ANNUAL REPORT
FOR FISCAL YEAR 2021
The pandemic has intensified the spotlight on housing issues in our state, adding an especially urgent focus on the need to keep people safely housed. While this has been our mission for 40 years, the national emergency raised awareness and also presented a range of new programs and resources to address some pressing needs.

During this period of uncertainty, we have continued to provide timely, quality service and implemented new initiatives to help New Hampshire residents maintain or find stable, safe and affordable housing.

One thing that regrettably is not notably different now than it was 40 years ago is that our state still has an insufficient inventory of housing – both owner-occupied and rental homes – to satisfy the needs of our workforce and residents of all ages. As a result, home purchase prices and rents are increasing, and there is a general shortage of all types of affordable housing.

In response, our Homeownership Division continued to provide mortgages to low- and moderate-income families. Record-low interest rates coupled with our downpayment assistance programs have been key to making it possible for our borrowers to become homeowners in an extremely competitive market. And we are assisting borrowers who are struggling to pay their mortgages because of the pandemic.

The Multi-Family Development team has been working closely with project sponsors to keep production on schedule and help resolve pandemic-related financing constraints and building material supply chain issues.

We have seen an increase in requests for housing assistance and an historic increase in the number of housing vouchers available. With incentive programs as well as the NH Emergency Rental Assistance Program, the Assisted Housing Division has provided extensive support to clients, property managers, and owners.

The pandemic has had a significant impact on housing stability in the state, especially on low-income households and the state’s homeless populations. New state and federal programs came online in FY21 or will launch soon that are designed to help house people and to keep them in their homes. These programs were created and managed by NH Housing while maintaining our ongoing program operations at normal levels. They include:

- New Hampshire Housing Finance Authority established by state statute in 1981 when state legislature combined two existing agencies to support housing needs of state
- NH Affordable Housing Trust Fund established in 1988
- First FHA Multi-Family Risk-Share project in country in 1993: Osprey Landing, Portsmouth (329 units)
- Since 1996, the Lead & Healthy Homes Program has invested $25 million to remove lead paint hazards in 1,650 NH homes built before 1978, and has educated 600,000 people about lead issues

CELEBRATING 40 YEARS — EST. 1981 —
• **Emergency Assistance Loan Program:** (NH Housing funded - $1 million) Program provided immediate funds to housing partners in need, such as providers of services to the homeless.

• **Mortgage Forbearances:** We supported more than 1,200 existing borrowers with mortgage forbearances and worked to transition them back to current status.

• **Housing Assistance for Housing Choice Voucher Clients:** Staff responded to requests for increased housing assistance for voucher clients experiencing loss of income.

• **Shelter Modification Program:** (CARES Act - $12 million) The initiative supported 32 grants to help homeless shelter providers around the state adapt to the challenges of the pandemic.

• **NH Emergency Rental Assistance Program:** (Consolidated Appropriations Act of 2021 - $80 million) In its first four months, the program provided $30 million in rental and utility assistance to households impacted by the pandemic.

• **Supplemental Construction Assistance Program:** (various federal resources) Will assist multi-family projects under construction that experience dramatic increases in costs.

• **Community Heroes Initiative:** (NH Housing funded) This homeownership program provides closing cost funds for essential workers who are first-time homebuyers.

• **Homeowner Assistance Fund:** (American Rescue Plan Act - up to $50 million – anticipated launch by 12/21) This program will assist at-risk homeowners.

The New Hampshire Legislature acknowledged the state’s housing needs by providing an additional allocation to the Affordable Housing Fund, and establishing the state Housing Appeals Board.

Its mission is to speed the resolution of appeals of local land use board decisions involving housing development. To date, it has heard two dozen cases.

New Hampshire Housing advocates for and addresses the needs of our citizens to reside in safe and affordable housing. Over the past 40 years, we have helped more than 50,000 families purchase their own homes; supported the creation of 15,000 quality rental units; and annually provided direct housing assistance to thousands of people.

At the end of FY21, I announced my intention to retire from New Hampshire Housing. Much has changed during my 30 years with this organization. However, one important constant has been our staff. They approach their work with creativity, compassion, and a commitment to excellence. I am proud of what we accomplish every day in our efforts to help people stay safe in their homes, and to find new housing.

On behalf of the Board of Directors and the staff of New Hampshire Housing Finance Authority, I am honored to present our Annual Report for Fiscal Year 2021.

**Dean J. Christon**
Executive Director & CEO
New Hampshire Housing’s homeownership goal is long-term success for all of our borrowers. We work with a statewide network of lenders and real estate professionals to offer single-family mortgage programs that enable buyers to purchase, refinance, or purchase-rehab a home.

Used primarily by moderate-income homebuyers, our programs provide homebuyers with access to:

- Government and privately insured single-family mortgage loans
- Cash assistance for downpayments and closing costs
- Discounted mortgage insurance
- Competitive interest rates
- Homebuyer Tax Credit Program

With these programs, we helped more than 1,800 households purchase a home in FY21.

Low- and moderate-income homebuyers had challenges finding a home in the state’s highly competitive housing market. The median sales price of a home increased by 20% in one year, from $320,000 in June 2020 to $380,000 in June 2021.

To help these homebuyers, NH Housing added a larger cash assistance option. Now we offer 2%, 3% and 4% cash assistance programs. In FY21, New Hampshire Housing provided $5.1 million in cash assistance to 669 borrowers, $750,000 (17%) more than in FY20.

Our government and privately insured single-family program loans are made with the support of the Federal Housing Administration, Department of Veterans Affairs, Rural Development, and Fannie Mae.

**TARGETED HOMEOWNERSHIP INITIATIVES**

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

To better reach underserved markets, we are updating our online education to offer courses in multiple languages, and seeking to expand partnerships and outreach to diverse communities.

**FY21 HOMEOWNERSHIP PROGRAMS**

**SINGLE-FAMILY MORTGAGE PROGRAM**

- Total Mortgage Loans in FY21: $286 million
- Mortgage Loans: 1,241
- Loans to First-Time Homebuyers: 1,080

**MORTGAGE CREDIT CERTIFICATES (MCC)**

- MCC Issued in FY21: 621
- Total 1st Year Tax Benefit of MCC: $1.0 million
- Issued Since Program Began: 5,521
- Tax Benefit to Homeowners Since Program Began: $32 million

**DOWNPAYMENT ASSISTANCE**

- Total Downpayment Assistance in FY21: $5.1 million
- Average DPA per Homeowner: $7,670
- Loans with Downpayment Assistance: 669
- Loans without Downpayment Assistance: 572
As the pandemic continued to impact people’s jobs, budgets and health, New Hampshire Housing worked with its partners — lenders, real estate professionals, and housing counselors — to help our homebuyers. We worked with lenders to adapt policies and procedures to ensure low- and moderate-income borrowers continued to have access to our homeownership programs. Our mortgage servicing team worked with those who sought mortgage payment forbearances.

We also have partnered with the New Hampshire Community Loan Fund (NHCLF) to increase the supply of manufactured homes in resident-owned communities (ROCs). New Hampshire Housing provided grants and downpayment assistance to help NHCLF finance 36 new affordable homes in ROCs. Additionally, working with Fannie Mae and NHCLF, we now offer these homeowners access to conventional 30-year, fixed-rate mortgage financing at attractive rates.

More than 600 homebuyers benefited from our Homebuyer Tax Credit Program (HBTC) in FY21 (using the federal Mortgage Credit Certificate or MCC). It provides an annual federal tax credit of up to $2,000 for qualified homeowners. Homeowners who receive the tax credit generally use these funds to help pay utility bills, household expenses, and make repairs to their homes. Through the HBTC program, Granite State homeowners have gained an estimated $32 million in tax benefits since the program began in 2012; this is money returned to the state’s economy.

ACCESSIBILITY GRANTS TO GSIL
To enable individuals to live independently in a home adapted to meet their needs, we provide an annual grant to Granite State Independent Living. Over the past four years, these grants have helped more than 120 homeowners make modifications such as adding ramps, stair lifts, and alterations to their bathrooms.

**TOP:** Hector, daughter Carmen, and son Yery love their new duplex home and Manchester neighborhood. They used our downpayment assistance program to purchase the home.

**MIDDLE:** (LEFT) Real estate agent Angie Martinez-Rubio of Keller Williams helped Hector find his home. (RIGHT) A GSIL grant to install a ramp has enabled Charlestown resident Martin and his wife to more easily go grocery shopping and visit neighbors.

**BOTTOM:** Dawna found her dream home in a townhouse community in Stratham, and used our downpayment assistance program to finance it.
HOMEOWNERSHIP

COMMUNITY HEROES INITIATIVE
In March 2021, New Hampshire Housing launched the Community Heroes Initiative, which provides an additional $3,000 closing-cost credit to eligible borrowers who use one of our cash assistance loans. These borrowers include healthcare, daycare and eldercare workers; firefighters, first responders, and law enforcement officers; educators; and active members of the Armed Services. Four months after the program began, 40 families had used the Community Heroes Initiative to purchase a home.

HOMEOWNER ASSISTANCE FUND
In collaboration with the Governor’s Office for Emergency Relief and Recovery, New Hampshire Housing began developing the NH Homeowner Assistance Fund Program in spring 2021. Using $50 million in targeted funds from the federal American Rescue Act Plan of 2021, the program will assist eligible NH homeowners who have suffered pandemic-related financial hardship and cannot pay their home mortgage, property taxes, utilities, home insurance, and/or association fees. Homeowners who are struggling to pay their mortgage, taxes or utilities are directed to HomeHelpNH.org for assistance.

HOMEOWNER EDUCATION
Education and counseling are important for first-time homebuyers to help them on their path to successful homeownership. We provide grants to regional housing counseling agencies and as well as 2-1-1 NH to support their work with new and existing homebuyers. In FY21, these agencies reached more than 3,100 people through counseling, workshops and seminars focused on financial literacy, pre-purchase, post-purchase/foreclosure, rental counseling, and fair housing for landlords. In the last seven years, our partners in the homebuyer education network have counseled 18,000 individuals.

COMMUNITY HEROS INITIATIVE
RIGHT AND BOTTOM LEFT: The Jenkins family had been looking for a home they could afford for two years. Since Mrs. Jenkins is a teacher in Plymouth, they qualified for a Community Heroes closing cost credit. They also received downpayment assistance and qualified for the Homebuyer Tax Credit program, all of which helped them to buy their first home.

TOP: Through a CSIL grant, a ramp was installed at Michele’s home in North Haverhill to allow her independent access. She typically uses walking sticks or a walking bike as a mobility device to go in and out of her home.
New Hampshire Housing provides direct assistance to very low-income households, helping them obtain decent and affordable housing through the Housing Choice Voucher (HCV) program. This federal program helps prevent homelessness by offering stable housing for thousands of Granite Staters. Our staff receives and responds to assistance requests from people with a variety of housing and other needs.

Through the federal voucher program, a qualified household pays a portion of their income toward rent and utilities, and New Hampshire Housing pays the balance directly to the landlord. Our ongoing challenge is how to assist as many households as possible throughout the state with the limited number of vouchers available. An applicant’s time on the waiting list can be as long as seven years.

Many participants graduate from the program and free up vouchers for others. There are currently 143 VAMO homeowners in the state.

**F Y 2 1  H O U S I N G  V O U C H E R A S S I S T A N C E**

- **$37 MILLION** Provided in Rental Assistance
- **4,151** Number of Vouchers Allocated to New Hampshire Housing and Issued to Households
- **4,800** Average Number of Household Applications on our Waiting List

**Who Uses These Vouchers**

- **79%** Seniors & Disabled
- **21%** Families & Individuals

**Average Income of Participants**

$16,795

**Average Months on the Program**

116

**Average Attrition Rate Vouchers Per Month**

25

**ANNUAL REPORT FOR FISCAL YEAR 2021 • NHHOUSING.ORG**
HOUSING LOANS AND ASSISTANCE

The HCV Home Repair Loan Program provides loans to Housing Choice Voucher homeowners. Repairs are prioritized based on health, safety, structural, and other needs.

NEW VOUCHER ALLOCATIONS AND LANDLORD INCENTIVES

New Hampshire Housing received 16 vouchers under the HUD Foster Youth to Independence (FYI) initiative. These vouchers provide housing assistance on behalf of youth ages 18 - 24 who are aging out of foster care and are at high risk of homelessness and housing instability. New Hampshire Housing works with community partners to coordinate and connect eligible youth who are at risk of, or experiencing homelessness, with housing and related supports. Landlords who lease a unit to a young adult participating in the FYI program may receive up to $1,000 for each unit rented.

New Hampshire Housing recently received an allocation of 120 HUD Emergency Housing Vouchers made available through the federal American Rescue Plan Act. These vouchers are for individuals and families who are 1) homeless; 2) at risk of homelessness; or 3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Landlords who lease a unit to an Emergency Housing Voucher holder may receive up to $1,000 for each unit rented.

“Without [the Housing Choice Voucher] program I’m afraid to think of what could have happened if we were forced to be homeless or live in our car...I am graduating a year early which without the stability of a safe place to live would not have happened...
I will always carry with me that we all need a little help sometimes to get through the rough patches in life.”
— Shea, recipient of a NH Housing Authority Corporation Scholarship

We work closely with the five Community Action Partnership agencies that are processing applications for the federal NH Emergency Rental Assistance Program. More than 4,600 households received rent and utility assistance in the program’s first four months.

“I am a single parent – a homeless disabled veteran.... I had to stay home for remote learning and was unable to get a job due to concerns of infecting my child. With your help, we have been able to maintain housing.” — LACONIA

“This past year has been devastating financially as well as emotionally...the staff has been informative, kind and helped our situation in immeasurable ways...we can now move forward with hope.” — MANCHESTER

“Dozens of our residents have qualified for the rental assistance program...the process has been relatively smooth...We took a proactive approach with tenants and the CAP agency has been working with us.”
— PROPERTY MANAGER

COVID CRISIS RESPONSE

The Housing Choice Voucher and Mainstream Voucher programs provide federal rental assistance to 4,151 eligible families and individuals to afford decent, safe, and sanitary housing. Building on existing best practices and HUD guidance, New Hampshire Housing offers information and resources to owners and participants to stabilize families during the pandemic.
Multi-Family Rental Housing

Stimulating and supporting the creation of multi-family housing throughout the state is the key role of New Hampshire Housing’s Management and Development Division. It manages the financing of new multi-family rental unit construction, and refines and recapitalizes existing properties to preserve affordable housing units.

Our multi-family construction and financing programs address affordable and workforce housing needs, as well as supportive housing for vulnerable and underserved populations including veterans, persons with substance use disorders, the formerly incarcerated, and individuals with behavioral health, intellectual and developmental disabilities.

New Hampshire Housing offers a number of multi-family financing programs to which developers may apply to construct or rehabilitate affordable rental housing.

In FY21, the Management and Development Division supported 20 new construction developments and 13 projects that recapitalized and renovated existing affordable housing properties. These activities include projects in every county, ranging in size from 150+ unit mixed-income developments to small supportive housing properties with fewer than 10 apartments.

The federal Low-Income Housing Tax Credit Program (LIHTC) is an important tool for financing multi-family developments. It leverages federal funds and private investment to finance the creation and preservation of multi-family housing. As the state’s LIHTC administrator, New Hampshire Housing reviews developers’ proposals and allocates tax credits based on funding and the percentage of units designated for low- and moderate-income families. Developers finance the construction of the housing developments by using their tax credit allocation to leverage private equity investment in the properties.
OTHER MULTI-FAMILY HOUSING FUNDING SOURCES

Our Management and Development Division staff works with partners across the state to keep existing projects on track and ensure the viability of new ones using a variety of financing sources.

Capital subsidies from the federal HOME Investment Partnerships Program and Housing Trust Fund, combined with the state Affordable Housing Fund, are among the most important and effective sources of gap financing for affordable multi-family housing. New Hampshire Housing has used these resources independently and in combination with tax credits and tax-exempt bond financing to support construction and related costs of new rental housing in exchange for long-term legally binding commitments to keep rents low.

Preservation of existing housing is one of the most pressing challenges facing the affordable housing community nationwide, as rent receipts may cover operating costs but fall short of providing enough money to cover the need for periodic repair or replacement of major building systems. The 4% Low-Income Housing Tax Credit combined with tax-exempt bond financing have been critical tools for this type of re-investment, which is essential for the health of the properties, their occupants, and the neighborhoods where they are located.

OVERSIGHT OF RENTAL PROPERTIES

While New Hampshire Housing does not own residential properties, our Asset Management group oversees two types of publicly financed properties. Our oversight of these developments ensures there is quality administration and maintenance.

THE LOW-INCOME HOUSING TAX CREDIT PROGRAM

BRINGS NEARLY $40 MILLION IN PRIVATE CAPITAL TO NEW HAMPSHIRE ANNUALLY.

WE PROVIDED MORE THAN $21 MILLION IN TAX-EXEMPT BOND FUNDING.

IN FY21, SIX NEW DEVELOPMENTS WITH 286 NEW UNITS WERE FUNDED.

OVER 25 YEARS, LIHTC PROJECTS HAVE ADDED CLOSE TO $1 BILLION OF INVESTMENT IN THE STATE.
of the properties, which house low- and moderate- and extremely low-income households. About 425 properties with more than 15,000 units in our portfolio have received financing through New Hampshire Housing programs and some are also part of our PBCA contract.

Through HUD’s **Performance Based Contract Administration (PBCA) program**, we oversee the administration of 143 housing developments (5,431 units) as part of our rental property oversight portfolio. PBCA properties receive direct project-based rental assistance from HUD. About 75% of the residents in these units are seniors or persons with disabilities with a median household income of approximately $15,142. NH Housing processed more than $61 million in PBCA funds in FY21.

### 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 subsidized, integrated housing options. The program has 179 subsidized units committed with the potential for 32 additional units. To date, 122 individuals and nine families have been housed. The program is a partnership between New Hampshire Housing and the NH Department of Health and Human Services, Bureau of Mental Health Services, with funding from HUD.

### LEAD HAZARD ABATEMENT

New Hampshire Housing offers lead hazard remediation funds and Healthy Homes intervention funds to single-family and multi-family owners. These federal grant and state loan funds are used for the abatement of lead paint hazards 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 cases of children with elevated blood lead levels.

<table>
<thead>
<tr>
<th>In FY21 the Lead Program Supported</th>
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<tbody>
<tr>
<td>Units Remediated of Lead Hazards</td>
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<tr>
<td>Free Blood Level Screenings for Children</td>
</tr>
<tr>
<td>Inspections</td>
</tr>
<tr>
<td>Community Outreach and Education Events</td>
</tr>
<tr>
<td>Contractors Trained in Safe Work Practices</td>
</tr>
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</table>

In response to the needs of property managers and tenants during the pandemic, the Management and Development Division maintained regular contact with our developers and rental and property manager partners to ensure their essential work and services could continue.

Our Board of Directors authorized $1 million to capitalize a COVID-19-related Emergency Assistance Loan Fund.

Through New Hampshire’s CARES Act Coronavirus Relief Funds, administered by the Governor’s Office for Emergency Relief and Recovery, New Hampshire Housing created the Shelter Modification Program. We provided 32 grants to providers who serve the homeless — 18 organizations in amounts that ranged from $5,800 – $2.8 million.

Another way we assist our developers is through our Supplemental Construction Assistance Program (up to $5 million). It assists multi-family projects under construction or in development that are confronted with dramatic increases in construction costs.
<table>
<thead>
<tr>
<th>Development Name</th>
<th>Location</th>
<th>Developer</th>
<th>Units</th>
<th>Occupancy</th>
<th>Type</th>
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<td>Concord Coalition to End Homelessness</td>
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<td>Visions for Creative Housing Solutions</td>
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<td>Acquisition/Rehab</td>
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<td>Community Action Partnership of Strafford County</td>
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<td>Rehabilitation</td>
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<td>Apple Ridge Apartments II</td>
<td>Rochester</td>
<td>McIntosh Development</td>
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<td>Bedford</td>
<td>Anagnost Investments</td>
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**Total Number of Units**: 1,552
“Through New Hampshire Housing’s Low-Income Housing Tax Credit program, in 2019 we were able to develop and build much needed, affordable housing units in Rochester at Apple Ridge, Phase I. New Hampshire Housing provided low-rate construction financing for the project, as well as permanent loan financing. Now we are heading into our second phase of Apple Ridge, and the LIHTC program is making this possible again. We’ve been working with the New Hampshire Housing team since 2013. It is apparent that they truly value and understand the need to create affordable housing throughout the state.”
— DAVID LEMIEUX, PRINCIPAL AT MCINTOSH DEVELOPMENT

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<td>Families in Transition</td>
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<tr>
<td>Bradley Commons II</td>
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<td>Plymouth</td>
<td>The Bridge House</td>
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<td>Manchester</td>
<td>Stewart Property Management</td>
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<td>Acquisition/Rehab</td>
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<td>Central Square Terrace</td>
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<td>Refi/Recapitalization</td>
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<td>Chandler Place II</td>
<td>Plaistow</td>
<td>Steven Lewis, Inc</td>
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<td>Ashland</td>
<td>Lakes Region Community Developers</td>
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<td>Littleton</td>
<td>Housing Initiatives of New England Corp.</td>
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<td>Marshall Street Apartments</td>
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<td>Hooksett</td>
<td>Elm Grove Companies</td>
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<td>Rockingham Village Apts.</td>
<td>Seabrook</td>
<td>Chartwell Holdings, LLC</td>
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<td>St. Regis House</td>
<td>Berlin</td>
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<td>Hampton Falls</td>
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<td>Dover Housing Authority</td>
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</table>

Total Number of Units: 1,568
Our Policy, Planning and Communications Group conducts research, issues reports, and offers presentations and insights on the state’s housing needs and conditions. It works with local partners on housing advocacy issues, and offers technical assistance to communities throughout the state on housing-related matters.

As the leading source of key housing data in the state, New Hampshire Housing produces 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.

We work to raise awareness about the need for a balanced supply of diverse and affordable housing in our communities, as well as ways to achieve this. Our partnerships play a vital role: we partner with and support the state’s network of workforce housing coalitions, Housing Action NH, BIA-NH, StayWorkPlay, and Saint Anselm College’s Center for Ethics in Society “The Housing We Need” initiative.

Many recommendations in our reports are useful to the state’s towns and cities, as they consider what can be done within their own communities. To provide localities with assistance in exploring housing opportunities and zoning implications, we partner with Plan New Hampshire to administer the Municipal Technical Assistance Grant Program. These grants enable municipalities to support expanding the supply and type of available housing in their communities through the modification of ordinances and regulations.

This year NH Housing collaborated with the North Country Council and Stepwise Data Research to produce our first geographically targeted research. This resulting report provided an in-depth analysis of the landscape, population and economic activity of NH’s North Country region. Despite relatively low housing costs, affordability is still an issue for more than a third of households there. This in turn highlights the finding that relatively lower wages are a significant contributor to the region’s housing challenges. Interviews with community stakeholders and local businesses helped to identify housing practices and solutions for the region’s communities.

SPECIAL PRESENTATIONS

NH Housing both presents and sponsors numerous presentations on housing and related matters, and periodically features nationally known speakers with expertise in homeownership, multi-family housing, and economic issues.

In FY21, we co-sponsored with Build Maine a four-part virtual workshop to encourage interest in small-scale housing and mixed-use development around the state. We also sponsored the Communities and Consequences II documentary and community engagement forums, many of which discussed solutions to the state’s housing shortfall. NH Housing also sponsors the BIA-NH’s annual Workforce Housing forum, which includes a panel discussion and taps into the experiences of the state’s business community.

In New Hampshire, property taxes are the key revenue source for local governments. Land use, land value and tax revenues from one end of town...
to the other often vary in surprising ways. To better understand the economic and policy implications of different land uses in 15 New Hampshire communities, NH Housing worked with Joe Minicozzi of Urban3 to analyze the types of development that create the greatest tax return in these communities. Minicozzi and his team analyzed land use and property tax revenues in Berlin, Claremont, Concord, Dover, Exeter, Hanover, Hudson, Keene, Laconia, Lebanon, Nashua, Pelham, Peterborough, Portsmouth, and Rochester, and followed up with virtual presentations in late 2020 and early 2021.

Urban 3’s analysis revealed the potential for improving the fiscal health of these 15 communities. It showed what types of development create the greatest tax return for communities, and offered a data-driven understanding of the economics of place. With this analysis, a community then has a tool to make public policy adjustments, with the goal of creating long-term financial resiliency.

A two-part webinar on the impact of the pandemic on new and existing multi-family housing development in June drew more than 300 participants. The pandemic has underscored the importance of having safe, healthy, and affordable housing. With this awareness has come an examination of design and development ideas, including access to open space; building ventilation, technology and efficiency; designing units for home/work adaptability; community engagement; and the use of commercial spaces. The first webinar featured a national architect and developer, and the second part offered a lively discussion with a regional architect, an engineer and a developer.
As a self-supporting public corporation created by the state legislature, New Hampshire Housing Finance Authority promotes, finances, and supports affordable housing.