

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.



1,636 GENERAL OCCUPANCY UNITS

184 AGE-RESTRICTED UNITS

95 SUPPORTIVE HOUSING UNITS



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



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

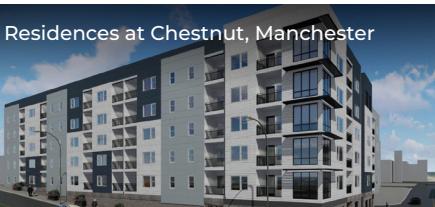
131 FREE BLOOD LEVEL
SCREENINGS OF CHILDREN

15 COMMUNITY OUTREACH
AND EDUCATION EVENTS

289 CONTRACTORS TRAINED AND
CERTIFIED IN LEAD-SAFE PRACTICES

FY25 MULTIFAMILY HOUSING: COMMITMENTS & UNDER CONSTRUCTION

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



GLOSSARY OF FUNDING SOURCES

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

FY25 MULTIFAMILY HOUSING: COMPLETED DEVELOPMENTS

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



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.

