	16	Age-Restricted & Special Needs	New
The Meadows (Phase II)	Hampton Falls	Avesta Housing	48	Age-Restricted	New
The Residences at River Hill	Hooksett	Elm Grove Companies	70	General Occupancy	Preservation / Rehab
Tracy Community Housing	Lebanon	Twin Pines Housing Trust	29	General Occupancy	New
Wallace Farm (Phase II)	Londonderry	Christopher Fokas	72	General Occupancy	New
Westgate Village Apartments	Dover	SK Companies	130	General Occupancy	Preservation / Rehab
White Rock Senior Living	Bow	Green Mountain Development Grp.	116	Age-Restricted	Preservation / Rehab
Whittier Falls Housing	Dover	Dover Housing Authority	184	General Occupancy	Preservation / Rehab
Total number of units			1,686		



FY19 MULTI-FAMILY HOUSING: COMPLETED DEVELOPMENTS

Development Name	Location	Developer	Units	Occupancy	Type
Willows Substance Use & Treatment Center & Housing	Manchester	Families in Transition	12	Special Needs: Substance Use Disorder	New
Friendship House	Bethlehem	AHEAD, Inc.	32	Special Needs: Substance Use Disorder	New
Newfound River Apartments	Bristol	New England Family Housing	32	General Occupancy	New
Parkhurst Community Housing	Lebanon	Twin Pines Housing Trust	18	Special Needs: Supportive Housing	Rehab
Rockingham Village Apartments	Seabrook	Chartwell Holdings, LLC	388	General Occupancy	Rehab
Safe Spaces Cold Weather Shelter	Concord	Concord Coalition to End Homelessness	N/A	Special Needs: Shelter	New
Three Meeting Place	Exeter	Avesta Housing Development	43	General Occupancy	New
Wallace Farm (Phase I)	Londonderry	Wallace Farm, LLC	96	General Occupancy	Preservation / Rehab
Total number of units			621		

Sunrise Farm's open house celebrated renovations to its 11 supportive housing units in Enfield for adults with disabilities. Situated on 80 acres, residents can live in independent apartments, shared suites, or the main farmhouse with 24-hour support. Funding from NHHFA supported renovations and energy-efficiency upgrades, as well as the development of the New Hampshire Supportive Housing Toolkit. The toolkit is a guide to help others in the state develop community-based supportive housing for adults with disabilities.

(Photos: Rob Strong, below and right)



With the opening of Marshall Street Apartments in Nashua, 152 new general occupancy units became available. This is a significant addition to the rental housing market in the high-demand southern tier of the state. The \$28 million development was primarily financed through NHHFA using the federal Low Income Housing Tax Credit program, and national Affordable Housing Trust Fund and HOME loans.





As a Housing Choice Voucher participant in the Family Self-Sufficiency Program, Shayla received financial and employment coaching. Through the program, she and her husband were able to use their voucher for homeownership mortgage assistance. They purchased a home in Rochester for their family of four. (Photo: Cheryl Senter)

**N**ew Hampshire Housing provides direct assistance to very 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. Our staff respond to housing assistance requests daily from people with a variety of needs.

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 vouchers available. 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.

HUD also supports a program in which a **voucher is used for homeownership mortgage assistance**. This has allowed hundreds of participants to purchase their own homes. Many participants graduate from the program and no longer need assistance, freeing up vouchers for the next household on the list. There are currently 152 Housing Choice Voucher homeowners.

### FINANCIAL EDUCATION AND COUNSELING

**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. Also available are online resources on financial fitness, career and workplace development, 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 a household's earned income increases, matching funds are deposited into an escrow account for the participant to use upon successfully completing the program.

During FY19, the FSS Program enrolled an additional 64 households, for a total of 205 participating in the program. The program had 36 graduates who each received an average of \$3,154 in escrow funds.

### HOUSING GRANTS AND ASSISTANCE

The HCV Home Repair Grant Program provides grants to 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 FY19, more than 150 households in financial difficulty were assisted with short-term rent payments, helping these households avoid homelessness.

## Housing Choice Vouchers

accounted for \$31 million in  
payments to landlords in FY19

### SPECIAL NEEDS HOUSING

NHHFA's Multi-Family and Assisted Housing divisions worked together to commit 15 new special needs project-based vouchers to Sunrise House in Laconia (for seniors receiving services to remain independent) and Bridge House in Plymouth (for veterans).

### NEW VOUCHER AWARDS

In FY19 New Hampshire Housing, in partnership with the NH Department of Health and Human Services, was successful in receiving new voucher awards for specific populations.

NHHFA received 64 vouchers through HUD's Family Unification Program (FUP). These vouchers benefit families whose lack of housing is a primary factor in child displacement from their homes or delayed reunification with their families. The vouchers also target youth leaving

foster care who are at least 18 years of age and are homeless or at risk of homelessness. Seeing families reunited and youth given the opportunity for secure independent housing has been a very rewarding outcome of this program.

One woman who received a FUP voucher from New Hampshire Housing emailed us and said: *"OMG this is great news. I'm so happy right now. This means more to me than you could ever know. Now my boys can come home. Thank you."*

NHHFA also received 50 vouchers through HUD's Mainstream Housing Program. These vouchers are for non-elderly persons with a disability who are at serious risk of institutionalization because of lack of access to supportive services for independent living or individuals who are transitioning out of an institution.

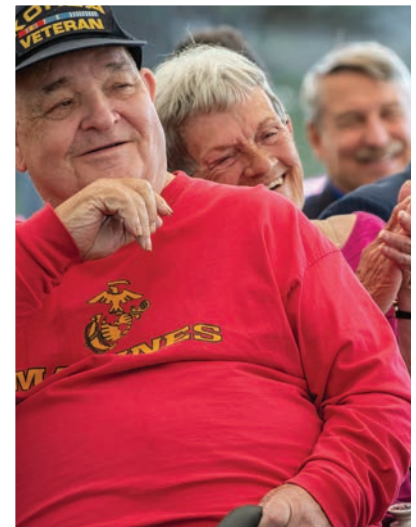
### VETERANS & VASH PROGRAM

The HUD-Veterans Affairs Supportive Housing (VASH) program combines rental assistance for homeless veterans with case management and services.

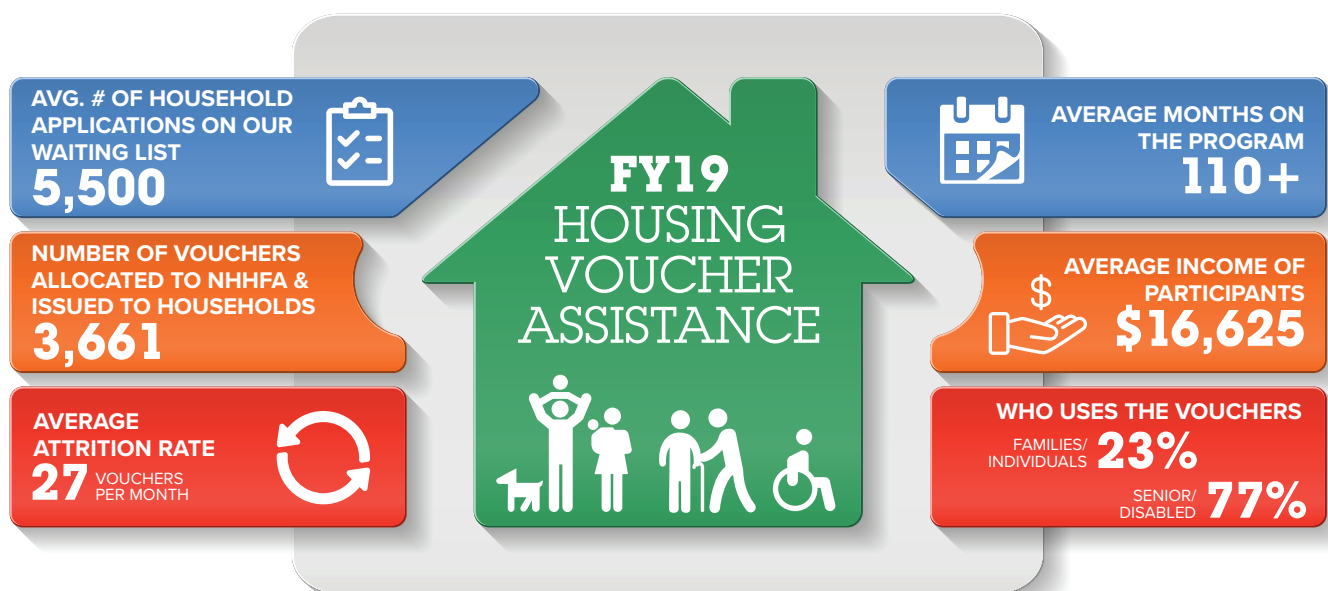


Boulder Point Veteran Housing is a new 30-unit development providing permanent, supportive housing for veterans, with a preference for those who are chronically homeless. Twenty-five units are targeted for rental assistance from VASH vouchers through NHHFA.

(Photos: Robert Jenkins)



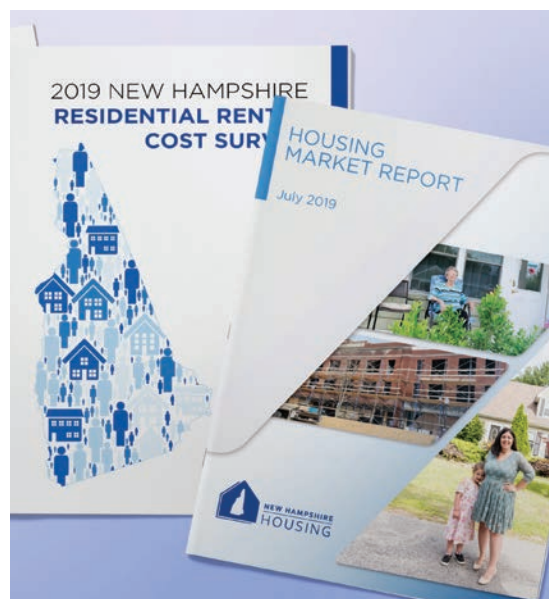
A NHHFA **FSS Program and VASH participant** found a job making \$17 an hour working on road construction sites. John was able to purchase a computer with his grant money, completed the **FindFinancialFreedom.org** budgeting module, and now follows a household budget to ensure his expenses are paid on time. John also received an FSS loan to purchase a used vehicle to get him to work. His next goal is to attend culinary school so he can earn a higher income and continue to improve his lifestyle.







Chuck Marohn (right) of Strong Towns took a walking tour of Concord with (l-r): Heather Shank, City of Concord; George Reagan, David Creer & Ben Frost of NHHFA.



**N**HHFA's Policy, Planning and Communications Group focuses on research and reporting on 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 through grants and conferences, and provides support for initiatives by non-profits engaged in affordable housing activities.

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

### HOUSING-RELATED STUDIES AND REPORTS

NHHFA commissioned an *Affordable Single-Family Housing Study* in 2018 to establish the feasibility of building affordable single-family homes in New Hampshire. The study, conducted by AECm, focused on construction costs of affordable (for-sale at less than \$300,000) single-family homes in urban, suburban, and rural New Hampshire communities. With assumptions on land costs, it concludes that building affordable single-family homes is viable using various construction methods.

NHHFA also has a state housing needs study underway that will be published next year, updating the 2014 study done by economist Russ Thibault.

### HOUSING ADVOCACY AND GRANTS

NHHFA increased funding 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** (Vital Communities, a non-profit in the Upper Valley; Workforce Housing Coalition of the Greater Seacoast; and Mt. Washington Valley Housing Coalition) along with Housing Action NH, are key to raising awareness about the need for a diverse and affordable range of housing in our communities.

With the passage of a state statute requiring municipalities to allow accessory dwelling units, interest has increased in building ADUs. NHHFA provided a grant to support the "MHT for ADUs" (Manchester for Accessory Dwelling Units) workshop to improve access to resources for homeowners seeking to develop an ADU on their properties.

NHHFA staff offer direct technical assistance to municipalities upon request. To provide towns and cities with assistance in addressing locally identified planning needs, New Hampshire Housing partners with Plan NH to administer the **Municipal Technical Assistance Grant Program**. In FY19, grants were awarded to:

- **Claremont** - to carry out an assessment of its housing regulations, with focused analysis based on community input and guidance from the project consultant, to identify critical, necessary and desirable updates to municipal regulations and policies.
- **Exeter** - to develop zoning language to allow affordable places to live in the downtown area, the Lincoln Street area near the train station, and Portsmouth Avenue to Walgreens.
- **Hopkinton** - for zoning changes and policies that encourage the community's development of the Hart's Corner area.
- **Peterborough** - for the facilitation of community outreach and forums.



## SPECIAL SPEAKERS AND CONFERENCES

NHHFA's annual conference series each had a different theme: the homeownership conference in March focused on how to get more homes built, the multi-family housing conference in June focused on sustainable construction and affordable housing development; and the fall Housing and the Economy conference highlighted the impact of housing and the state's economy.

New Hampshire Housing also presented nationally known speakers who focus on special housing topics.

In October 2018, **accessory dwelling unit expert Kol Peterson** spoke in Lebanon, Conway, Concord, Portsmouth and Manchester. He covered ADU considerations such as costs, financing, permitting and design. He also discussed the benefits of ADUs to homeowners, would-be renters, downsizers, and to increase the availability of affordable housing for our state's workforce and communities.

NHHFA also sponsored the **BIA annual Workforce Housing Forum**, with a panel discussing ways to increase the supply of housing in the state.

Strong Towns founder **Chuck Marohn** visited New Hampshire in April 2019. An engineer and planner, Marohn discussed how the Strong Towns concepts of development encourage America's cities, towns, and neighborhoods to become financially strong and resilient, and how these concepts might be applied in New Hampshire communities.

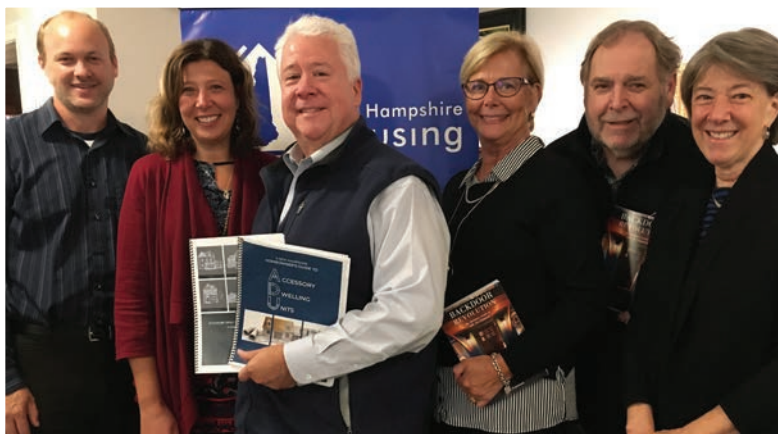
In partnership with the National Development Council and the New Hampshire Planners Association, NHHFA offered **a workshop on single-family housing financing** for 40 municipal and regional planners. It provided a hands-on opportunity to learn how single-family housing development is financed, to understand the impacts that local regulations and processes have on the ultimate cost of development, and how developers seek to address those regulations.

New Hampshire Housing's community engagement activities – through our partners, professional development events, conferences, publications and data resources – have an important role in raising awareness about the need for a balanced supply of safe, affordable housing for the people of the Granite State.



ADU expert Kol Peterson made presentations to groups around the state in October about how accessory dwelling units can help homeowners and create more housing.

The BIA held its annual Workforce Housing Forum in Concord in the fall. The panel discussed solutions for tackling the housing shortage in the state.



Mt. Washington Valley Housing Coalition members in Conway after ADU event (l-r): Peterson; Victoria Laracy, MWVHC executive director; George Reagan of NHHFA; Theresa Kennett, MWVHC; Jac Cuddy, NHHFA Board of Directors; Marianne Jackson, HomeShare MWV.



**2019 HOMEOWNERSHIP CONFERENCE**  
HOW CAN WE GET MORE HOMES BUILT

**ENGAGING  
STAKEHOLDERS  
TO FIND  
SOLUTIONS**



The annual NHHFA Homeownership Conference had 200 attendees taking part in a discussion on solutions to getting more homes built in the Granite State.



NEW HAMPSHIRE  
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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.*

