

# MULTIFAMILY HOUSING

New Hampshire Housing’s multifamily construction and financing programs address the state’s critical need for affordable and workforce housing.

We help build and preserve safe, well-maintained homes for individuals and families, including supportive housing for vulnerable and underserved populations. These include individuals experiencing homelessness or at risk of homelessness, veterans, persons with substance use or behavioral health disorders, formerly incarcerated individuals, and those with intellectual and developmental disabilities.

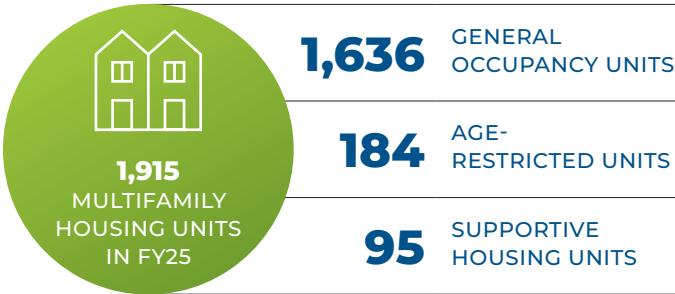
In FY 2025, the Multifamily Housing Division supported 20 projects across the state. Federal and state funds supported new construction projects, adaptive reuse (conversion of non-housing buildings into rental housing), and the recapitalization and renovation of existing properties, preserving them as affordable housing. Development sizes ranged from larger projects with over 100 units to small supportive housing properties, often with fewer than 10 units.

## MULTIFAMILY HOUSING FUNDING SOURCES

Through a range of funding sources, we work with developer partners to create new affordable housing and ensure the long-term sustainability of properties we help finance.

NH Housing offers a range of financing programs for developers to construct or rehabilitate affordable multifamily rental housing. Our primary tools include the federal Low-Income Housing Tax Credit (LIHTC) Program—both the 4% credit combined with tax-exempt bond financing and the highly competitive 9% credit—along with the HOME Investment Partnerships Program, the Federal Housing Trust Fund, and the state’s Affordable Housing Fund.

All NH Housing funded projects are subject to long-term affordability requirements, ensuring that these investments remain affordable to residents and ensure a prudent use of public funds.



### A NEW BEGINNING THROUGH 811-PRA

After nearly a year of living in her car, Kelly came to the Center for Life Management feeling exhausted and out of options. She connected immediately with the Acute Care Services team, meeting daily to access support and get connected to resources, including the housing department. With their help, she completed an 811-PRA application and, within five weeks, signed a lease for a one-bedroom apartment at Romano Place in Lebanon. “This is a dream come true,” Kelly said. “I’ve always wanted to live in the mountains and have a place to call home.”

### FY25 MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS

DEVELOPMENTS UNDERWAY	13 NEW* CONSTRUCTION	4 REFI/ REHABILITATION	3 ADAPTIVE REUSE
UNITS CREATED	463 NEW CONSTRUCTION	101 REFI/ REHABILITATION	126 ADAPTIVE REUSE

\*Includes those that involve rehabilitation with additional new units created



### EASTERSEALS NEW HAMPSHIRE MILITARY & VETERANS CAMPUS

Each veteran is allowed to stay as long as they wish. Residents represent all branches of the military. They share a safe supportive place to call home.

#### Leighanne's Story

After serving three years as a cook in the U.S. Navy, Leighanne found herself struggling to find stable housing. Now a resident of the campus, she calls it "a dream come true"—a safe, affordable home where she no longer has to worry about homelessness. For her, this new home is a powerful steppingstone toward stability and peace of mind.

#### Tom's Story

A retired Navy signalman, Tom had been living in an inn in Tilton before moving into his new unit. "It's a miracle," he said. "I knew it was meant to be." With permanent, affordable housing and a supportive community, Tom sees the campus as a model for the future. "I hope it's a prototype for the rest of the country. I've never seen anything like it."

## OVERSIGHT OF RENTAL PROPERTIES

Although NH Housing does not own residential properties, our Asset Management team oversees approximately 525 publicly financed properties, totaling more than 15,700 units. This oversight ensures compliance with the applicable programmatic requirements while maintaining quality administration, operations, and property maintenance. These developments provide housing for extremely low-, low-, and moderate-income households.

### The properties we oversee fall into two main categories:

1. NH Housing-financed properties
2. Properties under our contract with the U.S. Department of Housing and Urban Development's (HUD) Performance-Based Contract Administration (PBCA) program.

As part of our PBCA work, NH Housing oversees 143 housing developments, encompassing about 5,740 units. In FY 2025, we processed more than \$64 million in PBCA funding to support these properties.

## SECTION 811 PROJECT RENTAL ASSISTANCE

HUD granted \$8.6 million to NH Housing under the Section 811 Project Rental Assistance (PRA) program, which provides rental assistance to extremely low-income, non-elderly individuals with severe mental illness. The program helps participants live independently in general occupancy, community-based housing through the coordination of supportive services and rental assistance. From this funding, 212 units have been committed. NH Housing also received a notice of award from HUD for \$4.2 million in additional funding. NH Housing has already obtained commitments from property owners for the 50 additional 811 units that will be funded with this new grant.

To date, 150 individuals and families have secured housing through this partnership between NH Housing, the NH Department of Health and Human Services, and the Bureau of Mental Health Services, with funding from HUD.

THE LOW-INCOME  
HOUSING TAX CREDIT  
PROGRAM BRINGS NEARLY  
**\$40 MILLION**  
IN PRIVATE CAPITAL  
TO NEW HAMPSHIRE  
ANNUALLY

OVER 25 YEARS,  
LIHTC PROJECTS HAVE  
ADDED CLOSE TO  
**\$1 BILLION**  
OF INVESTMENT  
TO THE STATE

IN FY25, 15 PROJECTS  
WERE FUNDED WITH  
LIHTC RESULTING IN  
**1152 UNITS**  
(NEW AND REHABILITATED)

WE PROVIDED  
MORE THAN  
**\$35.8  
MILLION**  
IN TAX-EXEMPT BOND  
FUNDING IN FY25





249 MAIN STREET,  
NASHUA



### Marc's Story

Marc had been homeless for over a decade, living under a tarp in the woods when he connected with a PATH Outreach Worker from the Center for Life Management. After being hospitalized with severe frostbite, he met with a 811-PRA Housing Specialist and applied for housing. Within weeks, he moved into a one-bedroom apartment at 249 Main Street in Nashua—finally gaining a safe, stable home.



### Merci's Story

Merci, a peer recovery coach at Southern New Hampshire Medical Center, spent years in unstable housing situations—including sober living—before securing an apartment at 249 Main Street. The stability and affordability have been life-changing. She's saving money, rebuilding her credit, and excelling in her classes. With work just a four-minute walk away and essential services nearby, Merci says living at 249 has made life far less stressful. Most importantly, she now has a place that feels safe, welcoming, and truly her own.

*"It's not a handout—it's a hand up.  
I can actually execute my dreams now  
instead of them being out of reach."*

—Merci

## LEAD HAZARD ABATEMENT

New Hampshire has some of the oldest housing stock in the nation, with most homes built before 1978, the year lead paint was banned. Lead in the paint, soil, and household dust still poisons hundreds of New Hampshire children each year. With federal grant and state loan funding, NH Housing provides lead hazard remediation and Healthy Homes intervention funding to single-family and multifamily property owners. This program helps remove lead paint hazards from pre-1978 homes. Assistance prioritizes units where children under six or pregnant women reside, especially homes where a child has an elevated blood lead level.

In November 2024, NH Housing was awarded just over \$7 million in federal funds from HUD, plus \$996,000 state ARPA funds to augment the state Lead Paint Hazard Remediation Fund to support abatement work. We expect the combination state funds to last through 2026, and the federal funds to last through 2028.

### DURING THE 2025 FISCAL YEAR, OUR EFFORTS ACCOMPLISHED:

**14** UNITS REMEDIATED  
OF LEAD HAZARDS

**131** FREE BLOOD LEVEL  
SCREENINGS OF CHILDREN

**15** COMMUNITY OUTREACH  
AND EDUCATION EVENTS

**289** CONTRACTORS TRAINED AND  
CERTIFIED IN LEAD-SAFE PRACTICES

## FY25 MULTIFAMILY HOUSING: COMMITMENTS &amp; UNDER CONSTRUCTION

Development Name	Location	Developer	Units	Occupancy	Type	Funding Sources & PBVs
<b>106 Roxbury Street</b>	Keene	Live Free Recovery	16	Supportive Housing	Acq/Rehab	AHF
<b>6 South State Street</b>	Concord	Concord Coalition to End Homelessness	8	Supportive Housing	Adaptive Reuse	Construction, AHF, PBV
<b>Avery Lane Apartments Phase I</b>	Nashua	Tamposi Brothers Holdings LLC	32	General Occupancy	New Construction	9% LIHTC, Participation Loan, InvestNH-NHH
<b>Avery Lane Apartments Phase II</b>	Nashua	Tamposi Brothers Holdings LLC	63	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, HOME-ARP, AHF, PBV
<b>Concord &amp; Royal Gardens</b>	Concord	The BLVD Group	300	General Occupancy	Acq/Rehab	Tax-Exempt Bonds, 4% LIHTC, AHF
<b>Ernie Clark Senior Housing</b>	Newmarket	South Main Development LLC	30	Age-Restricted	New Construction	9% LIHTC, Participation Loan, HOME, HTF
<b>Harriman Hill Phase III</b>	Wolfeboro	Lakes Region Community Developers	30	General Occupancy	New Construction	9% LIHTC, Participation Loan, AHF, InvestNH-NHH
<b>Haven at the Falls</b>	Dover	Dover Housing Authority	6	Supportive Housing	New Construction	Construction, Participation Loan, AHF
<b>Jameson Street Apartments</b>	Laconia	Lakes Region Community Developers	3	Supportive Housing	Adaptive Reuse	AHF
<b>Maynard Homes Redevelopment Phase I 4%</b>	Nashua	NHRA and Tremont Development Partners	133	General Occupancy	Recap/New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME-ARP, InvestNH-NHH, PBV
<b>Maynard Homes Redevelopment Phase I 9%</b>	Nashua	NHRA and Tremont Development Partners	46	General Occupancy	Recap/New Construction	9% LIHTC, Participation Loan, AHF
<b>McIntosh West Apartments</b>	Dover	McIntosh Dover, LLC.	78	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF
<b>Province Street Apartments</b>	Laconia	Anagnost Investments Inc.	90	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME-ARP, HTF, PBV
<b>Redberry Farm Apartments Phase II</b>	Epping	Farmsteads of New England	8	Supportive Housing	New Construction	AHF
<b>Roosevelt East</b>	Keene	Keene Housing Authority	30	General Occupancy	Adaptive Reuse	9% LIHTC, Participation Loan, HTF
<b>Roosevelt West</b>	Keene	Keene Housing Authority	30	General Occupancy	New Construction	Tax-Exempt Bonds Construction, 4% LIHTC, Participation Loan
<b>The Rapids on Cocheco</b>	Rochester	Elm Grove Companies	52	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME, HTF, PBV
<b>The Residences at Chestnut - 4%</b>	Manchester	Lincoln Avenue Communities	142	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME, HOME-ARP, ERAP, PBV
<b>Vose Farm Residences Phase I</b>	Peterborough	Catholic Charities New Hampshire	64	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME-ARP, PBV
<b>Woodland Village Phase II</b>	Goffstown	Anagnost Investments, Inc.	32	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, HOME, AHF, ARPA
<b>Total Developments: 20</b>		<b>Total Number of Units: 1,193</b>				



## GLOSSARY OF FUNDING SOURCES

<b>AHF</b>	State of New Hampshire Affordable Housing Fund
<b>ARPA</b>	American Rescue Plan Act
<b>ERAP</b>	NH Emergency Rental Assistance Program
<b>HOME</b>	HOME Investment Partnerships Block Grant
<b>HOME ARP</b>	HOME American Rescue Plan
<b>HTF</b>	Housing Trust Fund (block grant)
<b>InvestNH</b>	InvestNH American Rescue Plan State and Local Fiscal Recovery Funds
<b>LIHTC</b>	Low-Income Housing Tax Credit
<b>PBV</b>	Project-Based Voucher
<b>TEB</b>	Tax-Exempt Bonds



## FY25 MULTIFAMILY HOUSING: COMPLETED DEVELOPMENTS

Development Name	Location	Developer	Units	Occupancy	Type	Funding Sources & PBVs
<b>Bay Street Supportive Housing</b>	Laconia	Lakes Region Community Developers	12	Supportive Housing	New Construction	AHF, HTF, PBV
<b>Coliseum Senior Residence Phase III</b>	Nashua	Housing Initiatives of New England Corp.	133	Age-Restricted	Rehab/New Construction	Tax-Exempt Bonds, 4% LIHTC
<b>Davis Ridge (FKA Sheep Davis)</b>	Concord	CATCH Neighborhood Housing	48	General Occupancy	New Construction	9% LIHTC, InvestNH-NHH
<b>Dexter Richards &amp; Sons Woolen Mill</b>	Newport	Occom Properties, LLC	70	General Occupancy	Adaptive Reuse	Tax-Exempt Bonds, 4% LIHTC, InvestNH-NHH, HOME-ARP, PBV
<b>Elms Farms Housing</b>	Franklin	Easterseals NH	29	Supportive Housing/ Veteran Housing	Adaptive Reuse	Tax-Exempt Bonds Construction, 4% LIHTC, Participation Loan, PBV
<b>Gafney Home</b>	Rochester	Community Action Partnership of Strafford County	21	Age-Restricted	Adaptive Reuse	9% LIHTC, HOME
<b>Hillsborough Heights</b>	Hillsborough	Avanru Development Group, Ltd.	42	General Occupancy	New Construction	9% LIHTC, Construction, Participation Loan
<b>Kingston Veterans Housing</b>	Kingston	Housing Support, Inc.	6	Supportive Housing/ Veteran Housing	Adaptive Reuse	AHF, HTF, PBV
<b>Pembroke Road Phase I</b>	Concord	Tamposi Brothers Holdings, LLC/ Brookline Opportunities, LLC	39	General Occupancy	New Construction	9% LIHTC, Participation Loan, InvestNH-NHH
<b>Pembroke Road Phase II</b>	Concord	Tamposi Brothers Holdings, LLC/ Brookline Opportunities, LLC	84	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF
<b>Rail Yard Phase I</b>	Concord	Dakota Partners	96	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HTF, PBV
<b>Redberry Farm Phase I</b>	Epping	Farmsteads of New England, Inc.	7	Supportive Housing	New Construction	AHF
<b>The Apartments at 249 Main</b>	Nashua	NeighborWorks Southern NH	45	General Occupancy	New Construction	9% LIHTC, HOME, HTF
<b>Twin Bridge Apartments</b>	Merrimack	Anagnost Investments, Inc.	48	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC
<b>Woodland Phase I</b>	Goffstown	Anagnost Investments, Inc.	42	General Occupancy	New Construction	9% LIHTC, Participation Loan, HOME, ARPA
<b>Total Developments: 15</b>		<b>Total Number of Units:</b>	<b>722</b>			



### PEMBROKE ROAD APARTMENTS, CONCORD

Adding 123 affordable apartments, this two-phase development expands Concord's Heights neighborhood, with most units for households earning up to 60% of area median income. Phase 2 received \$3 million in InvestNH funding and used federal Low-Income Housing Tax Credits.

### HILLSBOROUGH HEIGHTS, HILLSBOROUGH

Built with modular construction, this 42-unit affordable community is close to jobs, medical services, and amenities. Thirty-three units are at 60% AMI, five at 50%, and four at 30% through the Section 811 Project Rental Assistance program.



### COLISEUM SENIOR RESIDENCE, NASHUA

Serving residents 62 and older, this 133-unit age-restricted community offers affordable one- and two-bedroom apartments near shops and services.

### BAY STREET SUPPORTIVE HOUSING, LACONIA

Providing 12 supportive apartments, this community offers single-occupancy affordable housing with on-site case management from Lakes Region Mental Health Center for residents experiencing or at risk of homelessness.

