NHHOUSING





NEW HAMPSHIRE HOUSING

ANNUAL REPORT

2026

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We are living through a time filled with difficult questions. Today's headlines mix familiar anxieties about deficits, global instability, and persistent social challenges with something even more unsettling: open speculation about humanity's future.

It is a strange moment when last year's talk of a "jobs apocalypse" can feel almost nostalgic, now that some of today's loudest voices are warning about the real thing.

In moments like this, it is easy to feel that the world is moving beyond our control. It is also understandable that many people find it harder to identify where they can make a meaningful difference.

But some responsibilities remain clear. Few things are more important—or more deeply human—than caring for the people around us. One of the most practical ways to do that is to help ensure that our family, friends, and neighbors have safe, stable homes. We cannot know what the next decade will bring. But we do know that tomorrow, more than 3,000 public school students in the seventh-richest state in the richest country in history will wake up without a home. We can choose to focus on what is within our control and do the work that is plainly before us.

That work remains urgent. New Hampshire's housing market has entered a period of prolonged stagnation. Rents and home prices may no longer be rising at the extraordinary pace of recent years, but they remain far beyond reach for many residents. Median home prices now exceed $500,000 statewide, well above the three-times-income benchmark long viewed as a standard measure of affordability.

The median rent for a two-bedroom apartment is about $2,000, a cost that many full-time workers in some of our fastest-growing occupations cannot afford. This imbalance has visible and hidden consequences: delaying household and family formation, preventing people from moving to jobs where they could thrive, and contributing to homelessness at a level that would have been considered a crisis not long ago.

These facts are shocking, even if they have become familiar. We should resist the temptation to treat them as the "new normal." At New Hampshire Housing, we do not accept this condition as inevitable. Every day, we work to improve the lives of our fellow citizens. Over the past year, that work included helping 1,345 households buy homes, including more than 1,000 first-time homebuyers and 67 first-generation buyers. We financed more than 850 new affordable apartment homes. Our Assisted Housing Division helped more than 4,200 families pay rent and increased participation in self-sufficiency programs by more than 50%, enabling more families to move forward and making vouchers available to others in need. These examples capture only part of what our team accomplished this year; the pages that follow tell more of that story.

This work is rarely glamorous, and it will not command the same attention as tomorrow's headlines about the next AI breakthrough. But we are proud of every success story we help make possible, and we remain committed to carrying this mission forward. Thank you for your interest in our work, and thank you to the many partners whose commitment makes it possible.

ROB DAPICE
Executive Director/CEO



HOMEOWNERSHIP

New Hampshire Housing's homeownership programs expand access to homeownership and support the long-term success of our borrowers. To advance this goal, we work with a statewide network of approved lenders and partners to offer single-family mortgage programs designed to help New Hampshire homebuyers achieve and sustain homeownership.

Our homeownership programs primarily serve first-time homebuyers and provide access to:

- Affordable mortgage options including Federal Housing Administration (FHA), U.S. Department of Veterans Affairs (VA), U.S. Department of Agriculture Rural Development (RD), and Fannie Mae loans
- Competitive interest rates
- Up to $15,000 in downpayment and closing cost assistance
- An additional $10,000 in downpayment assistance for eligible first-generation homebuyers
- Discounted mortgage insurance costs
- Homebuyer education and resources

During FY 2026, these programs helped 1,345 households purchase a home, representing a 25% increase over the previous fiscal year. This growth occurred despite a challenging housing market and reflects NH Housing's continued focus on product development, lender engagement and training to ensure our programs are responsive to market needs and well understood by our lending partners.

Affordability remained a significant challenge throughout the year as elevated borrowing costs, rising home prices and limited inventory continued to affect prospective homebuyers. According to the New Hampshire Association of REALTORS®, the statewide median sales price increased from $510,000 in June 2025 to $525,000 in June 2026, continuing to make the dream of homeownership especially difficult for first-time buyers.

In response to these market conditions, NH Housing continued to strengthen and promote its Mortgage Revenue Bond (MRB) Program, which provides favorable interest rates to eligible first-time homebuyers. Through ongoing lenders training and outreach, the MRB Program has been increasingly utilized by first-time homebuyers and now represents a significant portion of our overall loan volume.





A DREAM WITHIN REACH

As a single mother who had rented since age 17, Ashley always dreamed of owning a home. Through Manchester Housing, she learned about NH Housing's Voucher Assisted Mortgage Option (VAMO) and saw homeownership as a real possibility. She secured an affordable mortgage through NH Housing and, as a first-generation homebuyer, received $20,000 in downpayment assistance. Today, Ashley is a proud homeowner in Manchester. "I always wanted to own a home, but it wasn't on my timeline," she said. "I'm grateful for everyone who helped me along the way."

GUIDANCE MAKES THE DIFFERENCE

After an initial homebuying experience left Holly and Courtney feeling discouraged and unprepared, the couple connected with a real estate agent and lender through NH Housing who helped them better understand the process and available resources. As a first-generation homebuyer, Holly was able to combine NH Housing's downpayment assistance with 1stGenHomeNH assistance, providing $15,000 toward their purchase. Today, Holly and Courtney are proud homeowners in Merrimack and advocates for homebuyer education. "There is help out there, but people need to know about it," Holly said. "I would recommend New Hampshire Housing 105 percent."

TARGETED HOMEOWNERSHIP INITIATIVES

DOWNPAYMENT ASSISTANCE

We continue to offer up to $15,000 in downpayment assistance to qualified borrowers to help cover downpayment and closing costs. As New Hampshire's trusted source for downpayment assistance, this program remains one of our core homeownership offerings. During FY 2026, we provided more than $7.5 million in self-generated downpayment assistance funds to homebuyers, representing a 38.9% increase over FY 2025.

FIRST-GENERATION HOMEBUYERS

NH Housing continues to expand homeownership opportunities through its 1stGenHomeNH Program. During FY 2026, we assisted 67 first-generation homebuyers, providing $670,000 in downpayment assistance. The program offers eligible first-generation homebuyers $10,000 toward their downpayment and closing costs and can be combined with other NH Housing downpayment assistance programs. By leveraging multiple sources of assistance, first-generation homebuyers are better positioned to compete in today's challenging housing market.



INDEPENDENCE STARTS AT HOME

For Ann, a full-time wheelchair user, returning home after frequent hospital treatments had become a challenge. Without an accessible entrance, she and her husband often had to call 911 and wait for the fire department to help her inside. Through Granite State Independent Living, funding from NH Housing helped install a wheelchair ramp and threshold ramp at their home. Now, Ann can safely enter her home without outside assistance, giving her greater independence and a welcome sense of relief.

FY26 HOMEOWNERSHIP PROGRAMS

Single-Family Mortgage Program

$460M	TOTAL MORTGAGE LOANS
1,345	MORTGAGE LOANS
1,151	LOANS TO FIRST-TIME HOMEBUYERS

NH Housing Borrower Profile

$103K	AVERAGE INCOME
$342K	AVERAGE LOAN SIZE
2.35	HOUSEHOLD MEMBERS
36	AVERAGE AGE

Downpayment Assistance (DPA)

$7.5M	TOTAL DPA IN FY26
541	LOANS WITH DPA
$13.8K	AVERAGE DPA PER HOMEOWNER

ACCESSIBILITY GRANTS

To help individuals live independently in homes adapted to meet their needs, NH Housing continues to provide grant funding to Granite State Independent Living for its Access Modification Program. Over the past nine years, these grants have been leveraged with other funding sources to help more than 272 homeowners make accessibility improvements, including the installation of ramps, stair lifts, and bathroom modifications.

HOMEBUYER EDUCATION AND COUNSELING

Homebuyer and financial education are essential components of successful homeownership. NH Housing supports three HUD-approved nonprofit housing counseling agencies throughout the state: AHEAD in the North Country, HOMEteam in central New Hampshire, and The Housing Partnership on the Seacoast. As both a grant provider and HUD Housing Counseling Grant intermediary, NH Housing helps these regional organizations deliver homebuyer education and counseling services to residents across the state.

Through counseling, workshops, and seminars, these agencies reached more than **1,200 individuals** during FY 2026 with education focused on financial literacy, pre-purchase counseling, post-purchase and foreclosure prevention counseling, rental counseling, and fair housing.

In addition to supporting in-person counseling and education, NH Housing offers several online educational courses and a live homebuyer orientation webinar. During FY 2026, NH Housing had **1,398** completions of our online homebuyer educational offerings, and an additional **152** prospective homebuyers participated directly in our live orientation webinar.



NH HOUSING FACILITATED HOMEBUYER EDUCATION

EDUCATION	HOMEBUYER ORIENTATION WEBINAR	BECOMING A HOMEOWNER*	WATER WELLNESS*	LANDLORD EDUCATION*	REHAB READY*	TOTAL COMPLETIONS
NUMBER OF COMPLETIONS	**152**	**888**	**334**	**113**	**63**	**1,550**

*Online self-course

MULTIFAMILY HOUSING

NH Housing's multifamily housing programs expand and preserve access to affordable and workforce rental housing across the state. Through financing and development resources, we support the creation and preservation of safe, well-maintained rental housing for individuals and families with a range of incomes and housing needs.

In FY 2026, the Multifamily Housing Division supported 20 projects across New Hampshire. Federal and state resources supported new construction, adaptive reuse, the conversion of non-residential buildings into rental housing and the recapitalization and renovation of existing properties, preserving them as affordable housing. Developments ranged in scale from over 200 units to small supportive housing properties, often with fewer than 10 units.

2,071
MULTIFAMILY HOUSING UNITS UNDERWAY IN FY 2026

1,744	GENERAL OCCUPANCY UNITS
268	AGE-RESTRICTED UNITS
59	SUPPORTIVE HOUSING UNITS

MULTIFAMILY HOUSING FUNDING SOURCES

Through a range of funding programs and resources, our Multifamily Housing Division collaborates with developer partners to create new properties and ensure the long-term sustainability of those that we fund.

NH Housing offers financing for the construction and rehabilitation of affordable multifamily rental housing through programs including the federal Low-Income Housing Tax Credit (LIHTC) and Tax-Exempt Bond programs. Additionally, funding in the form of capital subsidy from the HOME Investment Partnerships Program, the Federal Housing Trust Fund, and the state's Affordable Housing Fund plays a critical role in these efforts. More recently, NH Housing has expanded its financing to include developments serving individuals or households with a member with opioid use disorder and co-occurring disorders, supporting the creation of housing that promotes stability and recovery.

The primary sources of financing for new affordable housing are the federal 4% LIHTC paired with tax-exempt bond financing and the 9% LIHTC. Developers compete for 9% credits, while 4% credits are generally available through the bond-financing process but become competitive when paired with a request for capital subsidy. Both credits generate significant equity for affordable housing development.

For the preservation and rehabilitation of existing affordable housing, the primary financing source is the 4% LIHTC paired with tax-exempt bond financing. These funds are crucial for reinvestment that supports the revitalization and preservation of existing properties and the neighborhoods in which they are located.

All affordable housing projects financed by NH Housing are subject to long-term affordability requirements, helping ensure that public investments continue to provide affordable homes for New Hampshire residents for years to come.

FY 2026 MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS

20 TOTAL DEVELOPMENTS UNDERWAY	**15** NEW** CONSTRUCTION	**4** REFI/ REHABILITATION	**1** ADAPTIVE REUSE
1,219 TOTAL UNITS FINANCED	**957** NEW UNITS	**226** REFI/ REHABILITATION	**36** ADAPTIVE REUSE

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

OVERSIGHT OF RENTAL PROPERTIES

Although NH Housing does not own residential properties, our Asset Management team oversees approximately 535 publicly financed properties with more than 15,800 units. Our oversight helps ensure that properties comply with affordability restrictions and are well administered and maintained, providing quality housing for low, moderate, and extremely low-income households.

The properties we oversee fall into two categories: 1) those that have received NH Housing financing; and 2) those included in 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 2026, NH Housing processed more than $72 million in rental subsidy payments through the PBCA program.

SECTION 811 PROJECT RENTAL ASSISTANCE

The Section 811 Project Rental Assistance program provides HUD-funded rental assistance to extremely low-income, non-elderly individuals with severe mental illness. The program helps residents live independently in community-based housing through the coordination of supportive services and access to rental assistance. With the initial $8.6 million in funding, 212 units have been committed. In FY 2023, NH Housing received an additional $4.2 million in funding that will support 50 more units.

To date, more than 200 individuals and families have received housing through this partnership between NH Housing and the NH Department of Health and Human Services, Bureau of Mental Health Services.

LEAD HAZARD ABATEMENT

Homes in the Granite State are among the oldest in the country. Lead paint was used in the majority of homes built before 1978. As a result, lead in the paint, soil, and dust in and around these homes poisons hundreds of New Hampshire children each year. With federal grant and state loan funding, NH Housing offers lead hazard remediation and Healthy Homes intervention funds to single-family and multifamily property owners. This program helps remove lead paint hazards from pre-1978 homes and apartments where children under the age of six and/or pregnant women reside. Units housing children with elevated blood lead levels receive funding priority.

NH Housing was awarded just over $7 million from HUD and $996,000 from the state for the remediation loan fund to support lead hazard abatement work.

DURING THE 2026 FISCAL YEAR, OUR EFFORTS ACCOMPLISHED:

36	UNITS REMEDIED
27	COMMUNITY OUTREACH AND ED EVENTS
248	FREE BLOOD LEAD LEVEL SCREENINGS FOR KIDS
208	CONTRACTORS TRAINED
98	INSPECTIONS

HARRIMAN HILL, WOLFEBORO
The third and final phase of the development adds 30 affordable one-, two- and three-bedroom apartments serving households across a range of income levels. Five apartments are reserved for individuals with disabilities who require supportive housing.

BROOKLINE WOODS, BROOKLINE
Phases I and II will bring 98 affordable and age-restricted rental homes to Brookline, including townhouses and senior residences. The development will expand housing options in southern New Hampshire while creating a new residential community with accessible homes, shared community space, and walking trails.





FY26 MULTIFAMILY HOUSING: COMMITMENTS & UNDER CONSTRUCTION (AS OF JUNE 30, 2026)

Development Name	Location	Developer	Units	Occupancy	Type	Funding Sources & PBVs
1035 Lafayette Workforce Housing	Portsmouth	PHA Housing Development Ltd.	44	General Occupancy	New Construction	9% LIHTC, AHF, PBV
106 Roxbury Street	Keene	Live Free Recovery	16	Supportive Housing	Acquisition/Rehabilitation	AHF
Brookline Woods Phase I	Brookline	Tamposi Brothers Holdings LLC	40	General Occupancy	New Construction	9% LIHTC, Participation Loan, PBV
Brookline Woods Phase II	Brookline	Tamposi Brothers Holdings LLC	58	Age-Restricted	New Construction	4% LIHTC, Tax-Exempt Bonds, ARPA, AHF, InvestNH-NHH
Hale Crossing	Newport	Elm Grove Companies	55	General Occupancy	New Construction	4% LIHTC, Tax-Exempt Bonds, AHF, PBV
Hallsville School	Manchester	York Hallsville Building, LLC	36	General Occupancy	Adaptive Reuse	9% LIHTC, AHF, Participation Loan
Harriman Hill Phase III	Wolfeboro	Lakes Region Community Developers	30	General Occupancy	New Construction	9% LIHTC, AHF, InvestNH-NHH, Participation Loan
Maynard Homes Redevelopment Phase I 4%	Nashua	NHRA and Tremont Development Partners	133	General Occupancy	Demolition-Public Housing & New Construction	4% LIHTC, Tax-exempt Bonds, InvestNH-NHH, HOME-ARP, AHF
Maynard Homes Redevelopment Phase I 9%	Nashua	NHRA and Tremont Development Partners	46	General Occupancy	Demolition-Public Housing & New Construction	9% LIHTC, AHF, Participation Loan
McIntosh West Apartments	Dover	McIntosh Dover, LLC.	78	General Occupancy	New Construction	4% LIHTC, Tax-Exempt Bonds, AHF, InvestNH-BEA
Meridian at J.F. (AKA 103 Temple Street Apartments)	Nashua	Property Possible, Inc. & Anagnost Investments	205	General Occupancy	New Construction	4% LIHTC, Tax-Exempt Bonds, AHF, OUD, HOME-ARP, PBV
Nutter Woods	Rochester	McIntosh Development, LLC	30	Age-Restricted	New Construction	9% LIHTC, AHF, Participation Loan
PERCH Housing	Scattered Site	Housing Initiatives of New England Corp	150	Age-Restricted	Rehabilitation, Demolition & New Construction	4% LIHTC, Tax-Exempt Bonds
Redberry Farm Apartments Phase II	Epping	Farmsteads of New England	8	Supportive Housing	New Construction	AHF
River Turn Woods Phase II	Conway	Avesta Housing Development Corporation	40	General Occupancy	New Construction	9% LIHTC, HOME, HTF
Roosevelt West	Keene	Keene Housing Authority	30	General Occupancy	New Construction	4% LIHTC, Tax-Exempt Bonds, Participation Loan
The Apartments at Pearl & Orange 4%	Manchester	NeighborWorks Southern NH	94	General Occupancy	New Construction	4% LIHTC, Tax-Exempt Bonds, HTF, HOME, OUD, PBV
The Apartments at Pearl & Orange 9%	Manchester	NeighborWorks Southern NH	32	General Occupancy	New Construction	9% LIHTC
The Hive Recovery Residences	Manchester	Revive Recovery Inc.	18	Supportive Housing	Acquisition/Rehabilitation	OUD
The Residences at River Hill	Hooksett	Elm Grove Realty LLC	76	General Occupancy	Rehabilitation & New Construction	4% LIHTC, Tax-Exempt Bonds
Total Developments: 20		**Total Number of Units: 1,219**				

GLOSSARY OF FUNDING SOURCES

AHF	State of NH 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-NHH & InvestNH-BEA	InvestNH American Rescue Plan State and Local Fiscal Recovery Funds
LIHTC	Low-Income Housing Tax Credit
OUD	Opioid Use Disorder Supportive Housing Capital Program
PBV	Project-Based Voucher
Participation Loan	Sale of 100% participation interest to participating bank


River Turn Woods Phase II


Hale Crossing


Nutter Woods


The Hive Recovery Residences


1035 Lafayette Workforce Housing


PERCH Housing



INVESTING IN SAFE, STABLE HOMES

In 2021, Rich and Amy purchased a neglected home in northern New Hampshire with a goal of creating safe, affordable housing. With support from NH Housing's Lead Hazard Control and Healthy Homes Program, they transformed the property into a safe and stable home for individuals and families. Their tenants have become like family, creating a community where residents can get back on their feet and move forward. Rich and Amy hope to continue providing quality, affordable housing in northern New Hampshire.



A SAFER HOME FOR HER FAMILY

When Sadie learned that her child had an elevated lead level, she knew their older home needed work but making it lead-safe was beyond what her family could afford. Through New Hampshire Housing's Lead Program, Sadie and her family received the support and resources needed to address lead hazards and make their home safer for their children. "Today, the worry no longer follows us through our home," Sadie shared. "Our family will always be grateful for a program that truly changed the course of our lives."



FINDING STABILITY AGAIN

After experiencing homelessness and moving from place to place, one Center for Life Management client applied to the PRA-811 Program in search of a stable home. Within three weeks, Adam received a unit offer. "The PRA-811 Program didn't just give me housing, it gave me my stability back," he shared. "This program is going to give me a chance to rebuild my life."





AVERY LANE PHASE I AND II





JAMESON STREET





ROOSEVELT EAST

FY26 MULTIFAMILY HOUSING: COMPLETED PROJECTS

Development Name	Location	Developer	Units	Occupancy	Type	Funding Sources & PBVs
6 South State Street	Concord	Concord Coalition to End Homelessness	8	Supportive Housing	Adaptive Reuse	Construction, AHF, PBV
Avery Lane Phase I	Nashua	Tamposi Brothers Holdings LLC	32	General Occupancy	New Construction	9% LIHTC, Participation Loan, InvestNH-NHH
Avery Lane Phase II	Nashua	Tamposi Brothers Holdings LLC	63	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, HOME-ARP, AHF
Concord & Royal Garden	Concord	The BLVD Group	300	General Occupancy	Acq/Rehab	Tax-Exempt Bonds, 4% LIHTC, AHF
Ernie Clark	Newmarket	South Main Development LLC	30	Age-Restricted	New Construction	9% LIHTC, Participation Loan, HOME, HTF
Haven at the Falls	Dover	Dover Housing	6	Supportive Housing	New Construction	Construction, Participation Loan, AHF, PBV
Jameson Street	Laconia	Lakes Region Community Developers	3	Supportive Housing	Adaptive Reuse	AHF
Roosevelt East	Keene	Keene Housing Authority	30	General Occupancy	Adaptive Reuse	9% LIHTC, Participation Loan, HTF
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	Manchester	Lincoln Avenue Capital	142	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME, HOME-ARP, ERAP, PBV
The Villages at Province Street	Laconia	Anagnost Investments, Inc.	90	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME-ARP, HTF, PBV
Vose Farm	Peterborough	Catholic Charities New Hampshire	64	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, AHF, HOME-ARP, PBV
Woodland Village II	Goffstown	Boston Financial	32	General Occupancy	New Construction	Tax-Exempt Bonds, 4% LIHTC, HOME, AHF, ARPA
Total Developments: 13		**Total Number of Units:**	**852**			



THE RAPIDS ON COCHECO



WOODLAND VILLAGE PHASE II

ASSISTED HOUSING

NH Housing's assisted housing programs help households with lower incomes access and maintain safe, affordable rental housing. Through the Housing Choice Voucher (HCV) program, NH Housing partners with landlords across the state to provide rental assistance to eligible households. Participating households pay a portion of their income toward rent and utilities, with the remaining eligible rent paid to participating landlords using federal HCV funds provided by HUD.

Demand for rental assistance significantly exceeds the number of vouchers available. NH Housing strives to serve as many households as possible, as soon as possible, with the limited number of vouchers available; however, applicants currently face an average wait of seven to nine years.

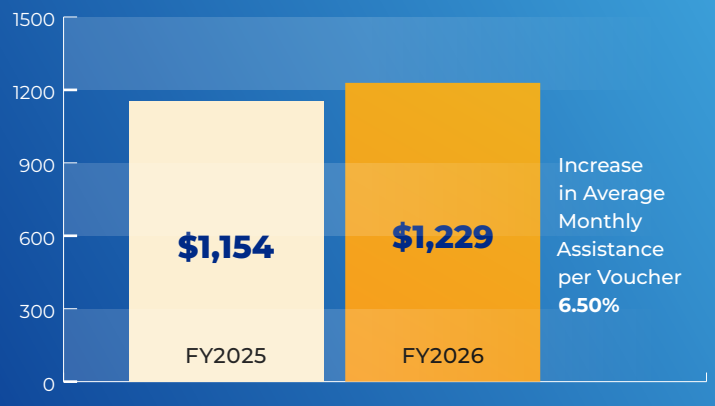
For those who have an HCV and are ready to purchase a home, HUD offers the Voucher Assisted Mortgage Option (VAMO) in which a voucher is used for homeownership mortgage assistance. This option has allowed more than 350 New Hampshire participants to purchase a home since the program began in 2001. There are currently 124 VAMO homeowners in the state.

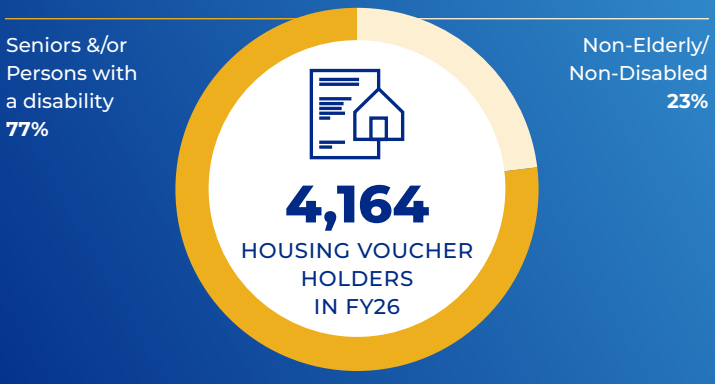
In recent years, federal funding to renew Housing Choice Vouchers has not kept pace with rising rental costs in New Hampshire and across the country, limiting the number of households we can serve. For calendar year 2026, the inflation adjustment HUD applies to NH Housing's renewal funding is approximately 4.5% below the actual increase in the cost of providing voucher assistance. When funding does not cover the rising cost of existing households participating in the program it limits our ability to issue vouchers to new households on the waiting list. Over time, this further extends already lengthy wait times and can have a compounding effect, as lower year-end utilization can reduce future funding and gradually shrink the number of New Hampshire households the program can serve.



BUILDING A BRIGHTER FUTURE

After surviving domestic violence and facing eviction, Kristal found stability through a Family Unification Program voucher and the Family Self-Sufficiency (FSS) Program. With that support, she secured safe housing, completed her bachelor's degree, improved her credit, and built savings to help pursue a master's degree without taking on additional student loan debt. Today, Kristal works as a case manager and program director supporting young parents while pursuing her master's degree in social work, with goals of becoming a therapist and eventually a homeowner.





FAMILY SELF-SUFFICIENCY PROGRAM

The Family Self-Sufficiency (FSS) Program provides financial and employment coaching to HCV participants who are working full- or part-time. As a participating household's earned income increases, money is deposited into an escrow account that the participant can access after successfully completing the program.

Participants also have access to interactive online training and individualized financial coaching to help them build assets, manage money, strengthen their credit, and prepare for homeownership. Additional resources address budgeting, career and workplace skills, computer literacy, purchasing and maintaining a vehicle, homeownership, and other topics that support long-term financial stability.

Although FSS cannot offset the need for adequate federal voucher funding, it helps NH Housing maximize the long-term impact of its resources by supporting participants as they work toward greater financial independence. This year, we focused on strengthening the program and increasing participation through targeted outreach and the addition of a staff member to the FSS team. By helping households increase earnings, build savings, and achieve their financial goals, FSS can also help make limited voucher resources available to other households over time.

During FY 2026, the FSS Program enrolled 84 households, for a total of 248 program participants, and 36 graduated. Twenty-six FSS participants have used over $100,000 of their escrow funds for debt consolidation, auto purchases and repairs, reimbursements for work clothes, school supplies, and childcare. Expenditures from these funds directly support their employment and asset-building goals.



BUILDING TOWARD HOMEOWNERSHIP

As a single father of two, Ryan joined the Family Self-Sufficiency (FSS) Program with goals of advancing his career, strengthening his finances, and becoming a homeowner. Since then, he has earned his high school equivalency diploma, become a Certified Recovery Support Worker, and secured a full-time job with benefits, nearly doubling his annual income. Ryan has also improved his credit, built personal and FSS escrow savings, and completed homeownership education. He is now working toward mortgage pre-approval and hopes to purchase an affordable home for his family in 2027.

FY26 HOUSING CHOICE VOUCHER ASSISTANCE

$20,857 AVERAGE INCOME OF PARTICIPANT	**9,477** AVERAGE NUMBER OF HOUSEHOLD APPLICATIONS ON OUR WAITING LIST
4,251 VOUCHERS ALLOCATED TO NH HOUSING AND ISSUED TO HOUSEHOLDS	**8% | 28** AVERAGE ATTRITION RATE | VOUCHERS PER MONTH
$61M PROVIDED IN RENTAL ASSISTANCE	**77%** OF HOUSEHOLDS THAT ARE ELDERLY/DISABLED

ENGAGEMENT, POLICY, AND COMMUNICATIONS

Our Engagement, Policy, and Communications (EPC) group advances understanding of New Hampshire's housing needs by sharing data, research, and insights that inform decision-making and support effective housing policy. Through research, outreach, education, and advocacy, we work with partners and communities across the state to raise awareness of housing challenges and support solutions that expand housing opportunities.

Over the past year, New Hampshire Housing strengthened these efforts through new resources, education, and community engagement. We developed a guide to help homeowners navigate the process of building accessory dwelling units (ADUs), published a series of fact sheets to make housing data and topics more accessible, and hosted five "economics of development" workshops for professional and citizen planners across the state. We also continued our work through the Housing Opportunity Planning (HOP) Grant Program, helping communities address local housing needs through planning, community engagement, and regulatory changes that support a wider range of housing opportunities.

This year also marked an important milestone with the launch of NH Housing's new brand and website, providing a more accessible and engaging way for people, communities, and partners to connect with our programs, data, resources, and expertise.

ADU HOMEOWNER GUIDE

New Hampshire's accessory dwelling unit (ADU) statute has been updated and expanded over the past several legislative sessions, spurring interest from homeowners. This year, NH Housing partnered with the Southern NH Planning Commission to create a guide to support homeowners interested in building an ADU. The comprehensive guide covers the benefits of ADUs, various design and layout options, financing considerations, and zoning and permitting information. The guide is paired with detailed appendices for homeowners ready to move forward with an ADU project.





ADU HOMEOWNER GUIDE







FACT SHEETS

NHHOUSING

UPDATED BRAND SIGNATURE





UPDATED WEBSITE

REBRAND, NEW WEBSITE, AND FACT SHEETS

Connecting people with clear, accessible housing information and resources is an important part of NH Housing's work. This year, we expanded those efforts through a new brand and website and the development of fact sheets designed to make complex housing topics easier to understand.

REBRAND AND WEBSITE

The new brand was designed to reflect NH Housing's vision of a state where everyone can afford a place to call home. Its visual identity and messaging emphasize clarity, accessibility, and connection, helping make housing information and resources easier for a broad range of audiences to understand and use. Through the new brand, NH Housing is also presenting housing market data and information in more engaging and approachable ways, helping New Hampshire residents better understand the state's housing needs and the resources available to them.

As part of this effort, NH Housing consolidated its two existing websites into a single, dynamic website, creating a more streamlined experience for users seeking programs, resources, data, and information. The new website was designed to be easy to navigate across devices, with accessibility and Americans with Disabilities Act (ADA) compliance incorporated throughout the design and development process.

FACT SHEETS

To make housing information more accessible to the public, the EPC group launched a series of one-page fact sheets on common housing topics and frequently asked questions. Designed to be concise, easy to understand, and simple to share, the series includes fact sheets on workforce housing, manufactured housing, and accessory dwelling units (ADUs), with additional topics planned for the coming year.

FROM PLANS TO PROJECTS: WHY SOME IDEAS GET BUILT

NH Housing hosted a series of workshops on the economics of development with instructor Ivy Vann of Ivy Vann Town Planning and Urban Design. The workshops were geared toward citizen and professional planners working at the local level. Each workshop was hosted alongside partner organizations, such as workforce housing coalitions and regional planning commissions, allowing the series to reach people living and working in communities across New Hampshire.

The workshops explored the relationship between local zoning regulations and the types of housing projects that are financially feasible by examining the economics behind housing development. Participants gained a deeper understanding of the factors that influence development decisions and how changes to local regulations can help unlock better housing, downtown vitality, and stronger community outcomes.

HOUSING OPPORTUNITY PLANNING GRANT PROGRAM

Launched in 2022 with funding from the American Rescue Plan Act, the Housing Opportunity Planning (HOP) Grant Program comes to a close at the end of 2026. As the program winds down, the team is evaluating its impact and the outcomes of providing municipalities with technical assistance funding to help address local housing needs and support increased housing opportunities.

The program's conclusion includes a mini grant program available only to municipalities designated Housing Champions by the NH Department of Business and Economic Affairs. These mini grants will support housing-related work in 28 communities across the state.

BUILDING TOWARD HOMEOWNERSHIP

With support from the HOP grant program, the Town of Temple moved from master planning to adopting new regulations, including a workforce housing ordinance, to support housing development.

"We couldn't have done any of this without the HOP grant. We don't have any staff. We're all volunteers. It was really, really critical for us to have the technical assistance."

—Christine Robidoux
Vice Chair of Temple's Planning Board



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New Hampshire Housing promotes, finances, and supports housing solutions for the people of New Hampshire.

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

FISCAL YEAR 2026 ANNUAL REPORT

JULY 1, 2025 – JUNE 30, 2026

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REPORTS AND INFORMATION

Fiscal Year 2026 financial statements and independent auditors' reports are available at **NHHousing.org**, or by emailing **financeinfo@nhhousing.org**.