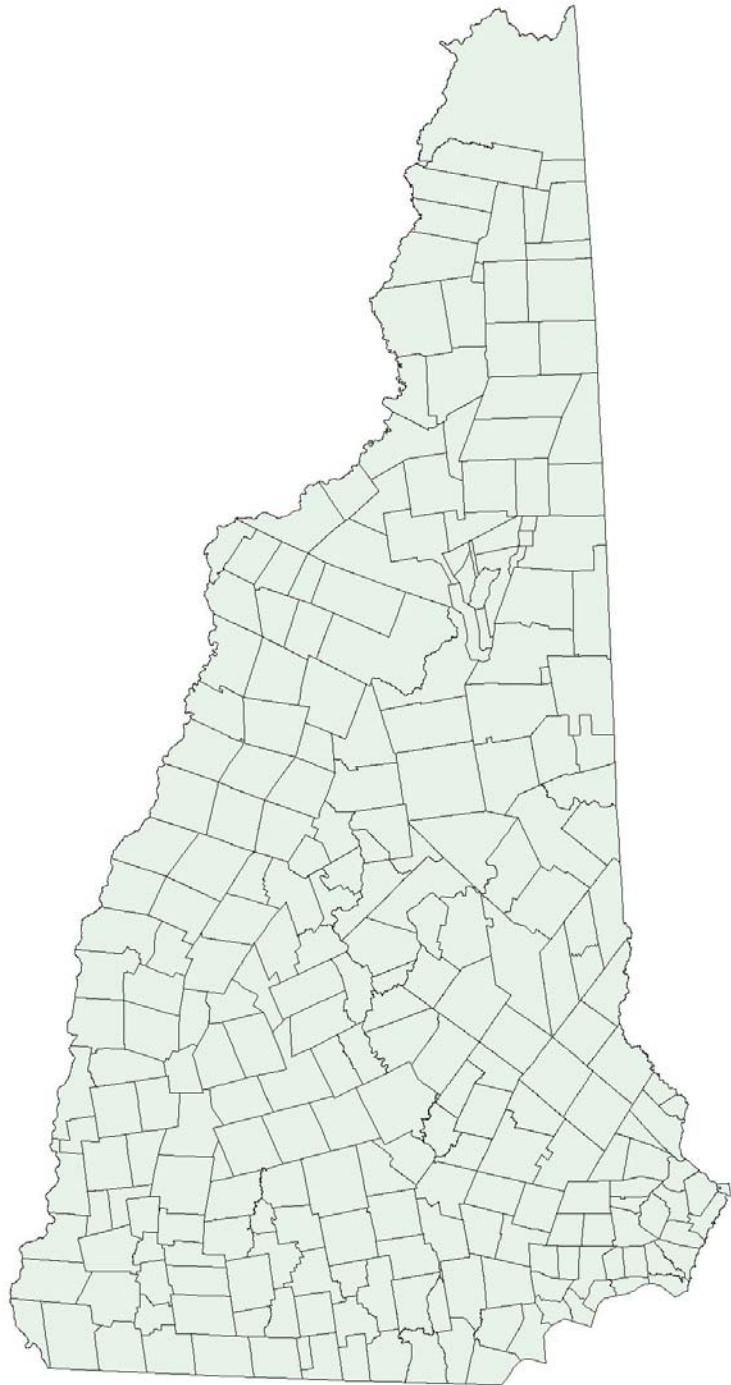


# State of New Hampshire Consolidated Plan 2011-2015

*Amended March 7, 2011*



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## **EXECUTIVE SUMMARY**

New Hampshire's Consolidated Plan is developed by the Housing and Community Development Council, which was established by Executive Order and is staffed by New Hampshire Community Development Finance Authority, New Hampshire Housing, and the Bureau of Homeless and Housing Services. In order to receive allocations of Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant funds from the US Department of Housing and Urban Development, the state is required to submit a Consolidated Plan. Among other things, the plan must assess the state's housing, homeless, and community development needs, establish priority needs, and explain how they will be addressed with HUD and other funding. This Consolidated Plan covers calendar years 2011-2015.

At the last writing of a Consolidated Plan, the price of new homes was still on a ten year upward curve, driven by earlier economic recovery, increased employment and lower interest rates. In 2006 and 2007 prices remained nearly stable; but, by 2008, with the regional and national economies in recession, home prices began a steady decline. Over the past three years existing home prices have declined by 20%, while new home prices have declined by 15%. While the median purchase price for newly constructed housing at \$255,000 remains 33.5% above the price of existing homes, the number of new home sales represents less than 10% of all sales in 2009 and the first half of 2010.

The Statewide Median Gross Rent (including utilities) has more or less stabilized, increasing less than 2% in the past year and less than 7% since 2005. At \$1,056 for a 2-Bedroom unit it remains above the \$1000 mark for the 5<sup>th</sup> year in a row. The vacancy rate, which increased steadily between 2002 and 2009, has declined very slightly this year. While the recent recession has slowed new household formation, decreasing demand for rental housing the high number of foreclosures have forced former owner households back into the ranks of renters, increasing rental housing demand. Affordability continues to be an issue for renter households earning 50% or less of Median Family Income.

HOME Investment Partnerships funding from HUD, administered by New Hampshire Housing, is a valuable resource which contributes to the production of new affordable rental housing as well as the preservation of owner occupied housing for low income and very low income households. The housing priorities for 2011-2015 are:

### High

- Develop and preserve affordable rental housing for low and very low income families.
- Serve very low income special needs populations.

### Medium

- Develop and preserve affordable rental housing for moderate income families.
- Develop and preserve affordable rental housing for very low income elderly.
- Develop and preserve affordable rental housing for very low income unrelated individuals.

A high housing cost burden combined with a low, very low, or extremely low income can

increase the risk and frequency of homelessness. Although other factors often contribute to homelessness, the cost of housing is not unrelated. During State Fiscal Year 2009, temporary housing was provided to 4,956. Of those sheltered, 3,328 were single adults, 788 were adults in families with 840 children; and a reported 196 individual adults were in families without children. A reported 1,228 persons sheltered had a diagnosed mental illness, 1,098 experienced alcohol abuse problems, 879 had reported other substance abuse problems, 706 with dual diagnosis (mental health and substance abuse), 176 with a developmental disability, 593 with a physical disability, 664 were victims of domestic violence, 293 were veterans, 14 with HIV/AIDS, and 880 chronically homeless.

The total number of individuals sheltered has been declining over the past four years, and total number of bed nights has shown a corresponding decline, but the average length of shelter stay statewide remains over 50 days for the second year in a row.

HUD McKinney-Vento Emergency Shelter Grant funds are used by the Office of Homeless, Housing and Transportation Services to support shelter operational costs, supportive services, and homeless prevention services throughout New Hampshire.

Homeless priorities for 2011-2015 are:

High

- Prevention of Homelessness
- Increase supply of permanent affordable housing

Medium

- Increase supply of transitional housing.
- Seasonal response to winter emergency shelter needs

The employment picture has changed considerably since the previous consolidated plan was written. The recession driven unemployment rate has risen steadily since 2007 and continues to show an upward trend. The statewide rate is not fully indicative of the situation, since pockets of higher unemployment exist in certain areas of the state. The North Country consisting of Coös, Carroll and (northern) Grafton County have unemployment rates above the state average. Pockets of higher unemployment exist in the western counties of Sullivan and Cheshire, the Seacoast and other areas of economic disadvantage within the state. Economic development that creates and sustains employment opportunities and decent wages remains greatly needed in parts of New Hampshire. Also, as federal resources dwindle, New Hampshire communities are increasingly hard pressed to provide basic infrastructure and community facilities, some of which are federally-mandated. Although considerable progress has been made, compliance with the provisions of the Clean Water Act and Safe Drinking Water Act continues to be a major problem for many of the state's municipalities. Assistance to municipalities to help make their facilities accessible is also a high need. The Community Development Block Grant Program is the primary federal funding source in New Hampshire available at the municipal level to meet non-housing community development needs. The overall goal of New Hampshire's Community Development Block Grant Program, administered by the New Hampshire Community Development Finance Authority, is to provide housing, public facilities, or employment opportunities primarily to low and moderate income persons or households. The state has also adopted and incorporated the federal statutory goal to provide decent housing and a suitable

living environment and expanding economic opportunities, principally for low and moderate income persons and to promote projects and activities that address the national objectives of; 1) direct benefit to low and moderate income persons or households, 2) the prevention of slum and blight, and 3) the elimination of conditions which seriously and immediately threaten the public health and welfare.

The CDBG program helps address the community development needs mentioned in this paragraph. Community development priorities for 2011-2015 include:

**High**

- Economic Development
- Water Facilities
- Sewer Facilities
- Childcare Facilities
- Transitional Housing Facilities
- Regional Economic Development Capacity Building

**Medium**

- Neighborhood Facilities/Community Centers
- Other Public Facilities
- Removal of Architectural Barriers

**Low**

- Construction or Rehabilitation of Schools, Libraries, Museums
- Recreation Areas

Utilization of a HUD-prescribed performance outcome measurement system is required beginning in 2007. This system utilizes the broad objectives and outcomes of the Community Development Block Grant Program in order to help HUD quantify program performance and outcomes on a national level. Please note that this is simply a framework that will be used to report outcomes, and that priorities and goals of the 2011-2015 Consolidated Plan have not changed. The following chart itemizes anticipated annual program outcomes through 2015.

Specific Objective #	Specific Annual Objectives	Sources of Funds	Performance Indicators	Expected Annual Number
SL-1 Accessibility of Suitable Living Environment				
SL-1.1	Address the need for suitable living environment for homeless households by providing access to emergency shelter.	ESG CDBG	1) Number of homeless persons given emergency and transitional shelter.	6,000

SL-1.2	Improve the living environment of homeless individuals and households by providing essential services	ESG	1) Number of homeless persons assisted with essential services.	3,000
SL-1.3	Address the need for suitable living environment for low and moderate income households by providing access to infrastructure water/sewer improvements.	CDBG	1) Number of persons served by improved water service. 2) Number of housing units provided improved sewer systems.	243 134
<b>DH-2 Affordability of Decent Housing</b>				
DH-2.1	Address the need for affordable decent housing for low and moderate income households by financing the rehabilitation and preservation and production of new affordable rental housing.	HOME CDBG	1) Number of units of affordable rental housing developed or rehabilitated. 2) Number of years of affordability. 3) Number of units occupied by elderly. 4) Number of units designated for chronically homeless. 5) Site work and infrastructure in support of housing.	217 20-30 31 0 75
DH-2.2	Address the need for affordable decent housing for special needs populations by providing technical assistance and project financing to organizations who desire to provide service-enriched housing to low, very low, and extremely low income special needs households.	HOME	1) Number of units of affordable rental housing rehabilitated or created. 2) Number of years of affordability. 3) Number of units occupied by elderly. 4) Number of units designated for chronically homeless.	30 20-30 0 10



DH-2.3	Address the need for affordable decent housing for low and very low income households by providing assistance to prevent homelessness	ESG	1) Number of homeless persons assisted with homeless prevention.	3,000
<b>EO-3 Availability/Accessibility of Economic Opportunity</b>				
EO-3.1	Enhance the accessibility of economic opportunity by creating and retaining jobs for low to moderate income individuals.	CDBG	1) Total number of jobs created and/or retained.	126
EO-3.2	Enhance the accessibility of economic opportunity by providing Micro-Enterprise assistance (businesses).	CDBG	1) Provide low-mod income individuals with training, technical assistance, and access to capital through peer lending program.	80
EO-3.3	Enhance the accessibility of economic opportunity by providing access to child care for low and moderate households.	CDBG	1) Provide new childcare facilities for low-mod income households.	0

Although needs continually exceed available resources, the funding New Hampshire receives from the US Department of Housing and Urban Development for Emergency Shelter Grants, HOME, and Community Development Block Grant has been and will continue to be used creatively and effectively to improve the lives of homeless, low, and moderate income individuals and households. The text that follows explains how and why in detail.

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## **INTRODUCTION**

The State's Consolidated Plan is the five-year plan for the use of Community Development Block Grant, HOME Investment Partnerships, and Emergency Shelter Grant funds. These funds are granted to the State by the U.S. Department of Housing and Urban Development. At the core of this plan is the premise that housing, community development, economic development and services for the homeless and special populations are distinct but highly related components of a coherent approach to sustaining communities of populations diverse in their experience, objectives, and needs. Past and present compartmentalization of funding sources has, to some degree, encouraged proliferation of distinct service delivery systems. While there remains a need to understand and respond to the specific needs of individuals and communities utilizing specific expertise and carefully crafted delivery mechanisms, there is also a need to better coordinate these activities toward their common objectives through more comprehensive planning. The Plan provides a venue for the identification of homeless, housing, and community and economic development needs and issues and for the development of coordinated responses to them. There are three major components in the Consolidated Plan: Analysis of Needs, Strategic Plan, and Action Plan. The Needs section forms the basis for establishing the priorities in Strategic Plan while the Action Plan serves as the basis for distributing the grant funds. The Action Plan also serves as the State's application for the funds and must be updated and submitted to HUD annually.

The Consolidated Plan shall serve as a guide for the fund administrators and housing and community development constituencies. It shall simultaneously serve as a management tool for the U.S. Department of Housing and Urban Development against which accomplishments shall be measured.

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## **THE CONSOLIDATED PLANNING PROCESS**

### **Lead Agency**

In May of 1997 Governor Jeanne Shaheen issued an Executive Order establishing the Housing and Community Development Planning Council (the Council). The Council was charged with the preparation of the State's Consolidated Plan.

The Executive Director of New Hampshire Housing is the chairperson of the Planning Council and provides staff support for the Council to coordinate and facilitate various aspects of the development of the Plan and related performance reports. Therefore, New Hampshire Housing is the lead agency for the development of the plan.

The Council's Steering Committee is made up of representatives of the three agencies administering the grant funds (New Hampshire Housing, New Hampshire Community Development Finance Authority, the Bureau of Homeless and Housing Services) and the Office of the Governor. Each of the administering agencies has a policy or decision making body that was created by State statute. They are: the Community Development Advisory Committee, the Emergency Shelter and Homeless Coordination Commission and the New Hampshire Housing Board of Directors. The Steering Committee members bring information about their respective grant programs to the Council and assure that policies and priorities developed at the program level and the Consolidated Plan level will be consistent. The Council acts as a sounding board for public input as well a forum for sharing ideas and information on addressing the needs of the State.

### **Consultation**

Council membership (see below) includes representatives from: state agencies representing the housing needs of specific populations (including children, elderly persons, disabled persons, and persons with HIV/AIDS), and economic and community development related issues; local housing authorities; community development agencies; nonprofit housing, economic and community development organizations; local governments; regional planning agencies; nonprofit and for-profit lenders to housing, economic and community development projects; homeless and social service providers for specific populations. Four members of the Housing and Community Development Planning Council also serve on New Hampshire's Interagency Council on Homelessness.

## **Housing and Community Development Planning Council September, 2010**

Dean R. Christon\*, NH Housing (Chair, HCDPC)  
Elizabeth Gray\*, Office of the Governor  
Katharine Bogle Shields\*, NH Community Development Finance Authority  
Maureen Ryan\*, Bureau of Homeless and Housing Services  
Eric Riera, Division of Behavioral Health  
Tracey Tarr, Division of Elderly and Adult Services  
Mary Jo Landry, Berlin Housing Authority  
Christine Wellington, NH Legal Assistance  
John Hoyt, Concord Housing and Redevelopment Authority  
Roy Duddy, NH Department of Resources & Economic Development  
Clifford Sinnott, Rockingham Planning Commission  
Michael LaFontaine, N.H. Community Loan Fund  
Maureen Beauregard, Families In Transition  
Linda Harvey, Laconia Area Land Trust  
Judy Mettee, Community Partners  
Robert McCarthy, USDA Rural Development  
Keith Kuenning, N.H. Coalition to End Homelessness  
Larry Kelly, Tri County CAP  
John Scruton, City of Rochester  
Sarah Denoncourt, Granite State Independent Living  
Laurie Saunders Jewitt, Southwestern Community Services  
Laura Vincent Ford, NH Healthy Homes and Lead Poisoning Prevention Program  
Dennis McCann, Southeast Economic Development Corporation  
Lisa Henderson, Workforce Housing Coalition of the Greater Seacoast  
3. Steering Committee Member

Council Staff: George Hunton, CDFA Martha Young, BHHS and  
William Guinther, NHHFA

The Council is the primary source of agency consultation. In addition, steering committee staff members consulted with a variety of other agencies and organizations such as the nine Regional Service Delivery Systems within the Balance of State Continuum of Care, the Governor's Council on Aging, and the New Hampshire Department of Health and Human Services. The consultation process for this plan began in early 2010 and is continuous until the publication of a final plan.

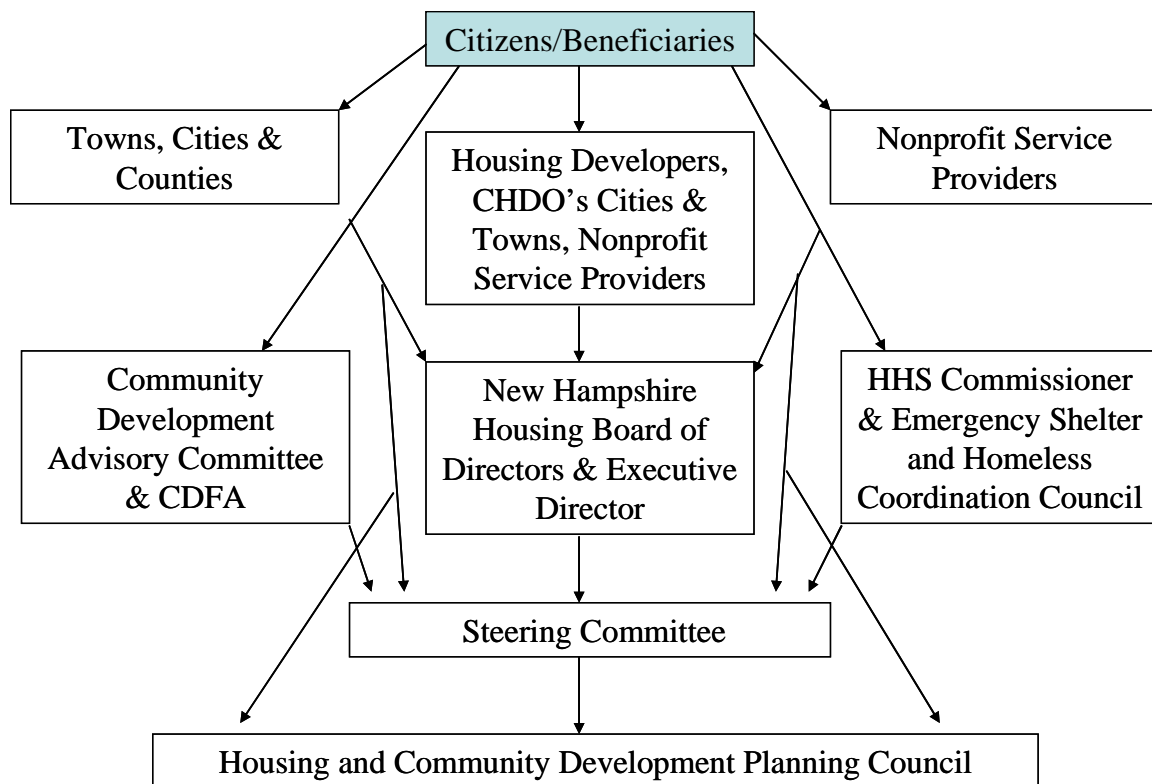
### **Citizen Participation**

The most recent significant changes to New Hampshire's Citizen Participation Plan were made in July of 2010, and they pertained primarily to improving communications through greater utilization of email, web sites, online surveys, and social media to notify colleagues and the public about the availability of draft plans and reports and to solicit and receive input. Staff

contact information has also been updated to reflect turnover. The Citizen Participation Plan is reviewed annually, and the current version is located in Appendix A of this document. In order to encourage citizen participation in the initial planning phase of this five year Consolidated Plan, public input meetings were held in Concord, Lancaster, Portsmouth, Keene, Plymouth, and Bedford. Representatives from the NH Community Development Finance Authority, the Bureau of Homeless and Housing Services, and NH Housing were present at each meeting to hear testimony and answer any questions. A summary of comments was distributed to the Housing and Community Development Planning Council and posted on the Consolidated Plan web page. Those comments and agency responses are published later in this section. An online survey was also utilized to gather input on prioritization of needs addressed with the State CDBG, HOME, and ESG grants. Invitations to participate in the survey along with the survey web address and link were sent to each agency’s partner/customer/constituent/interested party email lists and also advertised in newspapers in conjunction with the public input meeting notices. A Consolidated Plan blog was also initiated to help engage people in the planning process.

Also throughout the year, the Balance of State Continuum of Care was developing the State’s competitive Supportive Housing application. That process involved over 100 grass roots community-based organizations that provide homeless services in every part of the State. Through a Coordinating Committee, needs were estimated and priorities set.

The public has continuous access to the Consolidated Planning process. The diagram below indicates that all citizens and beneficiaries have many avenues to comment on the planning process as well as the implementation of the programs.



Finally, State statute requires each applicant for CDBG funds to hold locally sponsored public hearings where the range of eligible Community Development activities is presented. This can be the basis for citizens to look further into the sources and uses of the HUD funds available in the State. State statute also requires public hearings in the development of State Administrative Rules that are used by two of the three agencies to award grant funds. This brings additional input from the public to the administering agencies that directly affects the policies of the programs.

### **Public Comments and Responses**

The public input meetings mentioned earlier in this section were publicized in accordance with the current Citizen Participation Plan, and each began with a brief presentation about the Consolidated Planning process, and review of the priorities established in the Strategic Plan of the current Consolidated Plan in order to stimulate discussion of priorities for the next five years. The following table summarizes, by program area, comments received and agency responses.



<b>HOME</b>		
<b>INPUT</b>	<b>COMMENTER</b>	<b>RESPONSE</b>
The inventory of accessible affordable housing is too small, and it is often unavailable when needed. Either a greater proportion of accessible units should be developed in each project or their use should be managed differently.	Sarah Denoncourt Granite State Independent Living	New Hampshire Housing meets federal accessibility requirements for all affordable housing it finances. Additionally, everything built or rehabbed is designed to be adaptable. We could look at affirmative marketing efforts to see if there is room for improvement.
Housing affordable to low and very low income non-disabled is greatly needed here.	Laurie Saunders Jewitt Southwestern Community Services	The Housing Trust Fund, as currently structured, would provide long-term rent subsidy which would be helpful in deep targeting efforts.
Special Needs housing remains a high priority here.	Laurie Saunders Jewitt Southwestern Community Services	Special Needs Housing remains a high priority at New Hampshire Housing.
Demand for Senior housing remains high here. We would like to see removal or lessening of New Hampshire Housing's scoring bias against Senior housing projects.	Keith Thibault Southwestern Community Services	New Hampshire Housing retains priority for family housing but is also continuing a setaside to insure that some senior housing projects are financed.
Property taxes are a particular burden on the elderly homeowner, and Senior housing can provide relief.	Tim Murphy Southwestern Regional Planning Commission	We can see that for some elderly homeowners the opportunity to downsize to rental housing can be financially advantageous, but don't see the need for age restriction.
I would like to see funding policies that are more effective at supporting smart growth.	Tim Murphy Southwestern Regional Planning Commission	New Hampshire Housing has established priorities which encourage smart growth.
The preservation of affordable housing is a high priority.	Keith Thibault Southwestern Community Services	New Hampshire Housing has established a preservation program. We are open to ideas of how to incorporate preservation into the competitive rental production program.

<p>The single family rehabilitation program operated by the CAP agencies with HOME funds fulfills an otherwise unfulfilled need. This should be considered a high priority.</p>	<p>Keith Thibault Southwestern Community Services</p>	<p>The single family rehab program has been an excellent program for assisting low income homeowners. Recent HUD-imposed requirements have made the program very inefficient, labor-intensive, and difficult to sustain. Alternative synergies for maintaining the program may be required, as HOME funding levels have not even kept up with inflation but demand for subsidy has increased over time.</p>
<p>Single family rehab preserves the integrity of neighborhoods.</p>	<p>Elizabeth Sayre City of Keene, NH</p>	<p>Agree.</p>
<p>Housing rehabilitation prioritization could be better coordinated between CDFA and NHHFA. Housing rehab is considered high priority for CDBG but low priority for HOME.</p>	<p>Keith Thibault Southwestern Community Services</p>	<p>See HOME single family rehab response above.</p>
<p>Special needs populations are always in need of affordable housing in a supportive environment. Finding the right balance between independence and support is a challenge.</p>	<p>Joyce Palmer Whole Village Center</p>	<p>New Hampshire Housing remains committed to financing special needs housing, and considers it high priority.</p>
<p>Families with a mentally ill child or children often lose affordable housing due to disruptive behaviors.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>Agree</p>
<p>Housing affordability is always a problem for households headed by a person living with mental illness with nothing but a disability income. More affordable housing for extremely low income individuals and families is needed.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>If and when funded, the Housing Trust Fund's long-term project-based rental assistance could be helpful in such deep targeting</p>
<p>The mentally ill have particular difficulty with remaining in affordable housing due to property owner and neighbor perceptions and their frequent inability to blend in with the other tenants. There is a need for specialized housing here, but we need to avoid creating ghettos.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>Resources from New Hampshire Housing have contributed to the development of hundreds of units of special needs housing. It seems that a developer and an owner would be needed for a potential project in Plymouth.</p>
<p>We don't need to just build housing structures, we need funding to support people over time.</p>	<p>Cathy Bentwood Bridge House</p>	<p>Agree</p>

<p>The mental health system can't pay for on-site supervision of clients in housing through conventional funding mechanisms. We have had to change our agency's housing approach from supervised supportive housing to SRO.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>The biggest challenges most organizations face when developing supportive housing have to do with long-term service funding and long-term operating subsidy. People with few resources can't pay enough rent to support building upkeep and maintenance expenses.</p>
<p>People need help with learning how to be a good tenant, how to live within a budget, and how to break a cycle of bad choices if that's all they've ever learned.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>Agree</p>
<p>There is a need for larger family apartments here in Plymouth. With such a high demand for student housing here, property owners tend to divide up older homes into smaller apartments.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>With the emphasis on housing for college students in Plymouth, it sounds like you need a developer to become interested in creating rental housing for families.</p>
<p>If someone in Plymouth needs affordable rental housing, they usually have to go elsewhere to find it.</p>	<p>Celia Gibbs Genesis Behavioral Health</p>	<p>See above</p>
<p>The single family rehabilitation program operated with HOME funds administered by Tri County CAP provides essential assistance that is otherwise unavailable. It keeps people in their homes when the alternatives would be either moving to a homeless shelter or leaving the area for lack of affordable rental housing. New Hampshire Housing's change in the terms of assistance from a forgiveable loan to a loan due on transfer of ownership of property functions as a disincentive for households to participate, and this should be revisited. People are reluctant to repay a loan on repairs done fifteen, twenty, or thirty years earlier when the benefit of those repairs likely doesn't add value at the time of sale.</p>	<p>Larry Kelly Tri County CAP</p>	<p>The single family rehab program has been an excellent program for assisting low income homeowners. Recent HUD-imposed requirements have made the program very inefficient, labor-intensive, and difficult to sustain. Alternative synergies for maintaining the program may be required, as HOME funding levels have not even kept up with inflation but demand for subsidy has increased over time. The decision to change the terms of assistance to a loan due on transfer was a NH Housing Board decision with the purpose of creating long-term sustainability for the program.</p>
<p>Single family rehab is also a difficult program for us to operate from a cash flow perspective. We have to float a lot of out of pocket expenses that apparently can't be reimbursed by HUD when incurred, but are eventually paid once rehab work is completed. It would be helpful to have a</p>	<p>Larry Kelly Tri County CAP</p>	<p>See above</p>

<p>separate advance fund to draw from so agency cash flow isn't tied up with this.</p>		
<p>It is unfortunate that we can't get resources to respond to people's needs when they are still small instead of waiting for them to get really big. For example, it would be great if we could respond to a family crisis created by the need for a new furnace or a major car repair they can't afford, instead of only being able to offer them help once they are homeless. It would be great if we could have small amounts of HOME funds on hand to respond to smaller crises caused by the need for unaffordable home repairs, or small amounts of other funds that might help avert homelessness.</p>	<p>Jenn Doolan and Anna Peltier Tri County CAP</p>	<p>We would certainly agree that it is logical to be able to help people with smaller amounts of assistance instead of waiting for major crisis, but extensive HUD regulations and administrative burdens make the HOME program a poor fit for anything but substantial projects. Other, less-restrictive resources would seem like a better fit for this purpose.</p>
<p>There is an ongoing need for HOME-funded single family rehabilitation in New Hampshire. Statewide the CAP agencies manage the rehabilitation of about 60 homes per year, making needed repairs that the owners lack the resources to pay for. Older mobile homes in need of substantial repairs present a particular problem, because HOME single family rehab funds are not available to repair them unless they are situated in cooperatively-owned parks.</p>	<p>Dana Nute Community Action Program Belknap-Merrimack Counties, Inc.</p>	<p>The single family rehab program has been an excellent program for assisting low income homeowners. Recent HUD-imposed requirements have made the program very inefficient, labor-intensive, and difficult to sustain. Alternative synergies for maintaining the program may be required, as HOME funding levels have not even kept up with inflation but demand for subsidy has increased over time. CDBG can be used for mobile home repairs.</p>
<p>Our priorities for HUD resources as they apply to housing programs in the State of New Hampshire:</p> <ol style="list-style-type: none"> <li>1) Financing program for the preservation of existing/expiring housing units.</li> <li>2) Predevelopment financing/grants.</li> <li>3) Community/supportive services funding.</li> </ol> <p>(see letter in Appendix A)</p>	<p>Robert Tourigny Neighborworks Greater Manchester</p>	<p>New Hampshire Housing budgets for preservation refinancing, and has preserved affordability in hundreds of units to date. Understanding the nature of affordable housing development and the challenges it can present to developers, New Hampshire Housing provides Technical Assistance loans to help with predevelopment costs. Supportive service funding is indeed a challenge. In recognition of this, New Hampshire Housing plans on de-emphasizing services in non-senior housing projects in next year's QAP and HOME project scoring rules.</p>
<p>Specific language should be inserted into the Action Plan that speaks to the relationship between New Hampshire Housing and the Community Loan fund pertaining to manufactured housing homeownership in cooperative parks (see letter in Appendix A).</p>	<p>Craig Welch Vice President for Housing Community Loan Fund</p>	<p>The partnership relationship between the two organizations has helped provide many households with affordable homeownership opportunities. There is no intention to use HOME funds for homeownership activities including first time homeowner assistance in this plan. Other, non-HUD funds are</p>

		used for assisting homebuyers with the purchase of manufactured housing in cooperative parks, so the elimination of HOME homeownership language from the plan will have no impact on the continuation of the partnership of New Hampshire Housing and the Community Loan Fund in this regard.
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**COMMUNITY DEVELOPMENT BLOCK GRANT**

<b>INPUT</b>	<b>COMMENTER</b>	<b>RESPONSE</b>
<p>The lack of infrastructure, particularly water and sewer, can be a deterrent to affordable housing development in many of the smaller towns. It would be helpful if CDBG funding policies could drive the development of water system infrastructure in support of housing.</p>	<p>Keith Thibault Southwestern Community Services</p>	<p>In the development of low and moderate income housing, CDFR funds are often used to provide public facilities (ie. Water and sewer service) in support of housing. As NH is a rural state, it is not always possible or practical to provide a public infrastructure for water and sewer depending on the location of the housing. CDFR will continue to fund infrastructure where it is practical and fundable in combination with USDA and the State Department of Environmental Services.</p>
<p>I would like to see funding policies that are more effective at supporting smart growth.</p>	<p>Tim Murphy Southwestern Regional Planning Commission</p>	<p>While the term “Smart Growth” is not mentioned in the CDBG rules, it is addressed in the state CDBG objective to preserve and promote existing neighborhoods and community centers. In the scoring of Housing and Public Facilities grant applications projects that preserve neighborhoods receive more points than those that do not. There are numerous examples of projects that preserve and promote existing neighborhoods (ie.The Keene Railroad Yard site). CDFR is in the process of evaluating the State CDBG Program. Additional emphasis on Smart Growth will could be one of the considerations as modifications are considered.</p>
<p>The lack of transportation infrastructure is also a deterrent to the development of affordable housing, especially in outlying communities. A recent study of the Rte. 10 corridor revealed that resident households were spending 30 cents of every dollar of household income on transportation costs.</p>	<p>Tim Murphy Southwestern Regional Planning Commission</p>	<p>Access to transportation is a critical issue, however CDBG funds are limited and already cover a wide range of activities. We believe that existing dedicated resources for vehicle purchase and operations are probably the best option at this time</p>
<p>Are there any thoughts on changing the CDBG allocation formula, particularly the amount allocated to economic development? Under the current system which allocates equal amounts for housing and economic development, there is often greater demand for housing, so projects await funding while economic development funds remain</p>	<p>Keith Thibault Southwestern Community Services</p>	<p>In the current economy, economic development is an critical component of the CDBG program. CDFR feels that the 50/50 split of funds with half going to housing and public facilities (HPF) and half going to economic development (ED) is appropriate as the uses support each other in the overall category of community development. CDFR will continue to allocate unspent ED funds to HPF when available.</p>

uncommitted and are eventually re-allocated to support pending housing projects.		
Housing rehabilitation prioritization could be better coordinated between CDFA and NHHFA. Housing rehab is considered high priority for CDBG but low priority for HOME.	Keith Thibault Southwestern Community Services	HOME and CDBG are separate programs and with different priorities. However, CDFA and NHHFA will work together to assess whether CDBG and HOME can better coordinate priorities to increase funding opportunities for housing rehabilitation.
Childcare facilities have typically been considered high priority for CDBG, but it doesn't seem like there has been much activity in this area. Perhaps it is now a lower priority.	Rebeckah Bullock Southwestern Regional Planning Commission	The need for affordable child care for working families has not declined. Rather, the economic challenge of managing child care centers has grown as the economy declines and state subsidy funds are reduced. We believe the need for child care services remains critical and thus should continue to be a priority.
Center facilities have also been considered high priority in the past, but the challenge of providing low-mod benefit has challenged this use of CDBG as well.	Tim Murphy Southwestern Regional Planning Commission	When there is high demand for CDBG funds, a center facility project like a child care center or community center may not be as competitive under the current CDBG scoring system against other projects with a higher low to moderate income benefit and higher match. CDFA is currently evaluating the status of the state CDBG program and will consider this issue.
Building the capacity of Regional Development Corporations is a high priority.	Keith Thibault Southwestern Community Services	CDFA provides CDBG funds as well as State Tax Credits to support RDC capacity with the objective that RDC's will become self-sufficient over time.
Economic development should be high priority for CDBG.	Rebeckah Bullock Southwestern Regional Planning Commission	Economic Development is a high priority for CDBG as half of the funds allocated annually are set aside for Economic Development projects.
CDFA and NHHFA should find a way to jointly support downtown revitalization efforts again.	Tim Murphy Southwestern Regional Planning Commission	CDBG funds have been used in the past to support downtown revitalization efforts in conjunction with other funders. CDFA believes that this is an important issue and will take this into consideration as the program is evaluated.
We are serving increasing numbers of elderly homeless in our shelter, but they are often incompatible with the younger homeless population. We would like to develop a separate facility to serve them.	Cathy Bentwood Bridge House	Developing a separate facility would be eligible for CDBG funding.

<p>The current CDBG rules are cumbersome, and make it difficult to respond to emerging issues.</p>	<p>Veronica Collins Concerned Citizen</p>	<p>CDFA has hired a consultant to evaluate the CDBG program. Making the rules simpler and the process less cumbersome within the framework of federal and state requirements is one goal of the evaluation.</p>
<p>By utilizing the national objective of eliminating slum and blight, CDBG can be used effectively for downtown revitalization, and I would like to see that prioritized here. A slummed or blighted downtown brings down the entire community, whereas an active and vibrant downtown attracts economic activity.</p>	<p>Mark Scarano Grafton County Economic Development Council</p>	<p>CDBG funds may be used for downtown revitalization projects within the scope of the existing rules. The current CDBG program evaluation will consider how CDBG may better serve downtowns.</p>
<p>We should find a way to combine housing with downtown revitalization efforts so that downtown areas remain active and populated after the work day.</p>	<p>Mark Scarano Grafton County Economic Development Council</p>	<p>CDFA agrees with this statement and encourages applications that benefit downtowns.</p>
<p>I notice that childcare facilities are a high priority with CDBG. I imagine that's just for the physical facility. We do a great job at helping children develop resilience and helping their families get through difficult times, but to do that it takes more than just a facility, it takes money for staffing and with the reductions in childcare scholarships from DHHS this is becoming more challenging.</p>	<p>Joyce Palmer Whole Village Center</p>	<p>CDBG funds for community facilities are geared to facility construction and rehabilitation as opposed to operations. Staffing could be potentially be addressed through the CDBG economic development program.</p>
<p>Could CDBG pay off the Whole Village Center's mortgage?</p>	<p>Joyce Palmer Whole Village Center</p>	<p>Details of the project would be needed to determine eligibility.</p>
<p>We need to consider public transportation as a need associated with both housing and economic development. Some people can walk a mile or two to go shopping or do other business, but a lot can't.</p>	<p>Cathy Bentwood Bridge House</p>	<p>Access to transportation is a critical issue, however CDBG funds are limited and already cover a wide range of activities. We believe that existing dedicated resources for vehicle purchase and operations are probably the best option at this time.</p>



<p>The Crossroads House shelter renovation project, partially financed by state CDBG, is nearly complete. The financing for the new family building is falling into place and construction should begin soon.</p>	<p>Chris Sterndale Crossroads House</p>	<p>Funding of the construction, repair and upgrades of homeless shelters are considered a high priority under the current CDBG scoring regimen and will likely remain so.</p>
<p>It is vital to the cooperative mobile home parks that water and sewer projects remain high priority for CDBG. Park infrastructure is often in need of repair and upgrading when cooperative parks are formed, and the resident owners are generally unable to afford the costs of this necessary work. (see letter in Appendix A)</p>	<p>Craig Welch NH Community Loan Fund</p>	<p>CDBG funds have been used to fund numerous Cooperative infrastructure projects. There is no current plan to change the priority of water and sewer projects in resident owned cooperatives.</p>

<b>ESG</b>		
<b>INPUT</b>	<b>COMMENTER</b>	<b>RESPONSE</b>
I hear about homeless shelters being inaccessible for many with physical disabilities.	Sarah Denoncourt Granite State Independent Living	Homeless shelters in NH are ADA compliant and most are handicapped accessible, however homeless shelters do not hold handicapped accessible rooms “open”. If a disabled person does not need to room/bed it may be assigned to any person in need of shelter. This means at times there may not be a handicapped accessible bed available. When situations such as this occur BHHS works with the individual/family to secure adequate shelter. BHHS also assists homeless persons obtain shelter in circumstances where a shelter, although handicapped accessible, may not have the ability to provide assistance due to the type or extent of support needed.
The prevention of homelessness is a high priority.	Ellen Avery Monadnock United Way	The prevention of homelessness has been a consistently been high priority in NH’s consolidated plans.
We’re happy to see that homeless youth have been considered high priority in the past. We are wondering if there is any support for the establishment of a shelter for homeless youth.	Ron Cohen Child and Family Services	Ways to accomplish this with con plan resources discussed, application encouraged. The NH Legislative task force on Homeless youth is looking at the development of administrative rules which would provide guidance on developing/operating a shelter for homeless teens.
The Crossroads House shelter renovation project, partially financed by state CDBG, is nearly complete. The financing for the new family building is falling into place and construction should begin soon.	Chris Sterndale Crossroads House	Discussion highlight.
We used to see a seasonal increase in the homeless population on the seacoast each summer, but this has lessened quite a bit.	Chris Sterndale Crossroads House	Discussion highlight.
Winter rentals and seasonal campgrounds are important unsubsidized affordable housing resources here on the seacoast.	Chris Sterndale Crossroads House	Discussion highlight.

Regarding housing affordability and the mentally disabled, more people are living with relatives.

Gretchen Estes  
Seacoast Mental  
Health Center

Discussion highlight.

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Emailed and newspaper published notices inviting the public to participate in an online survey soliciting input on the ranking of Consolidated Plan Priority Needs resulted in participation by 32 individuals. The survey results are attached in Appendix A. In brief, the public's view of priority needs more or less tracked with the priority needs as ranked in the 2006-2010 Strategic Plan. In the homeless arena, all priority needs were ranked as high. Other than ranking homeownership assistance for moderate income households as high, priority housing needs paralleled those identified in the last Strategic Plan. For community development, water and sewer were ranked as medium priority, childcare facilities were ranked as low priority, otherwise the input received from the public confirmed traditional priority need rankings.

There was a 30 day public comment period including a public hearing to solicit comments on the Draft 2010-2015 Consolidated Plan including the Draft 2011 Action Plan. No written comments were received. Two individuals attended the public hearing on September 22, 2010, Ralph Littlefield, Executive Director of Community Action Program, Belknap-Merrimack Counties, Inc. and Dana Nute, Director of Housing Rehab and Energy Programs of the same agency. A summary of their testimony follows.

INPUT	COMMENTER	RESPONSE
<p>I am here representing five of New Hampshire’s six Community Action Agencies including Belknap-Merrimack, Southern New Hampshire Services, Rockingham Community Action, Southwestern Community Services, and Strafford County CAP, as I’m told that Tri-County CAP has already provided their own input. I have concerns about the suspension of the Single Family Rehab Program. We all know the problems we have had with the program including HUD’s insistence on adopting much higher rehab standards, the federal regulation requiring licensing of anyone touching a mortgage, and New Hampshire Housing’s policy change from forgivable mortgages to requiring payment on sale or transfer of a property. However, it has been a worthwhile program and a useful tool, especially when used in conjunction with the Lead Program and Weatherization. I am concerned if the program is being suspended or eliminated, but would support consideration of restructuring the program.</p>	<p>Ralph Littlefield Community Action Program Belknap Merrimack Counties, Inc.</p>	<p>Dick Weaver – We recognize the value of the program, but it has become very expensive to operate due to HUD requirements. We have tried over the years to keep it going, but it’s probably going to be shut down for good.</p>
<p>Last year our average cost in the Single Family Rehab program was around \$32,000 - \$33,000 per home, with roughly 80 homes rehabbed. Considering what it would cost to build 80 new units of affordable housing, Single Family Rehab is a cost-effective alternative to building new</p>	<p>Dana Nute Community Action Program Belknap Merrimack Counties, Inc.</p>	<p>Dick Weaver – Our average per unit cost to rehab or build affordable rental housing units is certainly much higher than the average single family rehab cost.</p>

<p>units from scratch.</p>		
<p>On behalf of the low income households of New Hampshire, I submit that the problem of substandard ownership housing hasn't gone away, and there is nothing in this Consolidated Plan to address this problem. I am hoping there is some reconsideration in terms of this issue. All programs periodically need re-examination and updating, and we hope that is done with this program. The need hasn't gone away, and the problem hasn't gone away.</p>	<p>Ralph Littlefield Community Action Program Belknap Merrimack Counties, Inc.</p>	<p>Dick Weaver – This indeed is the only program we operate that benefits low income owner households, but there are additional needs that we are unable to efficiently address. Chris Miller – With HUD's additional requirements, the cost per unit has skyrocketed, and the amount of staff time required to administer the program has skyrocketed, neither of which have we received any additional compensation for. We started this as a program essentially handled by the CAPs, with minimal oversight by our staff, but now our staff is heavily involved in administering this program and largely uncompensated. That, along with the declining efficiency driven by increasingly higher costs, makes this an unsustainable activity.</p>
<p>I think there is probably a value if New Hampshire Housing is willing to look at the program in terms of it's current structure and make recommendations for improvement. We have had preliminary conversations with members of our congressional delegation in terms of getting some relief from some of these regulations. We agree with some of the rehab requirements, especially those pertaining to the remediation of hazardous materials like lead</p>	<p>Ralph Littlefield Community Action Program Belknap Merrimack Counties, Inc.</p>	

<p>paint, but others increase project costs without bringing any particular benefit. Some of this is over the top. I think that the efforts we have worked on together to enhance resources to assist low income homeowners including the energy initiatives and HOME Single Family Rehab are the kinds of collaborations that get peoples' attention in Washington. I think that our ability to point to those kinds of collaborations gives us an opportunity to accomplish more with our delegation, because a lot of other states don't coordinate programs to the extent that we do. I believe that as federal funding becomes more difficult to obtain, states with a better track record of coordination and collaboration will probably be in a better position to compete for limited funds. I am concerned that ceasing single family rehab will set us back in this regard.</p>		
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**HOUSING AND HOMELESS NEEDS ASSESSMENT**

**Housing Needs**

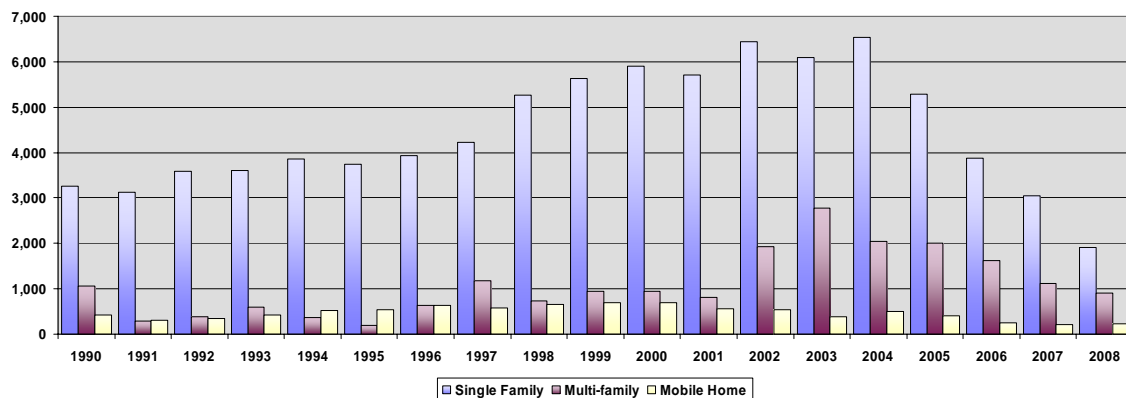
There are two commonly used measures of need for housing: production need and cost burden. Production need is the estimated need for new units based on a projection of change in population, households or employment. Cost burden is a measure of household need based on assumptions of the appropriate level of household income that should be used to pay for housing related costs. Both measures are expressed in housing units and are often inappropriately mixed. For example, if there are 10 households that are cost burdened, it does not mean that there is a need for 10 new units.

In 2003 Bruce C. Mayberry, Planning Consultant, prepared a statewide housing needs assessment at the request of New Hampshire Housing. The report entitled New Hampshire Housing Needs Study – Technical Report is available at [www.nhhfa.org/rl\\_needsassess.cfm](http://www.nhhfa.org/rl_needsassess.cfm) . The report provides a detailed model for estimating both housing production need and cost burden need for New Hampshire, using projected changes in population and employment. In 2009, New Hampshire Housing updated these needs models to reflect changes in the available data.

Using these models and population projections from the New Hampshire Office of Energy and Planning, the average annual production need for the current decade is 8,680 units, and based on the job creation estimates from the New Hampshire Department of Employment Security, 8,900 units are needed annually. Roughly 23% or about 2,000 units of this annual production need number is for rental housing while the majority (77%) is for ownership housing. A shortfall in the markets ability to supply housing at this rate could constrain household formation and job growth and ultimately drive up housing prices.

Building permits, or “Housing Units Authorized by Permit” as published by the NH Office of Energy and Planning supply is the most accurate local measure of housing supply. Between 2000 and 2005 the annual average rate of issuance was almost 7,900 units, about 10% short of the annual production need projected above.

Housing Units Authorized by Permit In New Hampshire



Source: NH Office of Energy and Planning

However, these permit numbers include both age restricted units which, for the most part, are not available to the labor force and second homes which are not occupied by the measured population growth. As a result this level of production was not effective in meeting the need or moderating housing costs, a result reflected in rising housing costs during this period.

Beginning in 2006 permit issuance declined dramatically to just over 3,000 units by 2008, the most recent data available. It is anticipated that the 2009 and 2010 numbers when available will reflect further declines. These very reduced levels of housing production would be alarming in light of the need projected above if not for the fact that the housing production need projections were based on population and employment projections constructed before the recent recession and do not reflect the resulting slowdown in population and employment growth, or the actual job losses, household consolidation and possible out migration from the state as a result. An updated model will be run when numbers reflecting these changes are available.

For the purpose of establishing need based on cost burden, the household population is narrowed to renters with incomes below 80% of the area median. It is assumed that these renter households should not be paying more than 30% of their income for housing. Based on the 2000 Census there were just under 100 thousand renter households earning less than 80% of the Median Area Income (or median family income). Of these roughly 46% were paying more than 30 percent of their household income to housing costs. By 2007, based on the US Census, American Community Survey data, the number of renter households earning less than 80% of the median family income had declined slightly to about 98,000, of which 58% were paying more than 30 percent of their household income to housing costs. This change reflects an increase of more than 11,000 renter households with a housing cost burden greater than 30 percent in less than a decade.

Using the same sources and examining renter households earning less than 50% of median family income reveals a increase in this group from about 65,000 to more than 69,000 as well as an increase in the percent of this income group (from 60% to 69.5%) paying more than 30% of their income to housing costs. This is a numerical increase of more than 9,500 cost burdened households. These figures demonstrate that the lower along the income scale we look, the higher the percent of cost burdened renter households we find; and, as the past decade has proceeded, the percentage and number of cost burdened moderate and low income renter households has increased.

In addition to the information that is contained in the New Hampshire Housing Needs Study – Technical Report, the U.S. Department of Housing and Urban Development has published a special tabulation of the Census data found at [http://www.huduser.org/datasets/cp/chas/chas\\_opening\\_page.html](http://www.huduser.org/datasets/cp/chas/chas_opening_page.html). The CHAS data (so called due to its historical connection with the Comprehensive Housing Assistance Strategy) allows for the correlation of several points of data.

Note on CHAS Tables:

The following tables are used to demonstrate housing need, mostly in the form of high cost burden, among various groups. HUD prescribes that particular housing need data be included in a Consolidated Plan. Unfortunately, the US Census and the off-year data resource, the American Community Survey, are reporting data differently, so that the most recent data can't be compared

with any previously reported. Nonetheless, it is fairly easy to determine that even without the same level of detail, the housing needs of low, very low, and extremely low income households have increased over the last five years. The data is based on cost burden (paying over 30% of income for housing), overcrowding and substandard housing conditions. As required by HUD, “standard condition” housing is housing which meets current Housing Quality Standards as determined by performing a Housing Quality Standards inspection. “Substandard Condition but suitable for rehabilitation” is defined as housing which does not meet Housing Quality Standards but can be cost-effectively rehabilitated to meet Housing Quality Standards. The source of the data is the 2009 CHAS Tables. The state does not conduct a census and therefore the data cannot be updated. The most relevant data available to assess the housing needs in the state is included in the Housing Market Analysis in the next section. Much of that data is derived for the annual statewide rental cost survey conducted by the NHHFA and purchase price information from the New Hampshire Department of Revenue Administration.

Table A

### Owner Households With Housing Cost Problem by Race in New Hampshire

Source: 2009 CHAS Data Table 9: Cost Burden by Race

	<b>Black Non-Hispanic Households</b>	<b>Hispanic Households</b>	<b>All Other Minority Households</b>
<b>Total</b>	1,445	4,160	7,570
	+/-317	+/-522	+/-735
<b>With Cost Burden &gt;30 %</b>			
percent	33.2%	43.9%	35.0%
number	480	1,825	2,650
margin of error	+/-212	+/-387	+/-508
<b>With Cost Burden &gt; 50%</b>			
percent	13.1%	13.8%	12.4%
number	190	575	935
margin of error	+/-132	+/-259	+/-298
<b>Cost Burden Not Calculated</b>			
percent	0.00%	0.36%	0.38%
number	-	15	29
margin of error	+/-147	+/-29	+/-0

**Owner Households with High Cost Burdens**

U.S. Census, CHAS Data: Table 7: Housing Cost Burden by Family Type

	All Households	Elderly Households	Large Family Households	Small Family Households	Other Households
<b>Total Owner Households</b>	366,320	89,215	29,835	194,315	52,955
margin of error	+/-3,181	+/-1,960	+/-1,420	+/-2,584	+/-2,043
<b>Housing Cost Burden &gt;30%</b>					
percent	32.0%	33.9%	32.8%	28.3%	41.8%
number	117,150	30,245	9,785	54,980	22,140
margin of error	+/-2,883	+/-1,399	+/-960	+/-1,901	+/-1,170
<b>Housing Cost Burden &gt;50%</b>					
percent	11.0%	14.8%	9.2%	8.2%	15.9%
number	40,295	13,180	2,750	15,950	8,415
margin of error	+/-1,586	+/-905	+/-529	+/-957	+/-625
<b>Cost Burden Not Calculated</b>					
percent	0.4%	0.4%	0.1%	0.2%	0.9%
number	1,290	360	20	420	490
margin of error	+/-299	+/-162	+/-32	+/-194	+/-157

Small family household (2 persons, neither person 62 years or over, or 3 or 4 persons); Large family household (5 or more family members)

Elderly Households: Elderly family households (household contains 2 persons, with either or both age 62 or over) and Elderly non-family households

Table B

**Any Housing Problems Among Very Low Renter Income Households**

Income &gt;30% MAI (very low income)

U.S. Census, CHAS Data: Table 2: Severe Housing Needs by Race; Table 3: Housing Problems Severity, Table 5 Housing Problems for the Elderly

	All Households Income<30% MAI	Elderly Households <30% MAI	Non-Elderly Households <30% MAI
<b>All Owner Households with Income&lt;30% MAI</b>	20,749	106,020	260,305
margin of error	+/-1,269	+/-8,835	+/-11,220
<b>All Owner Households with any problem</b>			
percent	85.6%	31.8%	33.2%
number	17,765	33,755	86,340
margin of error	+/-1,130	+/-7,178	+/-10,497
<b>Black, Non- Hispanic Households</b>			
percent	100.0%	N/A	N/A
number	15	N/A	N/A

margin of error	+/-25	N/A	N/A
<b>Hispanic Households</b>			
percent	71.0%	N/A	N/A
number	110	N/A	N/A
margin of error	+/-73	N/A	N/A
<b>All Other Minorities</b>			
percent	72.1%	N/A	N/A
number	230	N/A	N/A
margin of error	+/-247	N/A	N/A

Any housing problems: Cost burden greater than 30% of income and/or overcrowding without complete kitchen or plumbing facilities.

Elderly Households: Elderly family households (household contains 2 persons, with either or both age 62 or over) and Elderly non-family households

**Renter Households With Housing Problem by Income as a Percent of Median Area Income in NH**

Source: U.S. Census, CHAS Data: Table 2: Severe Housing Needs by Race and Table 3: Housing Problems Severity

	<b>Income ≤30% of MAI</b>	<b>Income 30% to 50% of MAI</b>	<b>Income ≤ 50% of MAI</b>	<b>Income 50% to 80% of MAI</b>	<b>Income ≤ 80% of MAI</b>	<b>Income &gt;80% of MAI</b>	<b>Total All Renter Households</b>
<b>All Renter Households</b>	32,400	23,260	55,660	31,519	87,179	47,150	134,329
margin of error	+/-1,752	+/-1,608	+/-2,378	+/-1,729	+/-2,940	+/-2,399	+/-3,795
<b>With any Housing Problem</b>							
percent	71.7%	76.0%	73.5%	45.7%	63.4%	30.5%	51.9%
number	23,225	17,685	40,910	14,395	55,305	14,395	69,700
margin of error	+/-1,572	+/-1,305	+/-2,043	+/-1,179	+/-2,359	+/-1,179	+/-2,638
<b>With Cost Burden &gt;30 %</b>							
percent	66.3%	71.4%	68.4%	42.2%	58.9%	28.2%	48.2%
number	21,470	16,600	38,070	13,310	51,380	13,310	64,690
margin of error	+/-1,556	+/-1,293	+/-2,023	+/-1,135	+/-2,319	+/-1,135	+/-2,582
<b>With Cost Burden &gt; 50%</b>							
percent	53.3%	24.2%	41.1%	4.0%	27.7%	2.7%	18.9%
number	17,270	5,630	22,900	1,265	24,165	1,265	25,430
margin of error	+/-1,383	+/-751	+/-1,574	+/-374	+/-1,618	+/-374	+/-1,660

	Income ≤30% of MAI	Income 30% to 50% of MAI	Income ≤ 50% of MAI	Income 50% to 80% of MAI	Income ≤ 80% of MAI	Income > 80% of MAI	Total All Renter Households
<b>All Black Non-Hispanic Renter Households</b>	<b>620</b>	<b>705</b>	<b>1,325</b>	<b>329</b>	<b>1,654</b>	<b>460</b>	<b>2,114</b>
margin of error	+/-246	+/-316	+/-401	+/-248	+/-472	+/-323	+/-572
With any Housing Problem							
percent	60.5%	32.6%	45.7%	1.2%	36.8%	18.5%	32.8%
number	375	230	605	4	609	85	694
margin of error	+/-182	+/-151	+/-632	+/-10	+/-632	+/-169	+/-654
<b>All Hispanic Renter Households</b>	<b>1,300</b>	<b>785</b>	<b>2,085</b>	<b>1,025</b>	<b>3,110</b>	<b>1,515</b>	<b>4,625</b>
margin of error	+/-372	+/-318	+/-489	+/-304	+/-576	+/-452	+/-732
With any Housing Problem							
percent	58.5%	12.7%	41.2%	5.9%	29.6%	7.6%	22.4%
number	760	100	860	60	920	115	1,035
margin of error	+/-285	+/-93	+/-906	+/-84	+/-910	+/-118	+/-917
<b>All Other Minority Renter Households</b>	<b>1,320</b>	<b>580</b>	<b>1,900</b>	<b>1,205</b>	<b>3,105</b>	<b>2,200</b>	<b>5,305</b>
margin of error	+/-622	+/-440	+/-762	+/-472	+/-896	+/-752	+/-1,170
With any Housing Problem							
percent	50.8%	25.9%	43.2%	4.6%	28.2%	0.0%	16.5%
number	670	150	820	55	875	-	875
margin of error	+/-279	+/-243	+/-866	+/-221	+/-894	+/-416	+/-986

Disabled Household contains 1 or more persons with a mobility or self-care limitation

Any housing problems: Cost burden greater than 30% of income and/or overcrowding without complete kitchen or plumbing facilities.

Due to the close relationship of the housing market to housing needs, discussion of housing needs continues on page 31 of the Housing Market Analysis section of this plan.

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## Homeless Needs

New Hampshire has three Continuums of Care: Manchester, Nashua, and the Balance of State. The New Hampshire Bureau of Homeless and Housing Services (BHHS) is the lead agency, convener and facilitator of the New Hampshire Balance of State Continuum of Care (BOSCO) planning process. Policy and planning of the BOSCO is led by a Coordinating Committee comprised of representatives from each of the Balance of State's Local Service Delivery Area groups (LSDAs), New Hampshire Housing, Office of Alcohol and Drug Policy, the New Hampshire Coalition to End Homelessness, the New Hampshire Department of Education, and BHHS staff. The BOSCO also represents the Balance of Hillsborough County not covered by the Manchester and Nashua Continuums. Representatives from both the Manchester and Nashua Continuums attend the BOSCO meetings in order to coordinate activities statewide. One example of statewide coordination is the fact that all three New Hampshire Continuums have collaborated to conduct coordinated annual statewide point-in-time surveys since 2004.

Other subcommittees of the BOSCO include an Executive Subcommittee, a Housing Subcommittee, and a Data Subcommittee. The Executive Subcommittee develops overall goals and strategies for the BOSCO. Representation consists of at least five members selected by the BOSCO, including a representative from the BHHS. The Housing Subcommittee addresses current challenges, barriers and problems in homeless and housing opportunities. The group is staffed/supported by the BHHS and includes representation from any interested BOSCO member. The Data Subcommittee provides statistical support to the BOSCO, including review of the Annual Homeless Assessment Report (AHAR), review of BOSCO data from the statewide point-in-time survey, analysis of gaps in needs, census information, and review of data quality reports from the New Hampshire Homeless Management Information System (NH-HMIS). The Subcommittee includes representation from NH-HMIS, BHHS, and NH-HMIS users.

LSDAs provide local, grassroots homelessness planning and programming within a geographic region that usually covers one county. Together they include the involvement of more than 200 grassroots community-based organizations that provide homeless services in every part of the state. This makes up a seamless delivery system that provides a comprehensive array of housing and supportive services that assist the homeless.

BHHS employs two primary methods to gather information about the nature and extent of homelessness in NH. The annual statewide point-in-time count and an annual Housing Inventory Chart (HIC) update survey. Both activities form the basis for gaps analysis and strategic planning.

The BOSCO conducted a point-in-time survey on January 27, 2010. The point-in-time surveyed community action programs, community health centers, domestic violence agencies, emergency shelters and transitional housing, food pantries/soup kitchens, hospitals, city/town Welfare agencies, community mental health centers (PATH), Homeless Outreach Intervention Programs, peer support agencies, the Veterans Administration, and police. This was done through an e-mailed/faxed/mailed survey coordinated by BHHS staff. Agencies were requested to report those individuals and/or families who had no permanent address during this time period and were living either on the street, in a shelter, hotel/motel, or about to be evicted from either their own apartment or an apartment/house of a family member or friend.

Staff contacted all housing programs in the BOSCOG on January 27, 2010 and requested the inventory detail including the following:

- name of Emergency, Transitional and Permanent Supportive Housing Programs,
- location of the programs,
- # beds and # units for individuals and families,
- units set aside for chronically homeless, and
- target population information.

Responses were either e-mailed/faxed/mailed back to BHHS staff to help coordinate the inventory. For purposes of conducting the point-in-time inventory of existing and under development programs, the BOSCOG defines programs in the following way:

***Emergency Shelter:*** A community-supported short-term temporary residence where a displaced individual or a family spends the night and receives the basic necessities of life for a very brief period of time (no more than three months).

***Transitional Housing:*** A community-supported residence where an individual or family stays for a long period of time (but no longer than 24 months) and receives supportive services.

On an annual basis BHHS staff conduct a BOSCOG HIC survey. BHHS staff survey, via email and/or telephone each program on the HIC chart to update programs information. In addition, LSDA representatives are surveyed for information regarding new projects and projects under development. The completed, updated HIC chart is then sent via email to all BOSCOG participants for final review and approval. Upon BOSCOG approval, the HIC is forwarded to the NH HIMIS lead agency to complete HMIS-related information.

## Unmet Housing Needs

A working group was established to assess the unmet need/gap for emergency shelter, transitional housing, and permanent supportive housing in the BOSCOG. The working group reviewed the data from the point-in-time count and current inventory, weekly census data collected from all state-funded emergency shelters, and HMIS utilization data from transitional housing and permanent supportive housing programs. In addition, the working group considered input from the BOSCOG Coordinating Committee.

In reviewing the inventory for emergency shelters, weekly shelter utilization reports and the point-in-time count, the working group assessed that overall capacity of shelter beds for individuals and families was adequate. The group did recognize that for a BOSCOG there may be regional/seasonal variations in need and worked with the BOSCOG to assess the current emergency shelter beds capacity and need for overflow or winter beds.

To determine the unmet need for transitional housing, the working group did the following:

- 1) assessed data from homeless individuals and families in emergency shelters and unsheltered from the point-in-time;



- 2) assessed data from homeless individuals and families in transitional housing from the point-in-time count; and
- 3) reviewed results of survey information and client interviews to assess need for housing of persons identified in one or two.

The following is the BOSCOG’s Housing Inventory Chart (HIC): Unmet need totals:

All Year-Round Beds/Units				Seasonal Beds	Overflow Beds
Beds for Households with Children	Units for Households with Children	Beds for Households without Children	Total Year-Round Beds	Total Seasonal Beds	Overflow Beds
<b>Transitional Housing</b>					
39	16	54	93		
<b>Safe Haven</b>					
0	0	10	10		
<b>Permanent Supportive Housing</b>					
333	106	350	683		

Methods of Data Collection

Homeless Point-in-Time Count

The BOSCOG is a statewide Continuum of Care that faces the challenge of covering an extensive, complex geography comprising urban and rural communities. In 2010, the BOSCOG conducted an extensive point-in-time count of sheltered and unsheltered homeless persons covering community action programs, community health centers, domestic violence agencies, emergency shelters and transitional housing, food pantries/soup kitchens, hospitals, city/town Welfare agencies, community mental health centers (PATH), Homeless Outreach Intervention Programs, peer support agencies, the Veterans Administration, and police in the BOSCOG. To avoid data duplication, this point-in-time count was conducted on January 27, 2010 in coordination with the Manchester and Nashua COCs. The January 27<sup>th</sup> count of homeless individuals and families involved the following:

- (1) a comprehensive point-in-time survey of homeless individuals and families being provided temporary emergency shelter and transitional housing); and
4. a comprehensive point-in-time survey of homeless individuals and families in unsheltered settings including parks, campgrounds, cars, parking lots, all-night donut shops, etc.

This count provided critical data to the BOSCOG to help it identify needs and develop a strategy to eliminate chronic homelessness and overall homelessness.

The BOSCOG appointed a Point-in-Time Subcommittee to take the lead in developing a comprehensive approach to surveying both the sheltered and unsheltered homeless. The Committee developed a comprehensive survey to be completed by all shelters, transitional housing programs, and others conducting the survey. The Subcommittee developed, and continues to use, a comprehensive survey to be completed by outreach workers and staff of other agencies (e.g. municipal welfare agencies, hospitals, soup kitchens) to obtain more detailed information on a sampling of the unsheltered homeless. All of the outreach programs participated actively in the point-in-time count.

The BOSCOG targeted the point-in-time survey of sheltered homeless at shelters and transitional housing programs and targeted its point-in-time survey of unsheltered homeless through outreach programs, municipal welfare agencies, hospitals, soup kitchens, and other places homeless individuals and families might congregate (Dunkin Donuts, parking lots). BHHS provided the programs with survey forms that could be faxed, mailed or e-mailed back to BHHS. Approximately two weeks before the count, the BHHS mailed a supply of the surveys to each program. Surveys were returned to BHHS. BHHS compiled the data from the survey. In addition to the point in time data collection the BHHS has an ongoing monthly survey of all outreach programs that submit monthly reports detailing census and needs of program participants.

The results of the BOSCOG point-in-time survey as reported on the Homeless Population and Subpopulation Chart is based on actual counts. These results were not estimated or adjusted by any statistical methodology. The following chart was completed based on the most recent point-in-time count conducted. Continuums had to complete a point-in-time count of sheltered and unsheltered homeless persons during the last week in January 2010. Part 1 and Part 2 were completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time.

<b>Indicate date of last point-in-time count: (mm/dd/yyyy)</b>				
<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
1. Number of Households <b>with</b> Dependent Children:	66	40	5	111
1a. Total Number of Persons in these Households (adults and children)	213	110	13	336
2. Number of Households <b>without</b> Dependent Children**	289	98	90	477
2a. Total Number of Persons in these Households	289	98	90	477
<b>Total Persons (Add Lines 1a and 2a):</b>	502	208	103	813
<b>Part 2: Homeless Subpopulations below</b>				
	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
a. Chronically Homeless	125		33	158
b. Severely Mentally Ill	137		31	168
c. Chronic Substance Abuse	131		26	157
d. Veterans	35		6	41
e. Persons with HIV/AIDS	0		4	4
f. Victims of Domestic Violence	118		9	127
g. Unaccompanied Youth (Under 18)	0		0	0

\*Optional for unsheltered homeless subpopulations

\*\* Includes single individuals, unaccompanied youth, and other adults (such as a married couple without children)

\*\*\*For “sheltered” chronically homeless subpopulations, list persons in emergency shelter only.

The annual NH homeless point-in-time count also counts individuals and families who are temporarily doubled up. While not homeless per the HUD definition of homelessness, NH recognizes that these people often move between situations of being unsheltered and precariously housed at risk of becoming homeless and collects this information to gain greater understanding of the characteristics of very low income persons at risk of homelessness.

<b>January 27<sup>th</sup> Point-In-Time</b>	<b>Results of interviews with Unsheltered Homeless (doubled up, unsheltered and unknown)</b>
<i>Subpopulation</i>	<i>% reporting</i>
Chronic Homeless	39 % of Unsheltered individuals
Severely Mentally Ill	22 % of Unsheltered Participants
Chronic Substance Abusers	17 % of Unsheltered Participants
Veterans	5 % of Unsheltered Participants
Persons with HIV/AIDS	1 % of Unsheltered Participants
Victims of Domestic Violence	13 % of Unsheltered Participants
Youth	0 % of Unsheltered Participants

The BHHS has made a commitment to conduct a statewide coordinated point-in-time count of homeless persons annually during the last week in January, and will reassess and evaluate the method for conducting the count to ensure the accuracy and integrity of the data. The BHHS will continue to work closely with the Balance of State, Nashua and Manchester COCs to continue to schedule a point-in-time on the same day.

The majority of New Hampshire's homeless population is white/non Hispanic. Of the sheltered homeless, 6% identify as Hispanic, with 3.5% of unsheltered homeless identifying as Hispanic.

The following chart reflects the percentages of both sheltered and unsheltered homeless reported in each racial category. This data is collected through the NH-HMIS database and is from the period 07/01/09 – 06/30/10.

<b>Homeless by Racial and Ethnic Group</b>		
<b>Race</b>	<b>% Sheltered</b>	<b>% Unsheltered</b>
<b>American Indian or Alaska Native</b>	<b>1.36%</b>	<b>0.17%</b>
<b>Asian</b>	<b>0.41%</b>	<b>0.13%</b>
<b>Black or African American</b>	<b>4.80%</b>	<b>1.62%</b>
<b>Don't Know</b>	<b>0.24%</b>	<b>10.05%</b>
<b>Native Hawaiian or Other Pacific Islander</b>	<b>0.22%</b>	<b>0.24%</b>
<b>Other</b>	<b>2.14%</b>	<b>0.51%</b>
<b>Other Multi-Race</b>	<b>1.57%</b>	<b>0.71%</b>
<b>Refused</b>	<b>0.68%</b>	<b>0.07%</b>
<b>Unknown</b>	<b>0.38%</b>	<b>2.73%</b>
<b>White</b>	<b>82.18%</b>	<b>83.51%</b>
<b>None Provided</b>	<b>6.02%</b>	<b>0.27%</b>
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>

## Special Needs of Non-Homeless

Sub-Populations	Priority Need High, Medium, Low		Estimated Number
	31% to 80% MAI	<=30% MAI	
Elderly	L or M	M	147,970
Frail Elderly	H	H	85,306
Severe Mental Illness	M	H	55,577
Physically Disabled	M	H	44,820
Developmentally Disabled	H	H	9,000 - 10,000
Persons w/Alcohol/other Drug Addictions	M	H	108,000
Persons w/ HIV/AIDS	M	H	1,909

With the exception of the general category of Elderly, the estimated number of non-homeless special needs persons is shown above. In the estimate, the Frail Elderly shown here were considered to be those elderly over the age of 75 plus those elderly 62-74 years old with mobility and/or self-care limitations, as presented in Census data. The estimate for adults with Serious Mental Illness is provided by the US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration, and utilizes a federal definition of Serious Mental Illness. Statewide, the Community Mental Health Centers supported approximately 988 units of housing utilized by some of the 9,690 SMI clients they served during SFY 2010. The New Hampshire Department of Health and Human Services estimates that it assists between 9,000 and 10,000 persons with Developmental Disabilities who live in New Hampshire. All are assumed to be housed, with residential services provided to 2,055 of these individuals during SFY 2010 whose support needs are the greatest. There are currently 392 developmentally disabled individuals who are known to have their own housing but receive some community-based services. The estimate of physically disabled is based on the US Census as presented in CHAS data on mobility and self-care limitations. The estimate of persons with alcohol/other drug addictions was taken from the 2007-2008 National Survey on Drug Use and Health, funded by the US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration. The number of persons living with HIV/AIDS was provided by the New Hampshire Community Planning Group, 2010-2011 HIV Care and Prevention Combined Comprehensive Plan, NH DHHS, Division of Public Health, August 2010. There are currently three HOPWA (Housing Opportunities for Persons with HIV/AIDS) programs operating in the Greater Nashua, Manchester, and Concord areas of New Hampshire via competitive HUD funding. HOPWA provides housing assistance and supportive services to households living with HIV/AIDS. Although housing assistance through New Hampshire's HOPWA programs has typically been of a temporary, short-term nature, the need for long-term tenant-based rental assistance has been recognized, and resources to provide this have been built into the Greater Nashua HOPWA grant.

## Lead Paint Hazards

Utilizing 2000 Census figures for housing, as analyzed by CHAS (Comprehensive Housing Affordability Strategy) and HUD formulas, it is estimated that 228,005 of New Hampshire's year-round housing units contain lead-based paint. Of these units, an estimated 28.8% are rental units. Nearly 65 % (87,179) of the rental units are occupied by very low and low income households.

According to the document New Hampshire Blood Lead Surveillance Data 2008 published by the NH Childhood Lead Poisoning Prevention Program of the New Hampshire Department of Health and Human Services:

Although the blood lead level (BLL) elevation rate in New Hampshire has been declining over the past decade, children continue to be exposed to this toxic metal. In 2008, 140 New Hampshire children under the age of six were newly identified with an elevated blood lead level. These children are more likely to suffer persistent developmental delays, learning disabilities and behavioral problems as a result of their exposure to lead

Several factors influence the rate of lead poisoning in a community: the percentage of pre—1950 housing stock, the fraction of the population that is under age six, the fraction of the population under the age of six living in poverty, the percentage of the population that is under the age of six enrolled in Medicaid or other federal assistance programs, and special populations living in the communities all affect the rate.

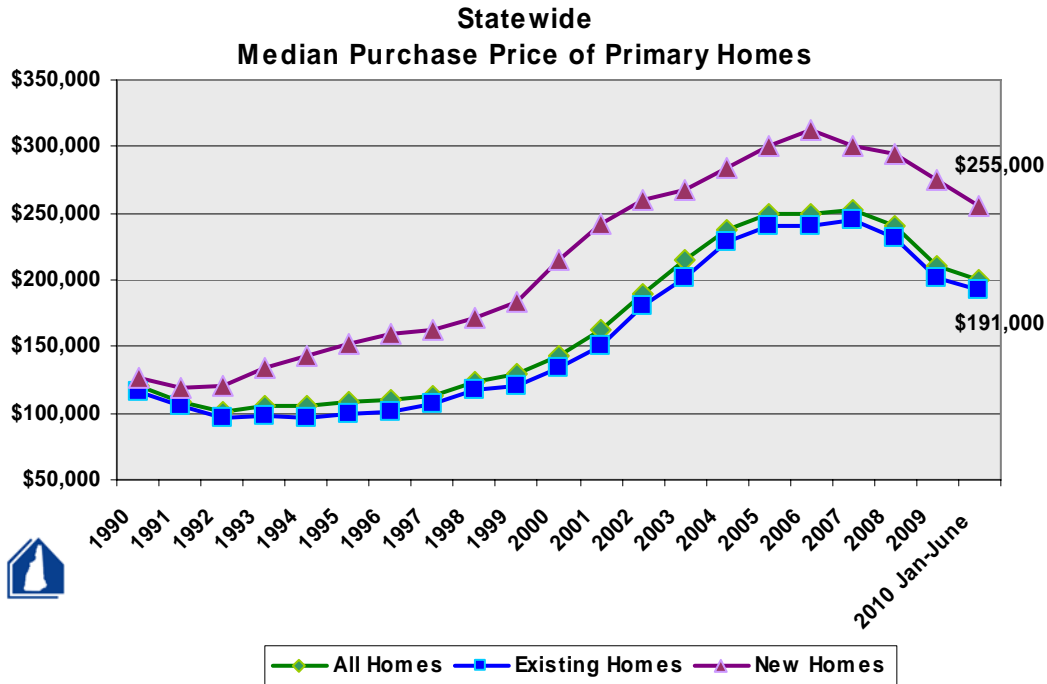
In 2008, the communities of Berlin, Claremont/Newport, Franklin, Laconia, Manchester, Nashua, and Rochester were identified as higher risk due to the increased prevalence of risk factors in these areas.

*(see Appendix A for more detail)*

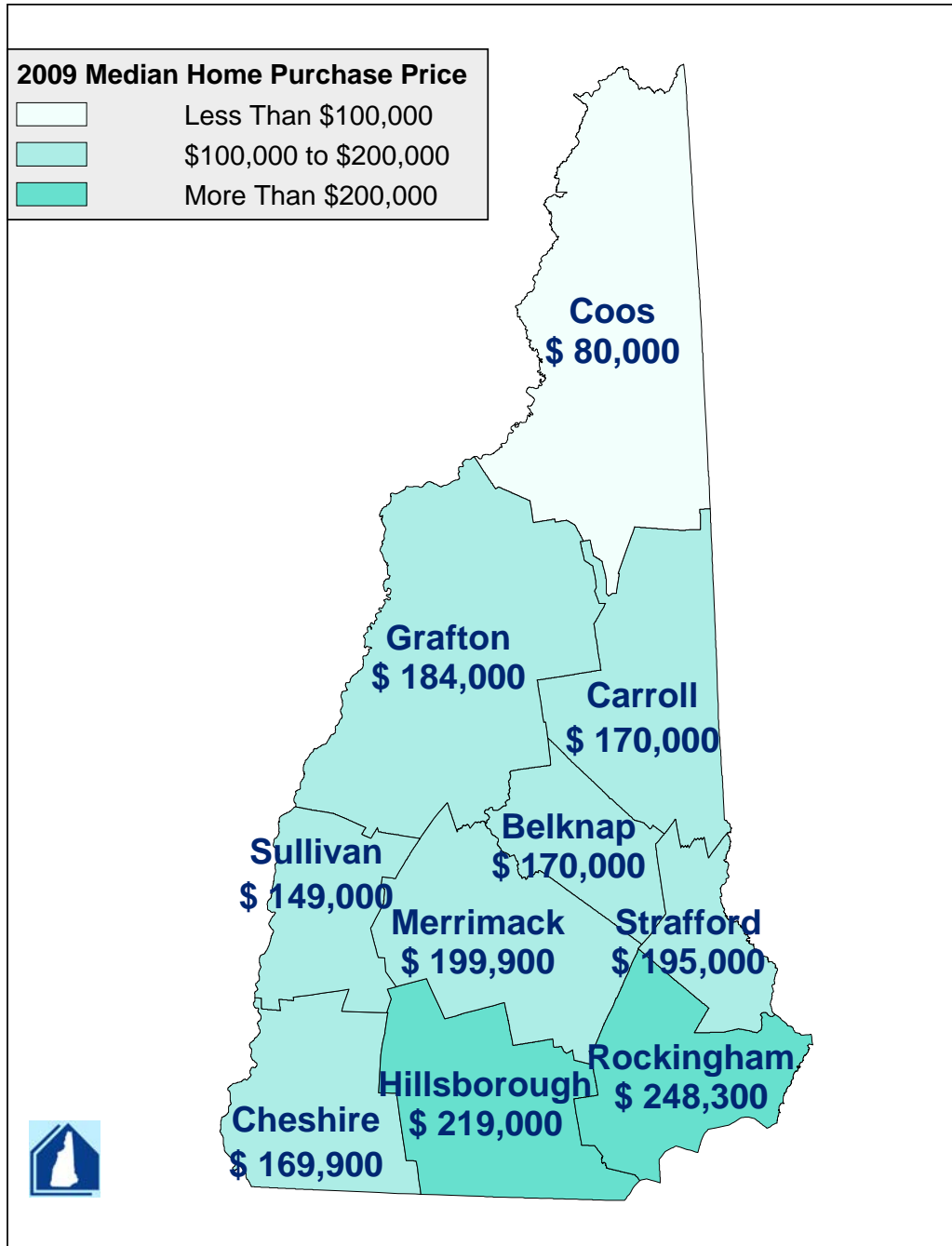
**HOUSING MARKET ANALYSIS**

**Owner Occupied Housing**

Home ownership trends, are an important part of understanding the State’s housing situation. As of 2008 the American Communities Survey (from the U. S. Census Bureau) indicates that 73% of the households in New Hampshire own their own homes. This is an increase over the 70% ownership rate reported by the 2000 Census.

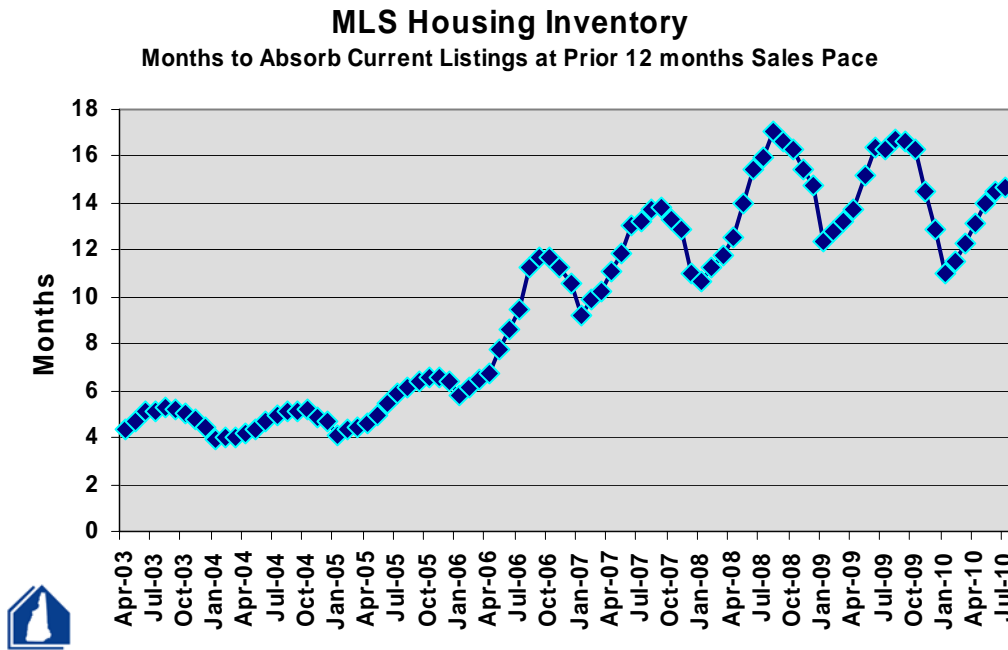


The above chart presents the median purchase prices of primary homes from 1990 through the first half of 2010. Purchase prices grew steadily through much of the 1990’s as the economy recovered from an earlier recession and employment grew steadily in the state. Production of new housing did not keep pace with the demand so that by 1999 there was sufficient pent-up demand to react to lower mortgage interest rates initiating a period of rapid price appreciation that continued through 2005. In 2006 and 2007 prices remained nearly stable; but, by 2008, with the regional and national economies in recession, home prices began a steady decline. Over the past three years existing home prices have declined by 20%, while new home prices have declined by 15%. While the median purchase price for newly constructed housing at \$255,000 remains 33.5% above the price of existing homes, the number of new home sales represents less than 10% of all sales in 2009 and the first half of 2010.



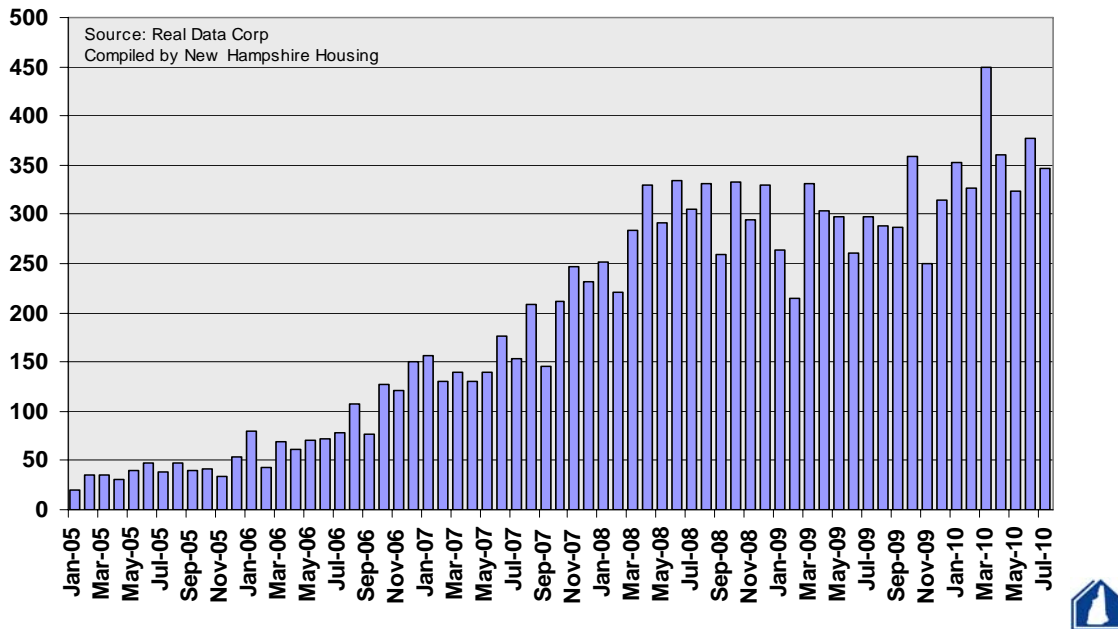
Median purchase prices for all home sales by County are shown in the map above. The information is from the most recent year of data. Only Hillsborough and Rockingham Counties in the south eastern portion of the state and closest to the Boston labor market, have a median price above \$200,000. Purchase prices are slightly lower in Counties further away from Boston, and prices in Coos County are less than half those in the southern part of the State.





The chart above indicates the number of months required to sell off the inventory of houses which are on the market. An inventory of less than 6 months indicates a sellers market. At about 6 months supply the market is considered in balance. Above a 6 months supply signals a move into a buyers market, and as we move unto the 12 plus months supply territory, there is increased pressure on sellers to reduce prices to affect a sale. Until the spring of 2006 this indicator had not risen above 6.5 months for over a decade. With a declining pace of sales and an increase in the number of active listings, this measure of housing inventory increased to more than 16 months by August of 2008 and again in August and September of 2009. With slightly stronger demand bolstered by historically low interest rates and a federal first time home buyer tax credit, in late 2009 and the first half of 2010, this measure of inventory has begun to trend slightly lower. However, following the expiration of the tax credit in June 2010, and coinciding with other evidence of a very slow and prolonged economic recovery, the real estate market is again showing signs of anemic demand which will prolong this period of housing inventory surplus. The continued uncertainty about the future of home values (has the market bottomed out) as well as overall economic conditions and more specifically employment prospects serve as caution signs for many prospective home buyers in the current market.

### New Hampshire Foreclosure Deeds By Month



The growing number of foreclosures and the resulting distressed residential real estate for sale has a significant influence on the real estate market in New Hampshire. In the first seven months of 2010, foreclosures averaged 362 per month, an increase of 22% since 2008 and an increase of more than 300% since 2006. Foreclosures in New Hampshire have totaled more than 9,500 since January of 2008, a number that represents more than 6% of those owner households that moved into their homes between 2000 and 2008. Subprime loans and other less than prudent lending practices in place prior to 2007 contributed to the steady increase in foreclosures between 2006 and 2008. As of the second quarter 2010 subprime loans make up about 41% of foreclosure initiations. However, the majority of foreclosures since early 2008 are the result of a loss of household income, frequently resulting from deteriorating economic conditions including increased unemployment and a decline in overtime hours leaving an increasing number of owner household without the financial resources to meet their mortgage obligations. Concurrently, weak demand and declining market values deprive the owner of the ability to sell the property and pay off the loan.

After foreclosure, a process that can take six months to a year, these properties return to the market typically vacant, frequently neglected and at deeply discounted prices. In the current market, distressed property (bank owned real estate in combination with pre-foreclosure short sales) make up an estimated 15% to 20% of residential property offered for sale, and as much as 25% of recent sales. It will take a sustained period of economic improvement to reverse the fortunes of households negatively impacted by the recent recession and slow the rate of foreclosures in New Hampshire.

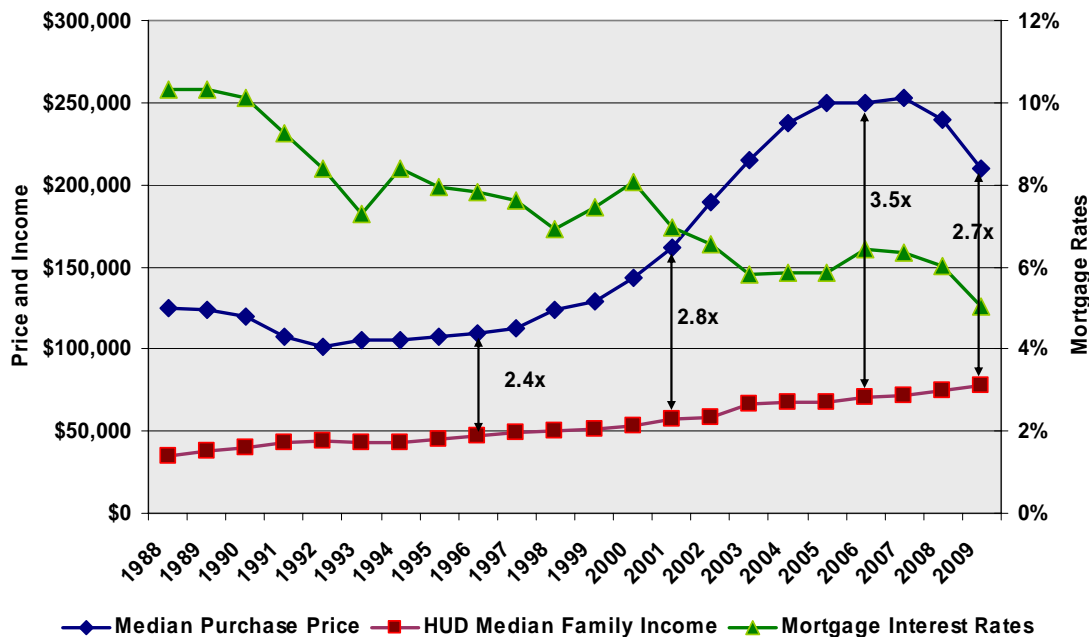
#### Affordability

Throughout much of the past decade as home prices soared, affordability became a serious problem for New Hampshire households seeking to enter the ownership market while earning

less than 100% or even 120% of the median family income. Many of these households were first time buyers, typically younger households with steady employment but incomes below the median and little savings for down payment. The high price of entry into the market left many of these households simply frozen out.

However, low interest rates, relaxed credit requirements and ‘creative’ mortgage financing options allowed some of these households to bridge the affordability gap (at least initially) even as the ratio of median price to median household income reached a factor of 3.5, an unsustainable level. For some of these households the achievement of home ownership has since turned sour as they have watched the limited equity they held evaporate while the value of their home declined below the amount of their mortgage. In these difficult economic times, these “underwater” owner households lack the mobility to move in pursuit of employment and career opportunities, perhaps constraining their future earning potential and may face as much as a decade in place to rebuild the equity in their homes. Still other households face the more serious hardships associated with foreclosure.

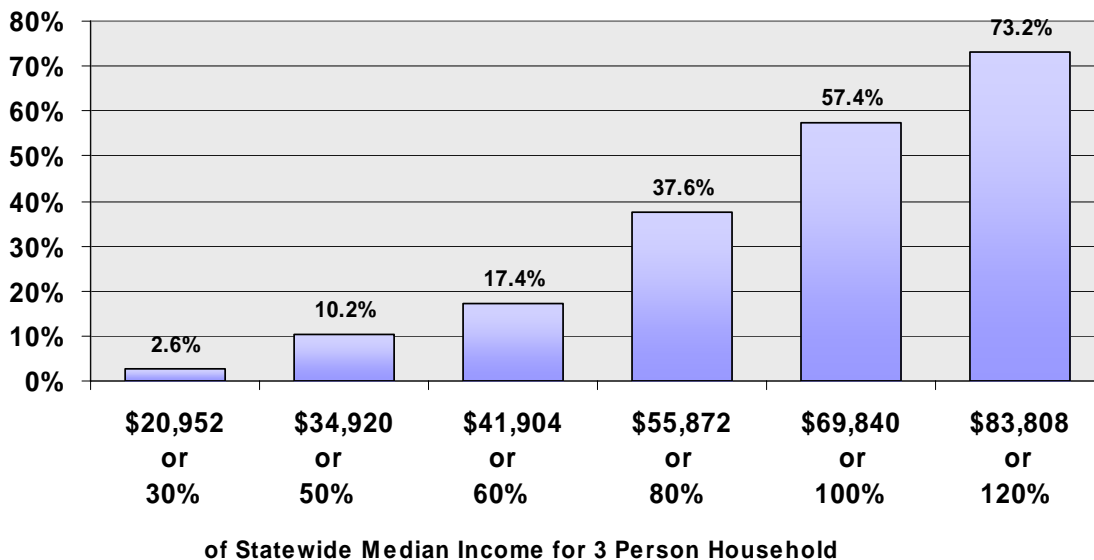
**Median Purchase Price, Median Family Income and Mortgage Interest Rates**



The decline in home prices since 2007 in combination with the historically low interest rates should bring a sense of affordability back to the housing market. Indeed, for those households that can meet the new tighter credit and higher down payment requirements there is an increasing inventory of discounted homes on the market. Nonetheless, there continue to be roadblocks to affordable home ownership for many households. The lowest mortgage interest rates are only available to applicants with the highest credit ratings. Those households with credit problems may not find any lender willing to make a loan. Many of the more affordable homes for sale require repairs and renovations to make them habitable, thus reducing their true affordability and rendering them ineligible, at least initially, for the best mortgage products.

By far the greatest impediment to affordability continues to be simply the lack of housing inventory at prices affordable to households earning less than the median income even in a market that has already seen a decline in prices. As the chart below demonstrates for those households earning 100% or more of the statewide median income for a three person household more than half of the homes sold in 2009 were at affordable prices. Even at 80 percent of the median nearly 40% of the inventory sold was affordable. But at 60 percent of median income less than 20% of sales were affordable and at 50 percent of the median, about \$35,000 of household income, only 10 percent of sales were affordable. This picture of affordability is further complicated by the reality that many of the many of the ‘affordable’ homes were not in locations close to employment, service centers or public transportation, thus increasing the true cost of affordability.

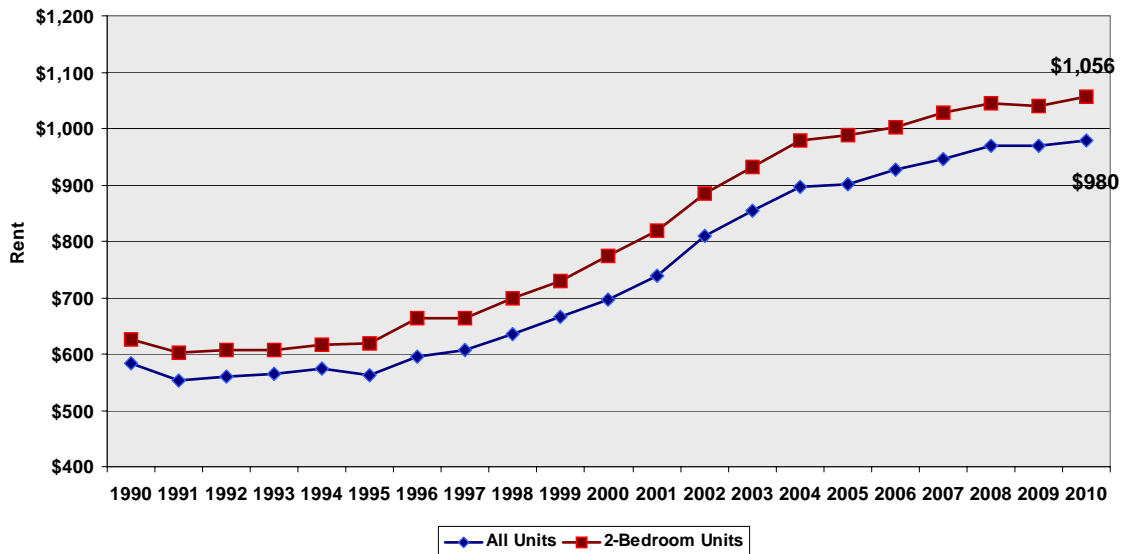
**Percent of Housing Units Sold in 2009  
Affordable at Selected Household Incomes**



### Rental Housing

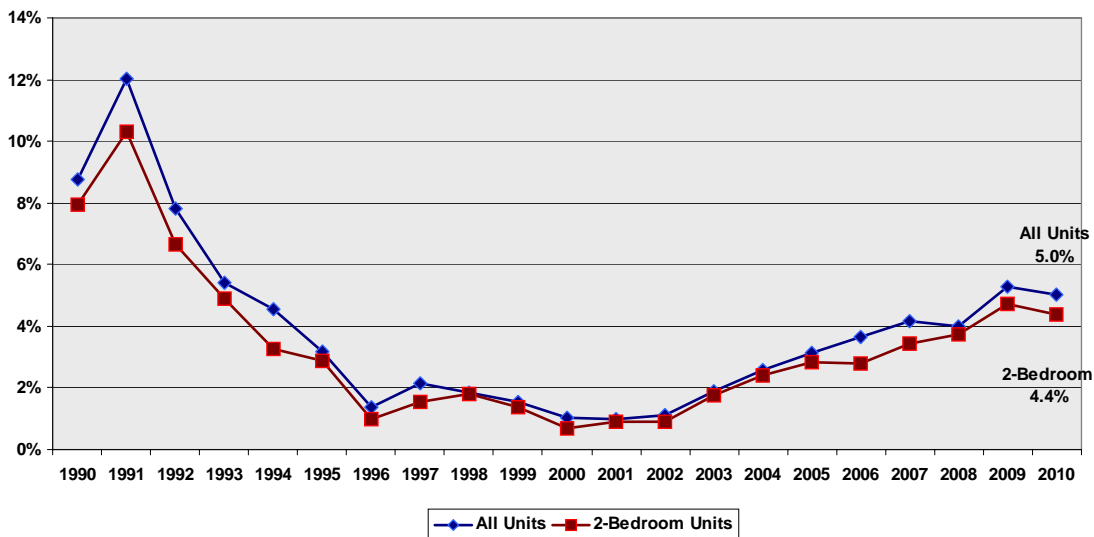
Each year, the New Hampshire Housing Finance Authority conducts a rental cost survey. Information is collected on over 30 thousand market rate rental units and an estimate of the median gross rental cost is made based on over 12 thousand of these units. The sample is adjusted to account for over-representation of units in larger projects. Contract rent data is gathered for each unit and then adjusted to a gross rent basis by adding standardized cost estimates for tenant-paid utilities. Two bedroom units are the most common in the state and they are used as an indicator of gross rental costs.

**New Hampshire Statewide Median Gross Rental Cost**



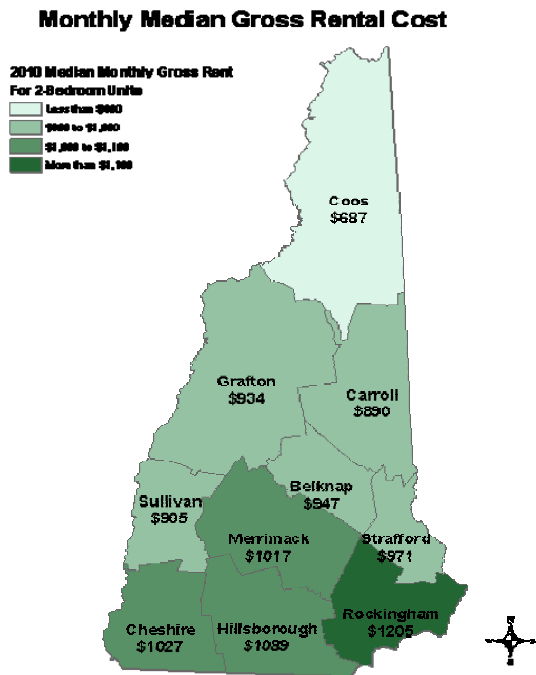
The Statewide Median Gross Rent (including utilities) for two bedroom units as measured in the 2010 survey has increased less than 2% since 2009 and less than 7% since 2005. At \$1,056 it remains about the one thousand dollar mark for the fifth year in a row.

**New Hampshire Rental Housing Vacancy Rate**

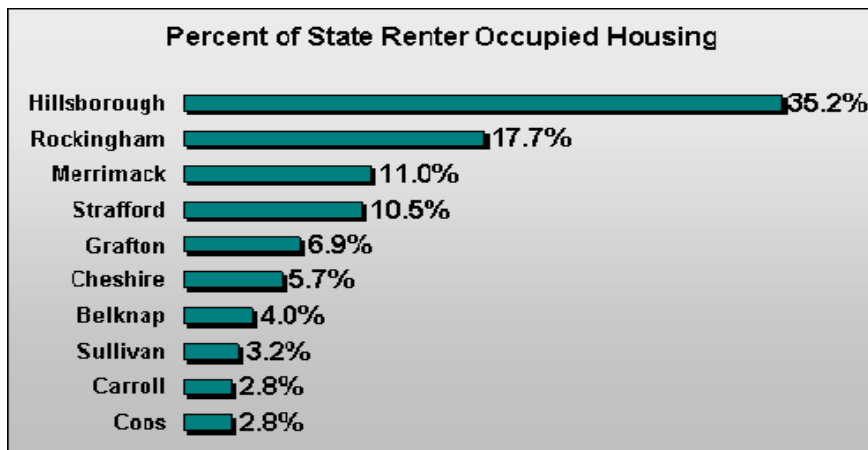


The vacancy rate, an indicator of supply in the rental market, which increased steadily between 2002 and 2009, has this year declined very slightly. For the early part of the decade, the increasing ownership rate was a significant contributor to the vacancy increase. While the recent recession has slowed new household formation, decreasing demand for rental housing, the high

number of foreclosures have forced former owner households back into the ranks of renters, increasing rental housing demand.

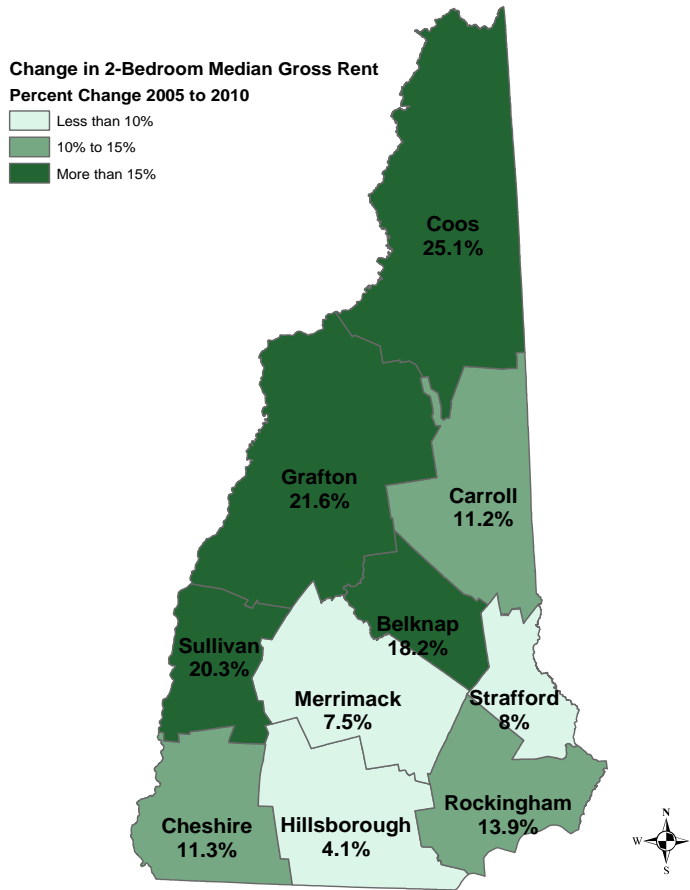


Rents are highest in the southern counties of the state, closest to the Boston labor market. Most of the rental units in the state (74%) are located in Hillsborough, Rockingham, Merrimack, and Strafford Counties.



Cheshire and Coos Counties contain 5.7% and 2.8% of all the rental units in the State. In contrast, Hillsborough County has well over 1/3 of the rental units in the state and combined with Rockingham the two Counties represent over 50% of the rental units in the State. Three quarters of all the rental units in the State are in the four Counties of Rockingham, Hillsborough, Merrimack and Strafford.

### Monthly Median Gross Rental Cost



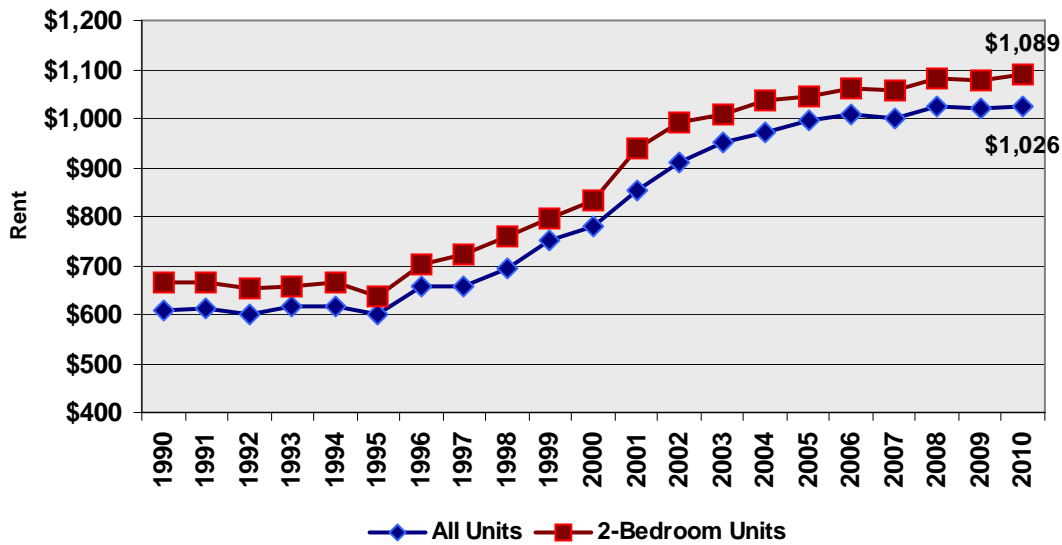
Over the past five years, the rate of increase in median gross rents has been greatest in NH counties furthest from the Boston labor market. These counties have fewer renter households and household incomes are comparatively lower.

Selected County Level Data

Rockingham County

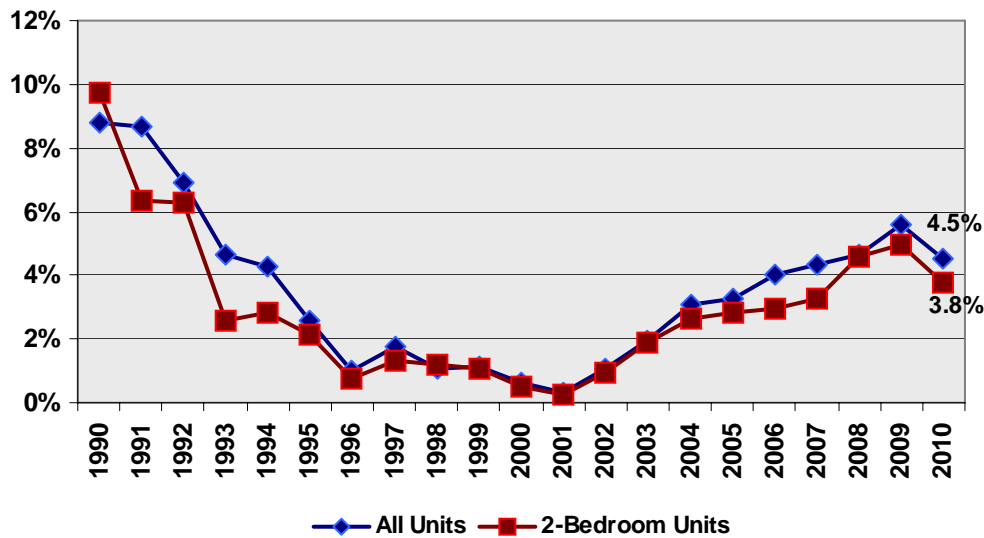
This County’s 2-Bedroom median gross rent is the highest in the state, having reached \$1,200 for the first time. It has been over \$1000 for the past 9 years. It has increased 43% since 2000, 14% since 2005, and 9% in the past 3 years.

**Median Gross Rental Cost**



The vacancy rate in 2 bedroom units declined slightly after increasing for the last 3 years, and is 1.4% below the statewide rate.

**Vacancy Rate of Rental Housing Units**

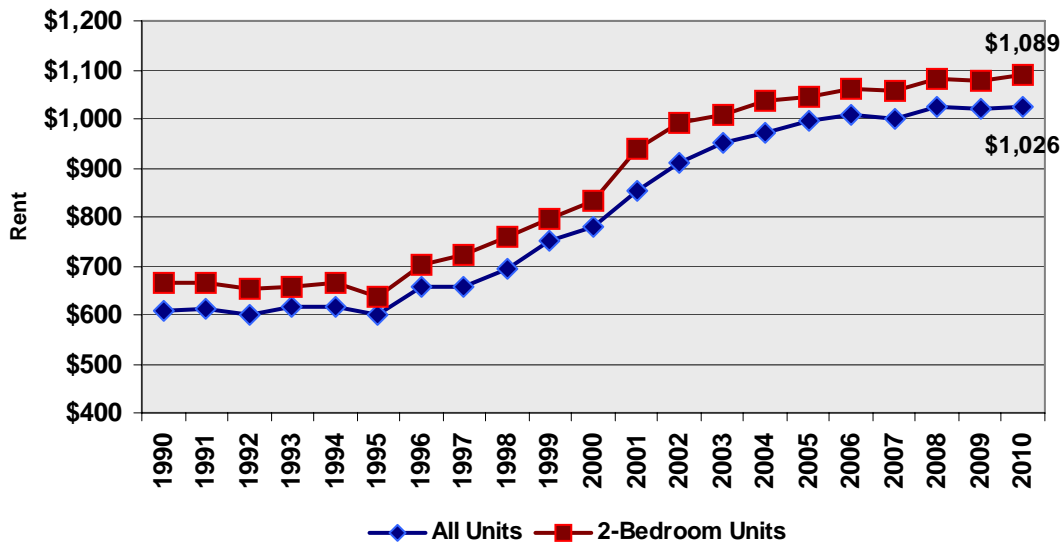




Hillsborough County

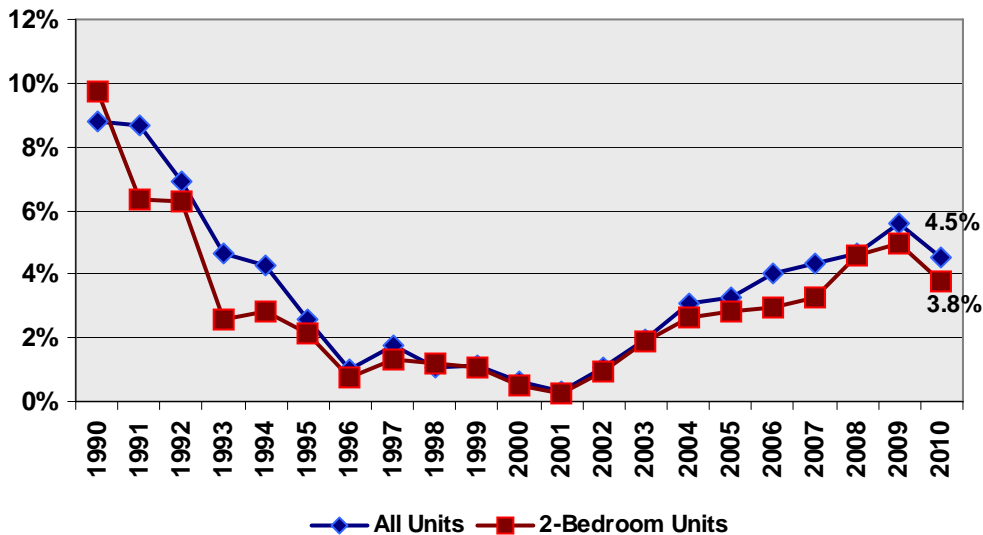
The 2-Bedroom median gross rent is the second highest in the state, and has been above \$1,000 for the past 8 years. It has increased only about 4% since 2005 and 31% since 2000.

**Median Gross Rental Cost**



The vacancy rate for 2-Bedroom units declined for the first time since 2001, but is only 0.6% below the stateside rate.

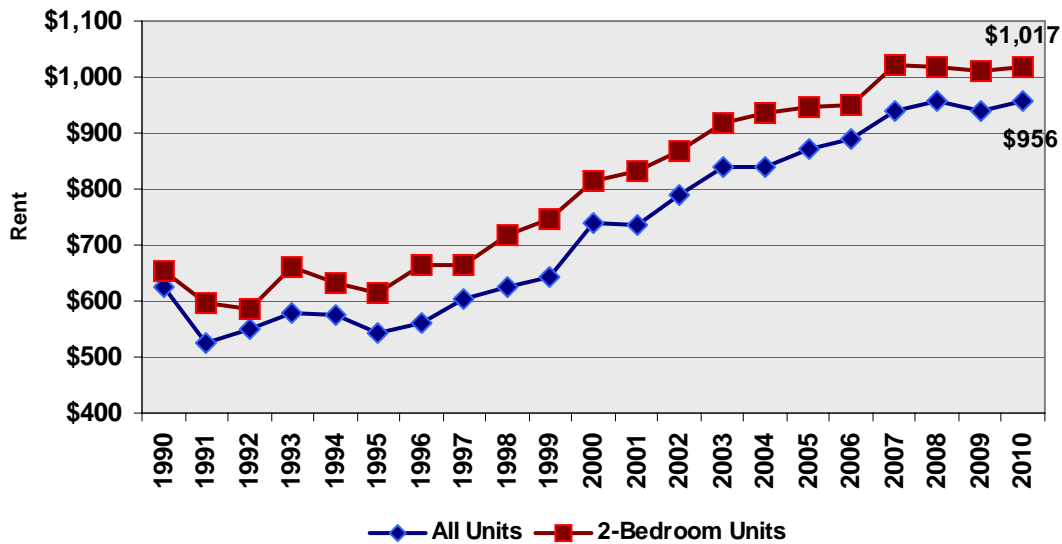
**Vacancy Rate of Rental Housing Units**



Merrimack County

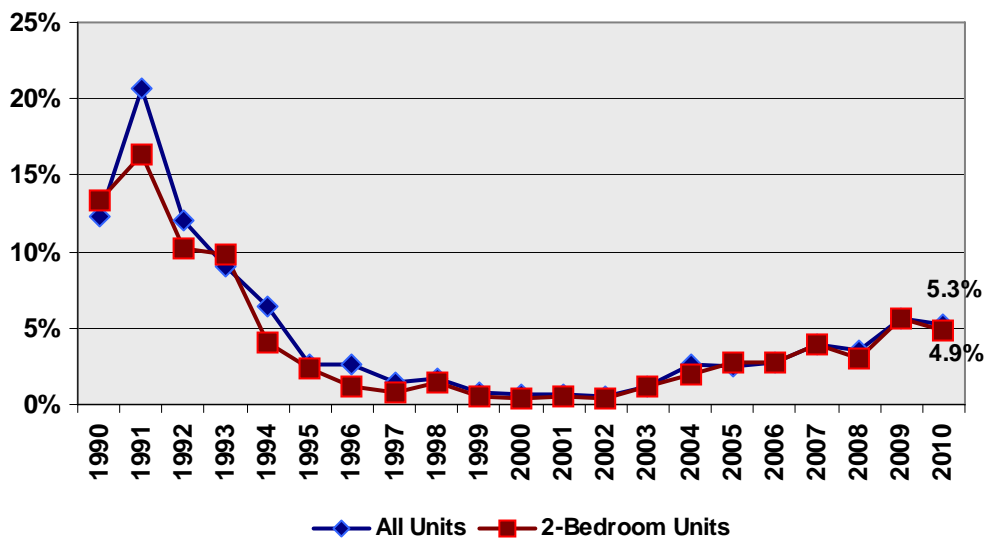
The 2-Bedroom median gross rent has been above \$1,000 for the past 4 years, but is essentially unchanged over that period of time. It has increased 25% since 2000, and 7.5% since 2005.

**Median Gross Rental Cost**



The vacancy rate for 2-bedroom units declined slightly from last year, and is only slightly above the statewide rate.

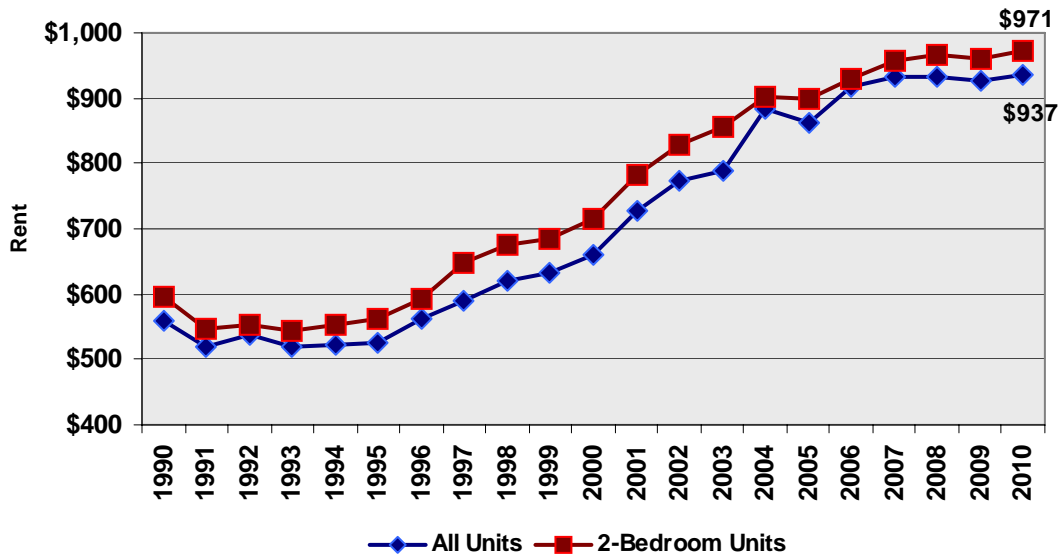
**Vacancy Rate of Rental Housing Units**



Strafford County

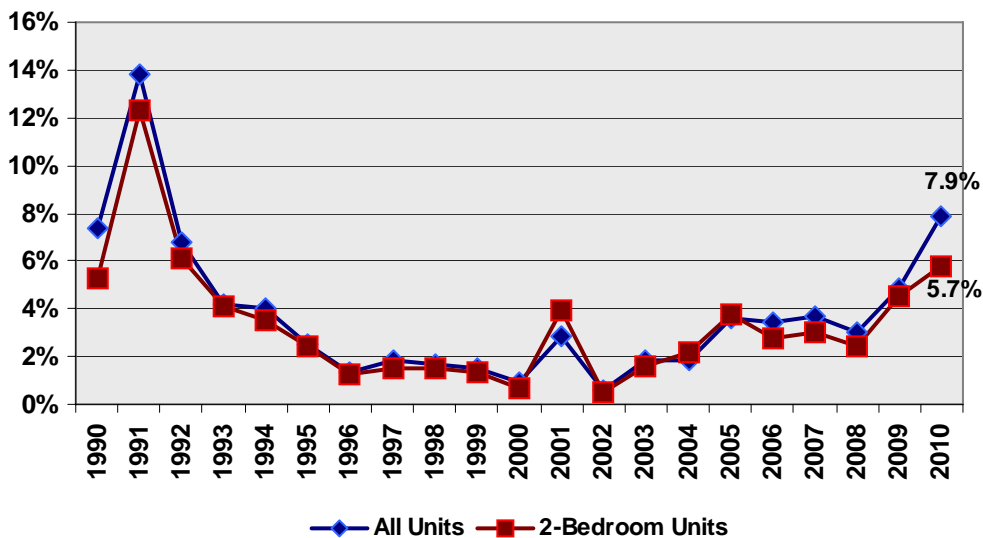
The 2-bedroom median gross rent has been above \$950 for the past 4 years, but is nearly unchanged over that time. It has increased 36% since 2000 and 8% since 2005.

Median Gross Rental Cost



The vacancy rate for 2-bedroom units increased 1.2% since last year, 3.3% since 2008 and is now 1.3% above the statewide rate.

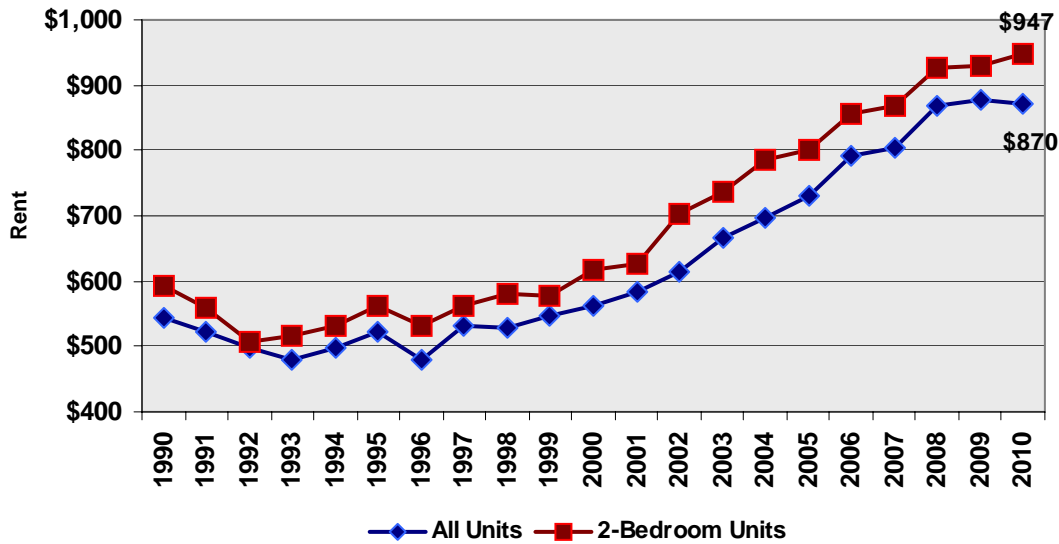
Vacancy Rate of Rental Housing Units



Belknap County

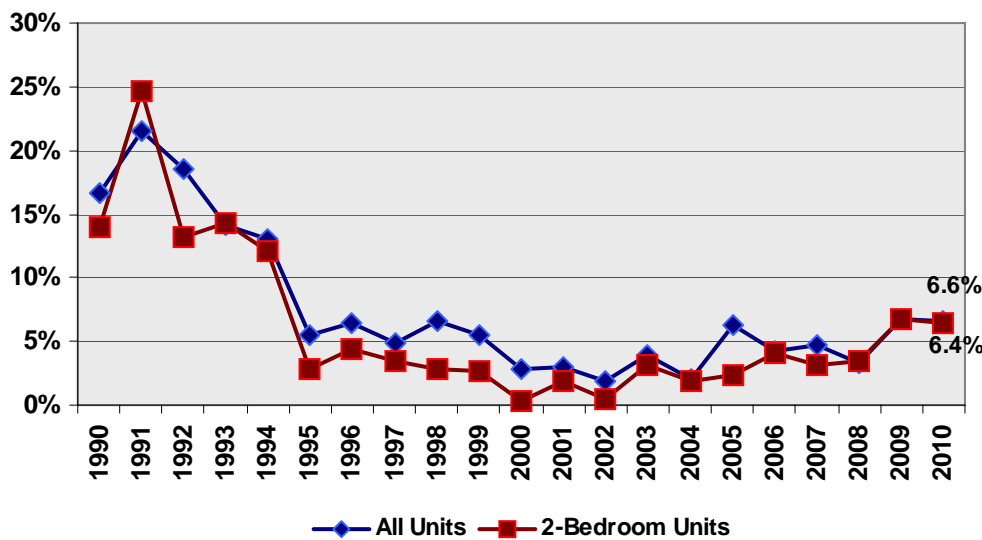
The 2-Bedroom median gross rent has been above \$900 for the past 3 years. It has increased almost 54% since 2000, and 18% since 2006.

**Median Gross Rental Cost**



The vacancy rate for 2-Bedroom units decreased very slightly since last year, but is nearly 3% above the rate in 2008 and is now 2% above the statewide rate.

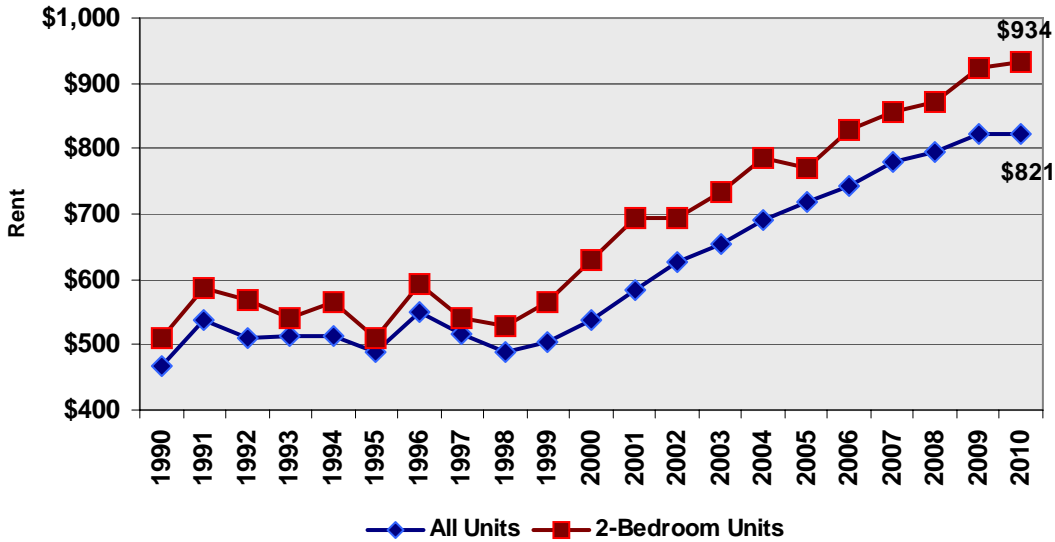
**Vacancy Rate of Rental Housing Units**



Grafton County

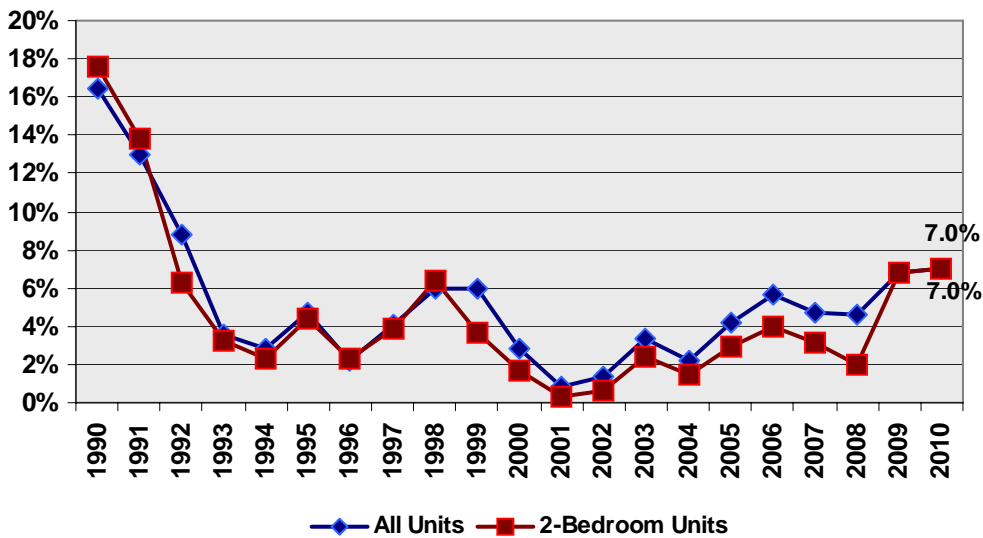
The 2-Bedroom median gross rent has been above \$900 for only the past 2 years. It has increased almost 48% since 2000 and 22% since 2005.

**Median Gross Rental Cost**

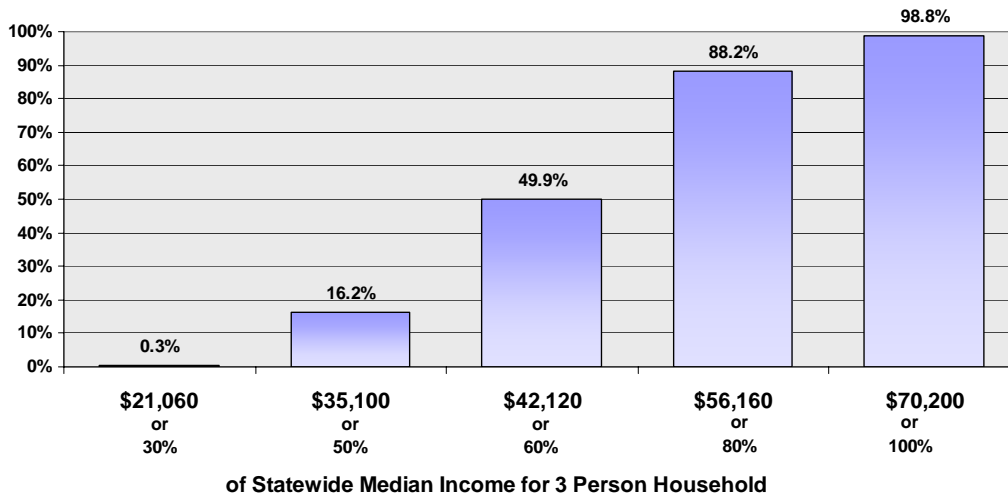


The vacancy rate for 2-Bedroom units is essentially unchanged since last year, but is 5% above the rate in 2008, 3% above the rate in 2006, and is now 2.6% above the statewide rate.

**Vacancy Rate of Rental Housing Units**

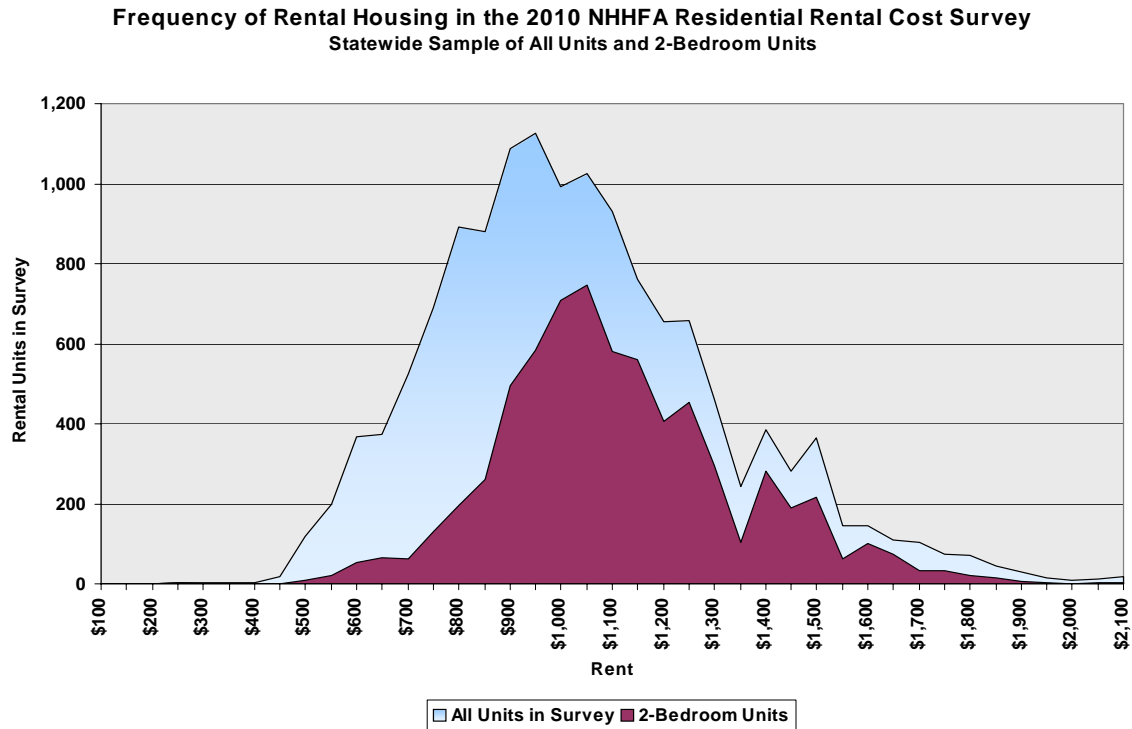


**Percent of 2-Bedroom Units in 2010 Rental Cost Survey  
Affordable at Selected Household Incomes**



Like owner housing, affordability in the rental housing market is largely a question of household income. For households earning the median income or above, nearly all available rental housing stock is “affordable”. However, affordability continues to be an issue for renter households earning 50 percent or less of Median Family Income.

As the chart above indicates, less than a third (29 percent) of the rental housing unit in the state are affordable for households earning 50 percent of the median household income, about \$35,000. And for households earning only 30 percent of median household income, about \$21,000, only 1 percent of rental housing is affordable.



This chart shows the frequency distribution of rents statewide. As shown earlier in the county rental cost charts, rents can vary substantially by locality and region.

## Housing Market Summary

Approximately 73% of the households in New Hampshire own their own homes. The median purchase price of primary homes which increased dramatically between the mid 1990's and 2005, reached a peak of about \$250,000 in 2007, and has since declined by about 20% to \$200,000. As would be expected, Rockingham and Hillsborough counties in the south-eastern portion of the state continue to have the highest median prices while counties furthest from the Boston labor market have lower median prices. Despite a temporary improvement driven by the home buyer tax credit which expired in June, demand for housing remains very weak, with an inventory in excess of 12 months supply.

The growing number of foreclosures and the resulting distressed residential real estate for sale has a significantly negative influence on the real estate market in New Hampshire. In the first seven months of 2010, foreclosures averaged 362 per month, an increase of 22% since 2008 and an increase of more than 300% since 2006. The majority of foreclosures are the result of a loss of household income, frequently resulting from deteriorating economic conditions including increased unemployment and a decline in overtime hours leaving an increasing number of owner household without the financial resources to meet their mortgage obligations. Concurrently, weak demand and declining market values deprive the owner of the ability to sell the property and pay off the loan. It will take a sustained period of economic improvement to reverse the fortunes of households negatively impacted by the recent recession and slow the rate of foreclosures in New Hampshire.

The decline in home prices since 2007 in combination with the historically low interest rates should bring a sense of affordability back to the housing market. Indeed, for those households that can meet the new tighter credit and higher down payment requirements there is an increasing inventory of discounted homes on the market. Nonetheless, there continue to be roadblocks to affordable home ownership for many households. By far the greatest impediment to affordability continues to be simply the lack of housing inventory at prices affordable to households earning less than the median income even in a market that has already seen a decline in prices. The high levels of foreclosures, the continued uncertainty about the future of home values as well as overall weak economic conditions and more specifically limited employment prospects serve as caution signs for many prospective home buyers in the current market. As long as these dark clouds remain there can be little hope for significant improvement in the ownership housing market.

The Statewide Median Gross Rent (including utilities) has increased less than 2% in the past year and less than 7% since 2005. At \$1,056 for a 2-Bedroom unit it remains above the \$1000 mark for the 5<sup>th</sup> year in a row. The vacancy rate, which increased steadily between 2002 and 2009, has declined very slightly this year. While the recent recession has slowed new household formation, decreasing demand for rental housing the high number of foreclosures have forced former owner households back into the ranks of renters, increasing rental housing demand. Rents are highest in the southern counties of the state, closest to the Boston labor market. Most of the rental units in the state (75%) are located in Hillsborough, Rockingham, Merrimack and Strafford Counties. Rents have not declined, not despite the weak economy, but because of it. Affordability continues to be an issue for renter households earning 50% or less of Median Family Income. Looking forward, rents in 2011 may move slightly higher, but probably



not by much. Vacancy rates should remain stable at 4% to 5%. Renter household income has declined, and relatively few renter households are able to save enough to move into ownership housing, despite low interest rates and a supply of discounted housing.

### **Barriers to Affordable Housing**

The combination of market factors mentioned above creates an especially difficult housing market. The fairly recent stabilization of rental housing costs and the more recent decline in ownership purchase prices haven't offset the run-up of housing costs that began in the mid-1990s. Household incomes have grown much more slowly, especially for lower income households, creating higher housing cost burdens. The unprecedented volume of foreclosure activity has decreased selling prices, but this has hardly stimulated buying activity, due to lack of availability of private mortgage insurance and adoption of much more stringent mortgage underwriting standards by lenders.

## Homeless Facilities

With rental and utility costs increasing and low vacancy rates, individuals and families at the bottom of the economic ladder have few viable housing opportunities. As those opportunities disappear, these individuals and families become homeless in greater numbers, increasing the pressure on the states already stretched homeless facilities network.

The State of New Hampshire, BHHS, with advice from the Emergency Shelter and Homeless Coordination Commission, provided funding on a statewide basis to 42 homeless/temporary housing providers in SFY '09. Shelter services were funded in the following categories:

PROGRAM TYPE	NUMBER OF PROVIDERS
Domestic Violence Shelters	12
Emergency Shelters	18
Specialty Shelters	6
Transitional Programs	6
<b>TOTAL</b>	<b>42</b>

Temporary housing was provided to 4,956 persons in SFY '09. Of those sheltered, 3,328 were single adults, 788 were adults in families with 840 children; and a reported 196 individual adults were in families without children. A reported 1,228 persons sheltered had a diagnosed mental illness, 1,098 experienced alcohol abuse problems, 879 had reported other substance abuse problems, 706 with dual diagnosis (mental health and substance abuse), 176 with a developmental disability, 593 with a physical disability, 664 were victims of domestic violence, 293 were veterans, 14 with HIV/AIDS, and 880 chronically homeless.

Shelters have seen a slight decrease in need for services over the last two years as presented in the following statistics:

	SFY '04	SFY'05	SFY'06	SFY'07	SFY'08	SFY'09
Total persons sheltered	6,672	6,249	6,435	5,721	5,209	4,956
Total bed nights provided	302,822	300,159	275,460	263,168	263,193	251,046
Average length of stay	49.72 days	48.00 days	42.80 days	47.90 days	50.53 days	50.65 days

All shelters funded are part of a local Continuum of Care designed to provide timely access to important community-based services such as employment, medical, educational, mental health and substance abuse counseling, housing and other services that facilitate an individual or family's ability to attain and maintain a stable living environment. State funding will continue to focus on the most vulnerable homeless and those providers who offer a comprehensive approach to homelessness. **Homeless Services by County** aka the provider matrix includes addresses, telephone and fax numbers, and websites of each service provider. (See Appendix A)

## **Homeless Intervention/Prevention Services**

The State of New Hampshire, BHHS, provided 27,101 units of homeless prevention service statewide in SFY '09 to 7,496 persons at imminent risk of homelessness. Of those provided prevention services, 2,269 were families. These significant homeless prevention services resulted in an important intervention, which prevented the occurrence of homelessness. Services were funded through six Community Action Agencies, and ten other nonprofit service providers.

Prevention services include payments for rental arrearages when there is a notice of eviction, past due electrical bills, when there is a disconnect notice, fuel assistance, security deposits for housing rental, security deposit loans, budget counseling, and referral to alternative homeless intervention providers in the community. The majority of persons who seek prevention services do so as a last resort, in an attempt to maintain their current living or employment situation.

The State of New Hampshire, BHHS, administers two programs that assist in accessing housing through a network of nonprofit community agencies: the Housing Security Guarantee Program and the Homeless Housing and Access Revolving Loan Fund. Started in 1994, the Housing Security Guarantee Program is available to low-income families statewide. A non-cash voucher program, it is managed pursuant to RSA 126-A:50, which states: "The inability of individual citizens to amass sufficient funds for housing security deposits contributes significantly to the problem of homelessness in the State of New Hampshire." Housing security guarantees provided under the program allow low-income individuals and families the opportunity to secure safe, affordable, permanent housing in New Hampshire's low-vacancy, high-cost rental housing market. Persons seeking a security deposit guarantee apply through one of eight nonprofit agencies that administer the program. These agencies work with private landlords, public housing agencies, transitional housing programs, outreach workers and others to ensure program availability to the entire state. An important strategy of this program is a flexible loan payment schedule designed to fit within realistic budget parameters. The State of New Hampshire, Housing Security Guarantee Program assisted 858 households in SFY '09.

The Homeless Housing and Access Revolving Loan Fund was implemented in State Fiscal Year 2008 and provides loans for the first month of rent and/or security deposit for homeless individuals and families. This program assisted 232 households in SFY '09. To coordinate these related efforts in support of families who are homeless or at risk of homelessness, the Homeless Housing and Access Revolving Loan Fund and Housing Security Guarantee Programs are administered by the same community service network.

## **Special Needs Programs/Facilities**

The HUD funded Housing Opportunities for Persons With Aids (HOPWA) grants administered by BHHS and provided through Merrimack Valley Assistance Program bring assistance and extensive support services to persons with HIV/AIDS and their families. The population served includes low and very low income, and those at risk of displacement or of becoming homeless. These projects emphasize stabilizing participants' current housing situations and, whenever possible, maintaining them in their homes where they prefer to reside. Housing solutions, case management, and supportive services are intertwined in maintaining and improving participants' independence, self-sufficiency, quality of life and personal dignity. In the last reporting year, March 1, 2009 through February 28, 2010, these two programs

provided 37 households with tenant-based rent assistance; supported 106 households with Short-Term Rent, Mortgage or Utility Assistance, and provided 339 households with other Supportive Services. In addition, 90% percent of all participants maintained their permanent housing situation for at least one year.

The Projects for Assistance in Transition from Homelessness (PATH) program is funded through a grant from the Substance Abuse and Mental Health Services Administration (SAMHSA) branch of the U.S. Department of Health and Human Services, with funds contracted to community mental health and Community Action Agencies. PATH outreach provides services to those experiencing homelessness and serious mental illness (SMI) or SMI and a co-occurring substance use disorder. PATH workers assess for immediacy of needs, and continue to work with individuals to enhance treatment and/or housing readiness while linking clients to vital supports such as shelter, health care, mental health treatment, financial assistance and ultimately housing. PATH service workers provided outreach services to over 1200 individuals. Of these, more than 1000, or 83% of those receiving outreach services were enrolled as PATH clients.

HUD-funded Supportive Housing Programs (SHP) are an essential service within New Hampshire's BOSCO. They are designed specifically to serve individuals and families who are homeless and have a disabling condition that prevents them from living independently. Designed to provide comprehensive case management, these programs meet the needs of the chronically homeless, persons with mental illness, dual diagnosis, Acquired Brain Disorder, and other disabling conditions. Providers include Community Action Agencies, Community Mental Health Centers, and several smaller non-profit organizations. Direct services include case management, assistance with acquiring essential life skills, housing, and other supportive services that will ensure their housing placement is permanent. The BOSCO's nine SHP funded permanent supportive housing programs served 153 persons in SFY'09.

Shelter Plus Care (S+C) programs are designed to provide both housing and support services to individuals or families who are homeless and need support to maintain permanent housing. To be eligible, participants must be homeless and living in an emergency shelter, the streets, or another place not meant for human habitation and have a disabling condition. HUD funding provides for a rental subsidy, and support services are provided through local service agencies, the cost of which serves as the financial "match" for the HUD funding. The program is designed to be flexible in meeting the needs of participants with housing options and varied support services that may include mental health treatment, healthcare, case management, substance abuse treatment, or assistance with other basic life skills. Program participants are required to pay a portion of their income toward rent and be actively engaged in services. Two S+C programs are funded through the BOSCO, one through the Center for Life Management and one through Southwestern Community Services. The BOSCO's S+C programs served 74 persons in SFY '09.

## **STRATEGIC PLAN**

This 5 year Strategic Plan has been developed to achieve the following statutory goals:

- Provide decent housing and
- A suitable living environment and
- Expand economic opportunities

### **Affordable Housing**

The priorities below are set by the Housing and Community Development Planning Council. They reflect the desire to address the needs identified in the Housing Needs and Housing Market Analysis sections of this plan. They are intended to guide the expenditure of the federal resources governed directly by this Consolidated Plan (HOME, CDBG, and ESG).

The obstacles to meeting the underserved needs are both the lack of affordable housing and the lack of resources to address the need. This creates a “landlords market” where many of the lowest income, those with special needs and households with children are considered a higher housing risk and subsequently are not competing well for the limited housing supply.

In addition, changes in the state lead poisoning prevention law, while designed to better protect children from lead-based paint hazards, has had a chilling effect on owners of pre-1978 rental property. They are less likely to rent to households with young children and/or participate in the Section 8 rental subsidy program out of concern with potential liability and the cost of renovations. Families with children had already been having difficulty finding larger rental units, and now some owners believe that it is in their best business interest to be quite selective when renting to families with children. It is therefore, very important to encourage affirmative action with regard to housing in all of the funded programs. New Hampshire Housing will continue to support New Hampshire Legal Assistance’s Fair Housing efforts, which have become crucial to fair housing enforcement in the State and in providing essential work in outreach, education and advocacy.

The Market Analysis indicated a very high need for rental housing which is affordable to households at or below 50% of the statewide median area income (MAI). Statewide, households at 80% MAI could afford more than 88% of the market rent units while households at 50% MAI could only afford 16% of the market rent units, and in some markets affordability was significantly more of a problem. The CHAS tables in the Housing Needs analysis indicate that there are 1,385 renter family households and 11,530 renter elderly households with high housing cost burdens.

### Priority Needs Summary Table

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority Need Level High, Medium, Low</b>	
Renter	Small Related	0 – 30%	High
		31 – 50%	High
		51 – 80%	Medium
	Large Related	0 – 30%	High
		31 – 50%	High
		51 – 80%	Medium
	Elderly	0 – 30%	Medium
		31 – 50%	Low
		51 – 80%	Low
	All Other	0 – 30%	Medium
		31 – 50%	Low
		51 – 80%	Low
Owner	0 – 30%	Low	
	31 – 50%	Low	
	51 – 80%	Low	

Subsequently the highest priorities are:

- Develop and preserve affordable rental housing for low and very low income (50% of median and below) families.
  - Objective: Use the majority of the funds available for housing to develop or preserve affordable housing for families.
  - Objective: Develop affordable housing where supply does not correspond to the needs of the greater community.
- Serving very low income special needs populations is considered a high priority in any of the HUD defined categories.
  - Objective: Use funds to develop housing with associated services based on the needs of special needs populations.
  - Objective: Facilitate partnerships between housing and service providers at the local, regional and state levels.

Although elderly households at or below 50% and 30% MAI are a low and medium priority respectively, the frail elderly would be considered part of the special needs population and subsequently a high priority. Frail elderly are those elderly affected by 1 or more limits to Activities of Daily Living. Activities of Daily Living (ADLs) include difficulty in: bathing or showering, getting in/out of bed/chair, feeding oneself, getting around inside home, dressing, and toileting. Currently those numbers are not expected to be great. An analysis of the elderly housing needs conducted by Bruce C. Mayberry a few years ago for New Hampshire Housing and the Federal National Mortgage Association indicates that independent living with some supportive services such as congregate dining (at least 1 meal), heavy chore services and transportation is the highest need for elderly housing in the short term (next ten years). Independent living would typically serve elderly affected by 1 or more instrumental activities of daily living (IADL's) including preparing meals, light housework, shopping, heavy housework, managing money and using the telephone. As the "baby boomers" age, community-based supportive services for the frail elderly have become a high priority.

The medium priorities are:

- Develop and preserve affordable rental housing for moderate income families.
- Develop and preserve affordable rental housing for very low income elderly.
- Develop and preserve affordable rental housing for very low income unrelated individuals.

The low priorities are:

- Develop and preserve affordable housing for moderate and low income elderly.
- Develop and preserve affordable housing for moderate and low income unrelated

individuals.

- Assist in homeownership.

The amount of need exceeds availability of resources in all of the categories. Furthermore, funding sources, by regulation or competitive design often require that specific categories be targeted. Therefore, when there are opportunities to address the medium or low priority categories with other funds, it is necessary to be less restrictive with regard to consistency with the Consolidated Plan. Such was the case with the American Dream Downpayment Initiative, an addition to the HOME Investment Partnerships Program with funding dedicated to support first time homebuyer activities among low income households. This program no longer exists, but these resources were helpful to the limited number of beneficiaries who were assisted.

### **How the Proposed Distribution of Funds Will Address the Identified Need**

The Action Plan describes the proposed distribution of funds. HOME funding is earmarked for rental production and preservation. ESG or Homeless State Grant In Aid funds sometimes provide the financial support for the service portion where services are being provided in special needs housing. CDBG funds can be used to meet the high priority needs where the local municipal applicants identify those needs. The majority of CDBG funds are available to the municipalities in two categories, Economic Development for job creation and Housing and Public Facilities, all high priorities.

### **Proposed Affordable Housing Accomplishments**

The proposed accomplishments are estimated for the 5 year period of the Consolidated Plan based on past affordable housing creation (new construction or preservation) by all programs (funding sources). Subsidy levels, available equity, and available debt are assumed to be level for the period but adjusted for inflation based on the Consumer Price Index for shelter.

	Affordable Housing – All Programs	
<u>Income Range</u>	<u>Homeownership</u>	<u>Rental</u>
0-30% MAI	0	160
31-50% MAI	10*	410
51-80% MAI	2,250	550
Totals	2,260	1,120

5. Tighter credit and downpayment requirements currently prevent most households with incomes below 50% of Median Area Income from entering homeownership except for voucher assisted households.



### **HIGH NEED COMMUNITIES FOR RURAL DEVELOPMENT 515 PROGRAM**

The following is a list of New Hampshire communities that have been designated by USDA Rural Development, New Hampshire office, for Section 515 New Construction applications. Those communities marked with an asterisk have been designated by USDA Rural Development, New Hampshire office, effective January 27, 2011, as having high need for multifamily rental housing assisted by federal housing programs that include rental assistance and are not covered by the HUD- approved Consolidated Plan, specifically the Rural Development 515 program.

Acworth	Gilford*	Northfield*
Allenstown*	Goffstown*	Orford*
Alstead	Greenville	Ossipee*
Alton	Hampton*	Pembroke*
Andover	Hanover*	Peterborough
Antrim	Haverhill	Pittsfield*
Ashland	Henniker	Raymond*
Barrington*	Hillsborough	Rindge
Bartlett	Hooksett	Rumney
Belmont	Jaffrey	Rye
Bennington	Kingston	Sandwich
Berlin	Laconia*	Stratford
Bethlehem	Lee	Swanzey
Boscawen*	Lincoln	Tamworth
Bristol	Lisbon*	Thornton
Campton	Littleton	Tilton*
Canaan	Loudon*	Troy
Charlestown	Marlborough	Walpole
Claremont	Meredith	Warner
Colebrook	Milford*	Weare
Danbury	Moultonborough*	Whitefield
Effingham	New Ipswich*	Wilton
Epping*	Newmarket*	Winchester
Farmington*	Newport	Wolfeboro*
Franklin	Newton*	

### **Needs of Public Housing**

Some of New Hampshire's Public Housing Authorities have been active as affordable housing developers utilizing HOME, CDBG, LIHTC and other resources. Due to their non-profit status and proven capacity, their project applications typically score favorably. Two seats on the Housing and Community Development Council are held by Executive Directors of PHAs, which ensures PHA consultation in consolidated planning. None of New Hampshire's PHAs is classified as "distressed" by HUD.

## Homelessness

New Hampshire will work to prevent and reduce homelessness over the next five years. Our strategic plan includes three primary objectives:

- prevent homelessness whenever possible;
- house those who become homeless, as quickly as possible; and
- expand and enhance services through a coordinated statewide effort.

In order to achieve these objectives we will continue to refine our process of determining gaps and needs through the use of improved data collection and analysis.

New Hampshire has been engaged in an aggressive work process improvement effort of the NH-HMIS system which was implemented in 2002. This work process improvement effort included analysis of the current system strengths and weaknesses and development of a plan to improve data quality. Over the past year BHHS has worked closely with the NH-HMIS sponsor agency and homeless service providers to identify service and data quality challenges. As part of this process the NH-HMIS contract was put out to competitive bid and a new sponsor agency was selected to be the lead NH-HMIS agency and project sponsor. The new project sponsor has been phased in through July through September of 2010 and will take over all NH-HMIS project activities effective October 1, 2010. We believe this work process improvement effort will result in the NH-HMIS providing reliable accurate information regarding our count of homeless individuals, the chronically homeless, and families. It will also provide us with better information as to shelter and service usage. BHHS will continue to do an annual point-in-time count, annual HIC surveys, and use that information along with NH-HMIS data to improve our understanding of the nature and condition of homelessness in NH.

There is a comprehensive network of Local Service Delivery Area (LSDA) systems located throughout the state as part of the BOSCO that facilitate movement of homeless individuals/families through components of the Continuum of Care. The LSDAs coordinate with one another through area meetings and work with the network of regional Community Action Programs (CAP) located in six field offices across the state. New Hampshire's CAPs have assumed a leading role in providing homeless prevention activities, and they operate the state's Homeless Outreach/Intervention Program.

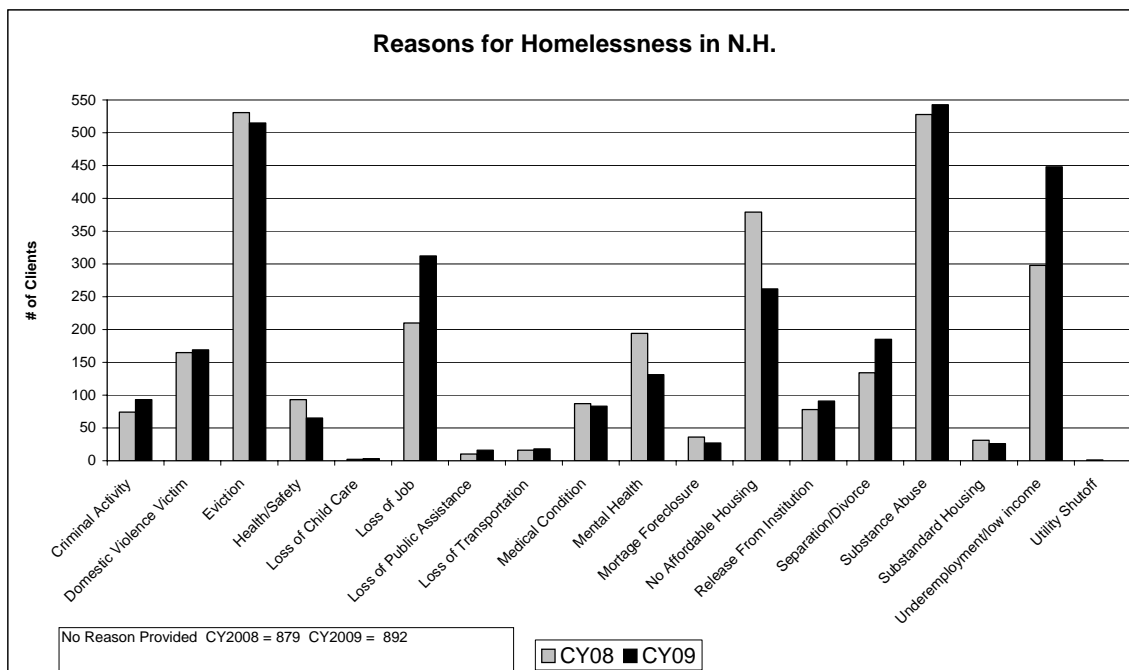
New Hampshire's service system of providing assistance to homeless individuals/families includes outreach/intervention, emergency shelters, transitional housing programs, permanent and permanent supportive housing, and supportive services. Homeless people enter the network through multiple access points including self-referral, referral from shelters, CAP agencies, churches, welfare organizations, law enforcement agencies, health care providers, public housing agencies, and local government. Additionally, the state sponsors a New Hampshire Homeless Hotline (800) 852-3388 that provides a direct link to personnel at the Homeless Outreach/Intervention Program. Components within the Continuum are linked together through direct daily contact between outreach/intervention personnel and homeless providers. Information is provided daily from emergency shelters across the state on the availability of beds.

In our effort to prevent homelessness we continue to review, promote and establish long-term policies and programs to address the causes of homelessness by:

- enhancing information and referral services, connecting people to services and resources as soon as possible;
- increasing accessibility to prevention/intervention services through improved coordination and developing and distributing informational materials; and
- continuing to implement the State’s Discharge Planning Policy, working collaboratively with publicly-funded institutions and systems of care to develop and implement functional discharge plans.

Emergency shelter is a temporary step, when homelessness cannot be prevented. The goal is that the provision of shelter and targeted support services will empower movement from homelessness to self-sufficiency. Intervention is offered in the form of transportation to shelters, medical assistance and/or information and referral. As part of the state’s NH-HMIS implementation, standard intake information is being collected for all homeless individuals and families that enter the system through homeless service agencies throughout the state. Once a homeless person is active in the system, they can complete a needs assessment to consider multiple factors including housing, employment, education, childcare, and medical and nutritional concerns. Homeless intake personnel also seek to determine any underlying mental health, physical and/or emotional disability needs, domestic violence, substance abuse or other issues that may impact the ability to obtain/maintain a permanent residence.

The assessment provides sufficient information to make appropriate referrals to homeless resources throughout the Continuum. The needs of each homeless individual/family are evaluated and intake personnel make every effort to secure resources sufficient to allow people to secure permanent housing and/or employment as quickly as possible. Many individuals and families enter the system as the result of having lost their homes for failure to pay rent/mortgage. This may occur because of illness, loss of employment, extreme housing cost, or a host of other reasons. Homeless people falling into this category are connected to local public housing agencies, are apprised of employment opportunities, and often referred to the local welfare offices and other services as deemed necessary.



BHHS utilizes data from multiple sources to gain a comprehensive understanding of homelessness in New Hampshire. In addition to the NH-HMIS system, annual point-in-time counts, and the HIC, BHHS, along with many community partners, initiated a project to gather more detailed information about individuals and families experiencing homelessness in New Hampshire. BHHS had particular interest in how people access social supports and services when they are living in homeless shelters, in their cars, in the woods or on riverbanks. The pilot survey was initiated in 2009, and nearly 100 people were interviewed in homeless shelters. The follow-up survey in 2010 interviewed 231 homeless persons across seven counties and was administered by graduate and undergraduate level students from the State University and College System who were trained in the use of a standardized survey tool. The interview format successfully helped to address literacy level, content, and the length of the survey. The students were able to use their work as service/learning components of their course work.

The survey data is another useful tool utilized by BHHS to clarify basic issues experienced by people living in poverty and homelessness, and causal links such as unemployment, domestic violence, and prior involvement with the child welfare system.

BHHS plans to continue to conduct the survey, refining the methodology and expanding the geographic region covered to count more homeless persons. Future surveys will likely be conducted on a biannual basis.

For those people who are not able to move directly from the shelter to permanent housing, the Continuum supports transitional housing programs. Transitional housing programs offer services for 6-24 months depending on the program and the needs of the individuals/family. Transitional housing programs are designed for three distinct population groups: (1) families that require extensive skills in order to obtain/sustain permanent housing and employment; (2) people who suffer from alcohol and other drug addictions; (3) people determined to be homeless as the result of mental health, HIV/AIDS, disability and/or domestic violence. People in these programs are guided to service programs within the Continuum that offer training and educational opportunities, as well as extensive treatment and counseling services. These projects provide much needed positive social support, skill building and an opportunity for residents to gain stability and confidence in their own capabilities before moving on to independent living.

People leaving transitional housing frequently enter NH's system of subsidized permanent housing provided by local public housing authorities and other public and private housing providers. Public and private housing providers are important members of the LSDAs and serve as the conduit for federal housing subsidy funds that come into the state from HUD. They administer public housing and participate in the Section 8 certificate/voucher program that many former homeless individuals/families access in order to maintain permanent housing.

People with traumatic brain injuries and people discharged from psychiatric units of hospitals, the chronically homeless and others not able to care for themselves are referred to the state's network of supportive housing programs that offer permanent housing in addition to treatment and supportive services. This network is integrally linked with the state's community mental health centers. It is the goal of the supportive housing network of agencies to promote community integration on behalf of all residents.

In our efforts to re-house those who become homeless as quickly as possible we plan to:

- coordinate with key housing developers, local housing authorities, New Hampshire Housing, and

local providers to access funding and resources to develop and/or access affordable housing over the next three years;

- develop creative mechanism(s) to encourage landlords to rent to persons transitioning from homelessness (in addition to our HSGP and HHARLF); and
- continue to educate homeless families and property owners about our HSGP and HHARLF as well as supportive service programs available to them.

The implementation of the American Recovery and Reinvestment Act of 2009 HUD-funded Homelessness Prevention and Rapid Re-Housing Program has provided New Hampshire with an opportunity to fund innovative programs to both rapidly re-house homeless people and prevent homelessness from occurring altogether. New Hampshire was awarded \$4,612,322 which was contracted through a competitive bidding process to 10 homeless service agencies to provide Homelessness Prevention and Rapid Re-Housing services, as well as data collection and analysis through the NH-HMIS system. In SFY '09 these projects served 859 persons.

In our effort to continue to expand and enhance services through a coordinated statewide effort the Ten-Year Plan to End Homelessness was implemented in December of 2006. The plan continues to be a guide in the work to end homelessness in the state, and the New Hampshire Interagency Council on Homelessness is currently in the process of reviewing the progress to date and evaluation of goals and priorities.

New Hampshire has also developed a comprehensive four-year plan to end homelessness among veterans in the state. The plan was developed through a joint civilian/military partnership and was released in June 2010. At the time of publication, NH-HMIS data indicated 429 homeless veterans received state-funded homeless assistance services in CY 2009. Of those served, 15% were Persian Gulf, 30% were post Vietnam, and 25% were Vietnam era Veterans. The Plan's success is dependent upon military and civilian partnerships and collaboration. The activities outlined in the plan are being coordinated by the NH Homeless Veterans Committee which is chaired jointly by the BHHS Administrator and the Homeless Service Coordinator at the Manchester VA Medical Center. Key components of the plan include: outreach and education, treatment, prevention, housing and support services, income/employment/benefits, and community partnerships.

### **Priorities**

The qualitative criteria used to develop the priority list for unmet homeless needs included:

- a review of the relative needs among the region's homeless populations;
- a review of vulnerability of various population groups, including a review of the age, disability, treatment needs, and other criteria that apply to the region;
- a review of the various homeless groups that are currently not served, and the development of a comparison between housing resources currently in place versus apparent needs identified;
- determination of whether needs are growing and the development of an estimate of the timeframe needed to begin meeting needs; and
- review of information provided by treatment facilities, police and welfare reports and referrals.

**Our highest priority is prevention,** although it is not listed in Table 1A. With heating bills

skyrocketing, keeping people housed rather than re-housing them once they are homeless is of great importance. We list our priorities as follows:

1. Prevention (High);
2. Permanent Housing (High);
3. Transitional Housing (Medium); and
4. Seasonal (Winter) Emergency Shelter (Medium).

Our sub-population priorities are:

1. seriously mentally ill (High);
2. chronic substance abuse (Medium);
3. youth (High);
4. chronically homeless (High);
5. victims of domestic violence (Medium);
6. veterans (High); and
7. Persons with HIV/AIDS (Low).

GOAL	ACTION STEPS
<p><b>Goal 1: Create new permanent housing (PH) beds for chronically homeless individuals.</b></p>	<p>Create new beds by accessing mainstream housing programs and resources.</p> <p>Conduct outreach to Public Housing Authorities to identify ways to have either preferences added to their Admin plans or to educate PHAs to remove barriers to PHA housing and voucher programs by CHI.</p> <p>The BOSCOG will review its entire inventory of housing to determine if any additional units can be set aside for a CHI only population.</p> <p>The BOSCOG will request that the Housing Subcommittee conduct a monthly assessment of progress toward these goals.</p> <p>Initiate a series of trainings and capacity building workshops to increase capacity.</p> <p>Coordinate with Housing Partnerships, Community Action Agencies, Low Income Housing Tax Credit Developers and others to expand the supply of CHI housing.</p> <p>Expand the number of permanent housing beds for CHI from 42 to 45.</p>
<p><b>Goal 2: Increase percentage of homeless persons staying in PH over six months to at least 82 percent.</b></p>	<p>The BOSCOG will work to ensure long-term stability in its PH housing projects by continuing to monitor projects on a monthly basis as a group. Barriers will be addressed immediately including challenges, such as appropriate and available services to maintain people in their homes and transportation near homes.</p> <p>The BOSCOG will seek to increase the availability of mainstream services as well as crisis response services such as ACT teams that can immediately respond to a problem, provide ample supportive services, and re-stabilize participants before they are at risk of losing their housing.</p> <p>The BOSCOG Housing Subcommittee will conduct an in-depth analysis of overall data regarding this goal on a monthly basis and also identify programs that are struggling to maintain participants. HUD technical assistance will be requested for those programs that are struggling.</p>

<p><b>Goal 3: Increase percentage of homeless persons moving from transitional housing (TH) to permanent housing to at least 79 percent.</b></p>	<p>The BOSCOG will work with PHAs to adopt a preference for homeless persons coming from TH programs.</p> <p>The BOSCOG will explore opportunities to expand community-based services so that some people leaving TH will feel safe going into PH knowing that they will have the necessary supports to be successful.</p>
<p><b>Goal 4: Increase percentage of persons employed at program exit to at least 26% percent.</b></p>	<p>The BOSCOG will engage in the following activities to increase the percentage of persons employed at exit: require employment to be a component of all appropriate Individual Service Plans (ISPs); monitor projects to ensure that employment is a component of ISPs; and continue to maintain and support linkages to mainstream employment training and support programs.</p> <p>The BOSCOG Housing Subcommittee and its Executive Subcommittee will review progress monthly through analysis of a monthly NH-HMIS report on progress at each BOSCOG meeting.</p>
<p><b>Goal 5: Decrease the number of homeless households with children.</b></p>	<p>The BOSCOG will work with New Hampshire Housing to ensure that affordable housing resources are allocated in a way that will ensure a viable pipeline of units that are affordable to low-income families.</p> <p>BHHS will continue to cosponsor the annual Homeless Provider and Homeless Education Liaison Conference with the NH Department of Education to support and encourage collaboration between Homeless Shelter Staff, Outreach workers and Homeless School liaisons.</p> <p>BHHS will initiate training opportunities focused on identify and intervening with families who are at risk of homelessness with a goal of homeless prevention, or rapid rehousing of these families.</p> <p>The BOSCOG will encourage PHAs, through outreach and education, to prioritize homeless families for Housing Choice Vouchers and public housing units.</p> <p>The BOSCOG will seek to work with PHAs to apply for any new housing resources that are made available.</p> <p>The BOSCOG will work to reduce the number of homeless families over the next 12 months by ensuring coordination with the State’s Rapid Re-Housing projects. These resources will target families who are able to leave homelessness quickly and become permanently housed successfully in the community.</p>



<p><b>Goal 6: Decrease the number of homeless veterans in NH</b></p>	<p>BHHS, in conjunction with the NH Homeless Veterans Committee will collaborate with the Manchester VAMC and the White River Junction VAMC and other statewide partners to make the VA Supportive Housing (VASH) Program more visible, accessible, and expeditious for NH veterans.</p> <p>BHHS will make available training opportunities for non-profit and homeless service providers on accessing resources and funding to develop veteran-specific projects.</p> <p>BHHS and the Homeless Veterans Committee will conduct outreach to PHAs and request consideration for a veterans’ preference for subsidized housing.</p> <p>BHHS and the Homeless Veterans Committee will identify service provider network groups (COCs, VSOs, LSDAs, etc.) to target for informational presentations, military conference trainings, and networking opportunities between VA service providers and local community service providers.</p> <p>The NH Homeless Veterans Committee will conduct outreach to educate city and town officials, legislators, concerned citizens and the business community and the public at large of the impact of veteran homelessness on the state, hospitals, law enforcement, individuals and families.</p>
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## Non-Housing Community Development Needs

The Community Development Block Grant (CDBG) Program is the primary federal funding source in New Hampshire available at the municipal level to meet non-housing community development needs. An analysis of objectives and eligible activities as outlined in the New Hampshire CDBG Program Rules provides a useful basis for prioritizing non-housing needs over the near term. In addition, economic trends in the state and input from stakeholders shed light on non-housing needs in general and economic needs in particular.

### Priorities

The overall goals of the New Hampshire CDBG Program are to provide housing, public facilities and/or employment opportunities primarily to low and moderate income persons or households. The state has reinforced these goals by adopting and incorporating the federal statutory goal to provide decent housing and a suitable living environment and expanding economic opportunities, principally for low and moderate income persons and to promote projects and activities that address the following national objectives:

- Direct benefit to low and moderate income persons or households;
- The prevention of slums and blight; and
- The elimination of conditions which seriously and immediately threaten the public health and welfare.

As a part of the administration of the New Hampshire CDBG Program, the New Hampshire Community Development Finance Authority (CDFA) has also adopted state specific objectives in order to encourage projects and activities which:

- Solve community development problems with long term benefits and innovative solutions;
- Provide direct benefits in the form of improved housing, public facilities and employment opportunities to low and moderate income individuals and households;
- Promote successfully raising or securing matching dollars and resources from public and private sources;
- Fund needed projects for which other public or private programs or sources of funds are not otherwise available;
- Serve to implement a long-range community development strategy or plan and conform to the municipality's master plan and related ordinances;
- Preserve and protect historically and culturally valuable structures and sites; and
- Preserve and promote existing neighborhoods and community centers.

In order to address the objectives identified above, and to respond to emerging problems and opportunities, CDFA will continue to pursue the following short-term non-housing community development priorities:

- |                        |               |
|------------------------|---------------|
| • Economic Development | High Priority |
| • Water Facility       | High Priority |
| • Sewer Facility       | High Priority |
| • Childcare Facilities | High Priority |
| • Homeless Shelters    | High Priority |

• Transitional Housing Facilities	High Priority
• Regional Economic Development Capacity	High Priority
• Neighborhood Facility/Community Centers	Medium Priority
• Other Public Facility	Medium Priority
• Removal of Architectural Barriers	Medium Priority
• Construction or Rehab of Schools, Libraries, Museums	Low Priority
• Recreation Areas	Low Priority

### Basis for Priorities

Priority non-housing community development needs are identified based on an assessment of needs as demonstrated through previous CDBG applications, public hearings, economic data and other public input. The following non-housing community development activity categories and aggregated grant requests were identified by an assessment of applications requesting assistance in 2008 and 2009.

• Center Facilities (homeless shelters, neighborhood facilities, other community facilities)	\$3,339,847
• Water Facilities	\$1,450,000
• Sewer Facilities	\$1,163,013
• Planning	\$ 120,000*
• Economic Development	\$6,755,341*

\* Based on projects funded from 08/09 CDBG allocations

A similar analysis of funded CDBG projects from 2008 through 2009 indicated funding in the following proportions:

• Economic Development	41%
• Housing	38%
• Public Facilities	21%
• Planning	<1%

**Priority:** *Assist Economic Development Activities*

**Objectives:**

The employment picture has changed considerably since the previous consolidated plan was written. The recession driven unemployment rate has risen steadily since 2007 and continues to show an upward trend. In fact, the current unemployment rate is higher than at any point since 1993.

	2000	2006	2007	2008	June 2009	2010
NH Unemployment Rate	2.7%	3.5%	3.5%	3.9%	6.3%	6.5%

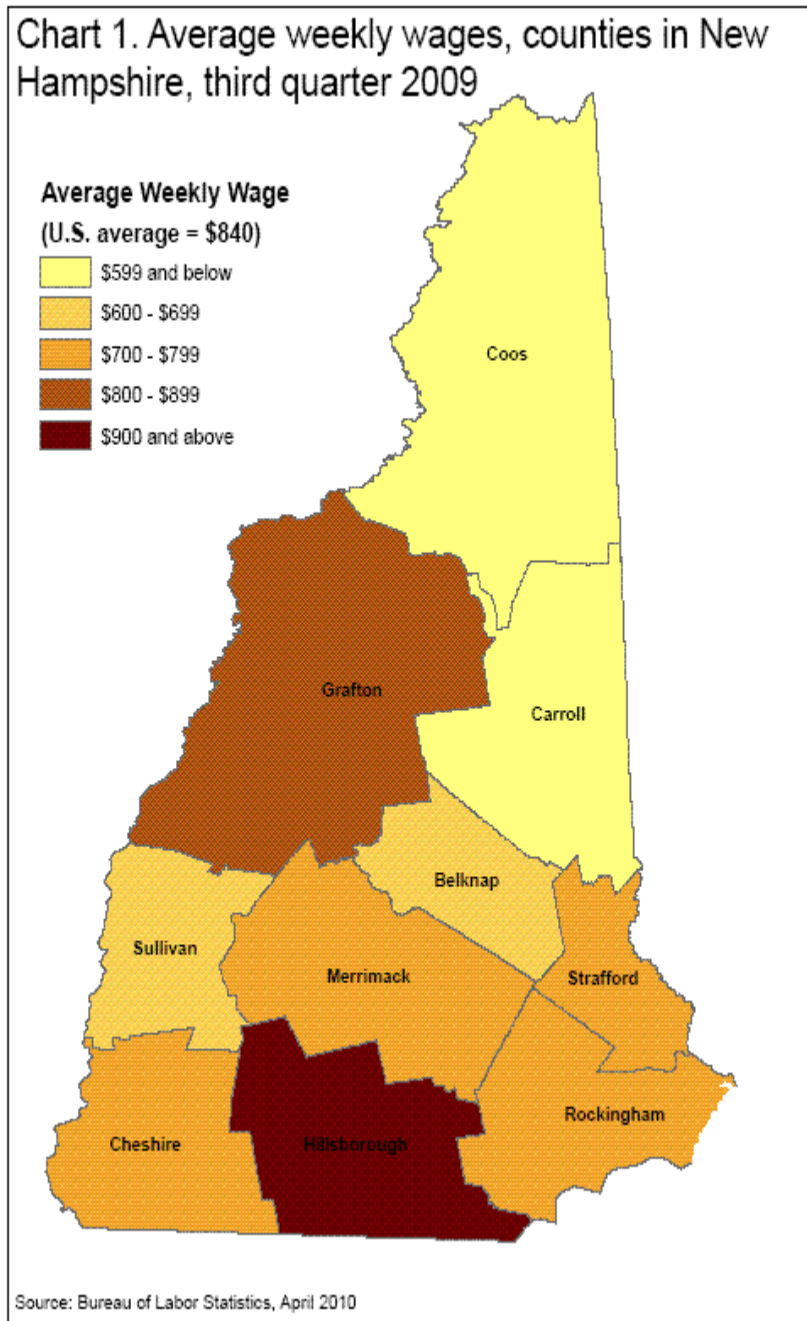
The statewide rate is not fully indicative of the situation, since pockets of higher unemployment exist in certain areas of the state. The North Country consisting of Coös, Carroll and (northern) Grafton County have unemployment rates above the state average. Pockets of higher unemployment exist in the western counties of Sullivan and Cheshire, the Seacoast and other areas of economic disadvantage within the state. The following table shows the relative unemployment pattern throughout New Hampshire for the first half of 2010 which is reasonably consistent with the pattern over a longer period of time:

**New Hampshire Local Area Unemployment Statistics**

Average - January - July 2010

<b>New Hampshire</b>	<b>6.6%</b>
Belknap County	7.5%
Carroll County	6.5%
Cheshire County	6.4%
Coos County	8.6%
Grafton County	5.5%
Hillsborough County	6.8%
Merrimack County	6.1%
Rockingham County	6.8%
Strafford County	6.3%
Sullivan County	6.2%
Berlin NH MicroNECTA	8.2%
Claremont NH MicroNECTA	6.4%
Colebrook NH-VT LMA, NH Portion	9.5%
Charlestown NH LMA	7.0%
Concord NH MicroNECTA	6.1%
Conway NH-ME LMA, NH Portion	6.8%
Exeter Area, NH Portion,	7.6%
Franklin NH MicroNECTA	7.7%
Haverhill NH LMA	7.3%
Hillsborough NH LMA	6.7%
Hinsdale Town, NH Portion, Brattleboro VT-NH LMA	8.2%
Keene NH MicroNECTA	6.1%
Laconia NH MicroNECTA	7.6%
Lebanon NH-VT MicroNECTA, NH Portion	4.3%
Littleton NH-VT LMA, NH Portion	7.3%
Manchester NH MetroNECTA	6.7%
Moultonborough NH LMA	5.6%
Nashua NH-MA NECTA Division, NH Portion	6.7%
New London NH LMA	5.2%
Newport NH LMA	7.0%
Pelham Town, NH Portion,	8.5%
Peterborough NH LMA	7.1%
Plymouth NH LMA	6.7%
Portsmouth NH-ME MetroNECTA, NH Portion	5.7%
Rochester-Dover NH-ME MetroNECTA, NH Portion	6.4%
Salem Town, NH Portion	8.2%
Wolfeboro NH LMA	5.8%

Source: New Hampshire Employment Security,  
Economic & Labor Market Information Bureau



Similar disparities exist with respect to average weekly earnings. While these figures only cover the third quarter of 2009, they are reasonably representative of the pattern over a longer time period. Even in areas where unemployment does not exceed the state average, such as Carroll County, average weekly wages are low as a result of the pattern of employment in the area, primarily in the retail sales and seasonal.

As a result, emphasis on job development in disadvantaged areas and creation of higher-paying jobs in less afflicted areas continue to be a high priority in the deployment of CDBG funds. As with the 2006 – 2010 Consolidated Plan, the creation/retention of jobs with high quality benefits is a priority.

The following are objectives being pursued by CDFA to address these issues.

- Provide technical and financial assistance to regional development corporations to foster the development of worthy projects that provide competitive wages and salaries and create permanent rather than temporary or seasonal jobs.
- Continue to provide a significant portion of CDBG funds as an economic development set aside in order that applications for projects may be processed year-round to take advantage of immediate opportunities.
- Coordinate CDBG activities with the efforts of state level economic development agencies, including the Department of Resources and Economic Development, the Business Finance Authority, and federal level agencies, including the U.S. Department of Commerce, Economic Development Administration (EDA) and USDA Rural Development.

**Priority:** *Assist the Development, Improvement, and/or Expansion of Public Facilities*

**Objectives:**

As federal funding resources continue to shrink, and water and wastewater infrastructure deteriorates with age, New Hampshire communities are hard pressed to provide basic infrastructure needs. Compounding the problem are federal mandates for improvements. While considerable progress has been made with the injection of ARRA federal stimulus dollars, compliance with the provisions of the Clean Water Act and the Safe Drinking Water Act continues to be a major problem for many of the state's municipalities. Objectives aimed at helping to address these problems include the following:

- Continue to set-aside a portion of CDBG funds for emergency grants in order to respond year-round to problems that pose immediate threats to public health and welfare where no other funds are available.
- Continue to set-aside a portion of CDBG funds for two planning grant-rounds per year that lead directly to addressing public facility needs.
- Continue to coordinate infrastructure projects with the NH State Department of Environmental Services and USDA Rural Development principally to insure CDBG funds are used for high priority projects.
- Continue to encourage infrastructure improvements that directly support economic development and job creation.

**Priority:** *Evaluate New Hampshire CDBG program for short and long-term program planning*

**Objectives:**

The Consolidated Plan and Action Plan process are vehicles to gather information to evaluate the status of the New Hampshire CDBG program and to use the information gathered in the process to plan for the future. As helpful as this process is, when combined with an elaborate state rule making procedure, it does not necessarily provide the full range of information needed to make meaningful changes based on identified needs. As a result, CDFA has contracted with qualified professional to gather information from a variety of sources to help evaluate the current state of the New Hampshire CDBG Program and provide feedback for short- and long-term program planning.

Key questions that CDFA seeks to answer are:

- What is working well under the current program?
- What is not working well and why?
- Are there things that are being funded that should be lower priority?
- Are there things that are not being funded that should be higher priority?
- What are other states doing that is innovative or offers significant impact for the community?
- Are there short-term or medium-term needs for New Hampshire communities that CDFA should consider supporting with CDBG funds?

In order to answer these questions the following tasks will be completed:

- Research state-administered CDBG programs in similarly situated states (demographics and/or community development challenges) and those with promising structures or practices.
- Assess impact of NH's current CDBG program by reviewing a sampling of closed projects.
- Gather "customer" and stakeholder feedback, and desired product/impact information from municipalities, grant administrators, grant recipients, planners, funding/financing partners, policy makers through a range of methods, including surveys, interviews, focus groups, and public comment meetings.

The project is underway currently and will evaluate both the housing and non-housing segments of the CDBG program. While the results will not be available for use in the development of this Consolidated Plan; it is expected that any modifications to be made will be proposed in the upcoming Annual Action Plans.



## Barriers to Affordable Housing

The lack of an adequate, balanced supply of housing in New Hampshire not only creates a hardship for those at middle and lower income levels, it poses a threat to the state's economic health and future. Addressing this issue requires that a broad range of individuals, organizations and public officials become engaged in efforts to change attitudes towards housing development.

Years ago, New Hampshire Housing established the Housing Awareness Program as an ongoing public information/education campaign focused upon improving public understanding of the state's housing needs and conditions and the actions necessary to address these needs, particularly community resistance to housing production. New Hampshire Housing provides full-time staff to coordinate this statewide effort, and to coordinate the work of a series of regional workforce housing coalitions via the NH Workforce Housing Council and its website [www.workforcehousingnh.com](http://www.workforcehousingnh.com), maintained by NH Housing staff.

Workforce Housing Council forums are presented to a diverse audiences of area employers, housing advocates, planners and developers with topics including legislative and housing market updates, developing "Green" housing that's affordable, and small community water and sewer solutions to foster compact development in smaller communities.

The Housing Awareness Program continues to provide operational support for a collection of regional housing coalitions in the form of direct grants and technical support. New Hampshire Housing also finances mini-grants to local leaders and organizations for the development of informational/educational materials, targeted advertising, limited locally-focused research activities or other innovative or unique methods of reducing community resistance to housing development.

Since the writing of the last five year Consolidated Plan, SB 342, New Hampshire's new workforce housing statute was passed by substantial majorities in both the house and senate and signed into law by Governor Lynch. The enactment of SB 342 is the culmination of more than two decades of advocacy and education efforts on the part of New Hampshire Housing and its partners and provides stronger ground for the development of workforce housing in the state. The law became effective on January 1, 2010

New Hampshire's Analysis of Impediments To Fair Housing Choice (see Appendix A), originally written in 1996 and updated 2004, was updated again in 2010. The update was researched and written by New Hampshire Legal Assistance under contract with New Hampshire Housing and the Community Development Finance Authority. The recommendations made in the report will be followed, and progress on these tasks will be reported annually in the Consolidated Annual Performance Evaluation Report.

## Lead-Based Paint Hazards

HUD's most recent lead-based paint regulation, Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance, 24 CFR 35, became effective on September 15, 2000. This regulation consolidated all of the Department's formerly-existing lead regulations in one part of the Code of Federal Regulations, and implemented the new requirements, concepts, and terminology established by the Residential Lead-Based Paint Hazard Reduction Act of 1992. Housing activities funded through HOME, CDBG, and ESG are included within the requirements of the regulation. The requirements of the regulation fall into the categories of notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and response to children with environmental intervention blood lead levels. The extent of these requirements

in each program is driven by the type, amount, and duration of federal assistance. Clearance testing to make certain that lead dust hazards aren't left behind after painting or renovation activities is almost universally required.

Although new construction has become a more common means of affordable rental housing production than rehabilitation, some residential rehab work funded by HOME and/or CDBG continues to be done, and all such activities are carried out in compliance with 24 CFR 35. Furthermore, New Hampshire Housing was awarded a 3 year, \$3m HUD Lead-Based Paint Hazard Control In Privately Owned Housing Grant in 2009. The grant is expected to make a minimum of 240 rental and ownership units lead safe, provide outreach and education that will prevent childhood lead poisoning, and provide training that will decrease unintentional lead exposure caused by housing rehab and repair activities. New Hampshire Housing has also used part of this grant to help prepare housing maintenance, repair, and remodeling personnel for the implementation of the EPA Renovation, Repair, and Painting rule. Similar grants have been recently active in Manchester and Nashua, and both cities are expected to apply for renewals through the competitive SuperNOFA process in fall of 2010.

New Hampshire Housing has recognized the importance of other potential health threats which can be housing-based, and has actively participated on the Housing Committee of the Asthma Regional Council of New England and the Indoor/Outdoor Environment Committee of the NH Asthma Program Advisory Group as well as the advisory committee of the former Childhood Lead Poisoning Prevention Program, now known as the Healthy Homes and Lead Poisoning Prevention Program. Participation in both of these efforts has helped bring free training by experts to New Hampshire architects, contractors, developers, community development staff and public housing authorities in design and construction strategies which prevent moisture and indoor air quality problems. Specialized Healthy Homes Practitioner training has also been provided to individuals whose public benefit work includes visiting low income households living in target housing, so that housing problems with the potential to adversely affect resident health can be identified and resolved. It is anticipated that continued participation with these groups will help bring additional training resources concerning design and rehab standards as well as the identification of housing-based threats to health.

### **Anti-Poverty Strategy**

It is anticipated that activities undertaken to meet objectives and priorities discussed herein shall have individual and combined effects of creating stable housing and employment opportunities for households empowering them to reach their own self-sufficiency goals.

Compared to the U.S. average and rates in other states, the poverty rate in New Hampshire is low. However, larger percentages probably live in poverty-like conditions in New Hampshire because of relatively high housing costs, energy costs and other costs of living.

**Priority:** Reduce the number of households living in poverty and those living in poverty-like conditions.

**Objectives:** Increase the number of opportunities for decent and affordable housing for very low income households through new development of affordable housing and preservation of existing affordable rental housing.

Continue to improve upon mechanisms to increase the incomes of very low income households through job creation and retention.

Increase opportunities for transitional and permanent supportive housing projects.

Emphasize homeless prevention activities to break the cycle of homelessness or prevent it altogether.

## **Institutional Structure**

In order to carry out this strategy for assistance, specific needs have been identified with respect to the delivery system. In response, the following priorities and objectives have been formulated.

**Priority:** Improve the technical skills of the nonprofit sector.

**Objective:** Facilitate the development of staff skills to meet the challenges of organization missions through the provision of training or financial assistance for attending training programs.

Improve communication on programs and resources available from resource providers.

Facilitate peer technical assistance networks.

**Priority:** Coordinate the use of public and private operating assistance resources for non-profits and improve the reliability of these resources to support technical and capacity development.

**Objective:** Coordinate the goals of the various operating assistance programs.

Provide a stable source of operating funds for non-profits.

**Priority:** Facilitate creative partnerships between public and private, for-profit and nonprofit entities.

**Objective:** Provide opportunities for discussion of common goals and areas of expertise.

## **Coordination**

### **Strategy**

To comprehensively serve needs of low-income households in New Hampshire limited public resources shall focus on providing the following comprehensive array of services and opportunities:

- prevention of homelessness
- shelter and transitional housing and services for homeless
- permanent affordable housing opportunities for renters
- assistance for home purchases among potential first time home buyers
- preservation and improvement of existing low-income housing

- linkages of services with housing assistance
- development and support of public facilities and infrastructure to improve delivery of services and opportunities for housing and commercial development
- retention and development of employment opportunities
- development of the delivery system capacity and structure to deliver such services and opportunities.

**Institutional Framework**

The following table describes the responsibilities of the three major statewide entities in facilitating efforts under these goals.

<p>Bureau of Homeless and Housing Services</p>	<p>Develop and implement programs responding to the needs for homeless prevention and assistance. This shall include development of a statewide continuum of care response to these needs coordinated with a ten year plan to end homelessness.</p> <p>Coordinate statewide service responses to special needs populations including the developmentally disabled, mentally ill and others.</p> <p>Facilitate the development and coordination of service delivery networks.</p>
<p>New Hampshire Housing</p>	<p>Develop and implement programs responding to the needs for permanent and transitional housing opportunities including rental, ownership and owner assistance opportunities.</p> <p>Facilitate the coordination of services with affordable housing development and the delivery of tenant assistance.</p> <p>Facilitate the development and coordination of housing and service delivery networks</p>
<p>Community Development Finance Authority</p>	<p>Develop and implement programs to respond to economic development, community development and permanent housing needs as identified by local communities.</p> <p>Facilitate the coordination of delivery networks and community development</p>

Other institutions operate programs and/or undertake efforts to further support these goals. Such institutions include:

- nonprofit service agencies, nonprofit housing developers, and nonprofit community development organizations,
- for-profit housing development and management companies,
- other state agencies and statewide organizations including the Department of Health and Human Services, and the Business Finance Authority,
- county and local governments and government agencies including local housing authorities,
- regional planning agencies,
- nonprofit charitable and loan fund organizations such as the NH Community Loan Fund and the New Hampshire Charitable Foundation,
- banks, lenders and consortia of these including the Northern New England Housing Investment Fund.

Implementation of specific activities supported by the three core statewide agencies are initiated primarily by local or regional organizations and local governments. It is these local actors that best define the specific needs, responses and timing of activities to make communities more livable, better functioning and more attractive. The three statewide resource providers typically offer funding programs that are flexible enough to respond to local proposals yet define specific types of needs to be addressed in accordance with the overall coordination of roles among themselves as described in the above table.

Coordination among the three major resource providers therefore is undertaken in the following areas:

- identification of major types of needs and responsibilities for programmatic responses to them
- facilitating the coordination of resources available to address multiple needs within single projects (e.g. housing/commercial development projects, transitional/permanent housing project),
- coordinating and guiding the development of service and development of delivery organizations.

### **Address the Needs of Public Housing**

Some of New Hampshire's public housing authorities have been active as developers of additional affordable housing utilizing HOME, CDBG, LIHTC, and other affordable housing resources. For a number of reasons including their non-profit status and well-established management capacity, they compete favorably for resources and are welcome applicants. The makeup of the Housing and Community Development Planning Council includes two Executive Directors of public housing authorities. None of New Hampshire's public housing authorities is designated by HUD as troubled; therefore a specific plan to assist troubled housing authorities is not required in this document.

## Resource Coordination

The types and amounts of resources available to achieve these goals are very difficult to predict with any accuracy. It is assumed that some form of federal assistance will be available to respond to homeless, permanent housing, and community and economic development needs in each of the next five years. Generally the following responsibilities for administration of federal housing formula resources will be maintained:

- administration of homeless and special needs assistance resources from federal formula funds will continue to be the responsibility of the Bureau of Homeless and Housing Services,
- administration of federal formula resources for permanent and transitional housing development and tenant rental assistance will continue to be the responsibility of the NH Housing, and
- administration of federal formula grant resources for community development will continue to be the responsibility of the New Hampshire Community Development Finance Authority

If the current delineation of federal formula grants (ESG, HOME, and CDBG) available to the state is changed (reflecting a new combination of uses) or if any one resources is significantly altered in its focus, BHHS, NHH, and CDFA shall develop a plan for their administration that considers each entity's expertise and constituencies.

## Low-income Housing Tax Credit Use

The NHHFA administers the LIHTC program. Coordination of LIHTC therefore is facilitated by the fact that NHHFA also administers several other major resources for affordable housing development including HOME.

**Priority:** Enhance the coordination and use of LIHTC.

**Objectives:** Update the LIHTC Allocation Plan as necessary to reflect the assessment of needs and establishment of priorities for assistance as determined in the Consolidated Plan

Provide a single application for multiple NHHFA-administered development resources in electronic format

Enhance opportunities for use of LIHTC in small projects

## Performance Measurement

The use of a standardized performance outcome measurement system for the programs governed by the Consolidated Plan became a HUD requirement with publication of 24 CFR Parts 91 and 570, Consolidated Plan Revisions and Updates; Final Rule on February 9, 2006. The purpose for adopting this system is to help HUD better quantify and articulate program accomplishments on a national scale, as well as to comply with the Government Performance and Results Act of 1993 (GPRA). The system was developed collaboratively by representatives from HUD, the Office of Management and Budget (OMB), and public interest groups including the Council of State Community Development Agencies (COSFDA) and the National Council of State Housing Agencies (NCSHA).

The core components of this system are objectives, outcomes, and indicators. The objectives are based on the broad statutory purposes of the CPD programs, which are 1) creating suitable living environments, 2) providing decent housing and 3) creating economic opportunities. The outcomes in this system help further refine the objectives and capture the nature of change or the expected result. They are availability/accessibility, affordability, and sustainability. Availability/accessibility applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people. Affordability applies to activities that provide affordability in a variety of ways to low and moderate-income people. Sustainability applies to activities that are aimed at improving communities or neighborhoods, or helping to make them livable or viable by providing benefit to low and moderate income people.

One of the more difficult aspects of this Performance Outcome Measurement System is that it requires the quantification of planned annual and multiple year program outcomes in considerable detail including project completion and beneficiary data. This is a considerably easier task for entitlements, as they are able to plan uses for HUD funding years ahead. State-administered programs such as New Hampshire's are instead required by HUD to utilize competitive annual award processes. By utilizing competitive scoring systems which favor specific types of projects, funds are awarded to projects targeting our highest priorities, but advance estimation of unit production and beneficiary counts is nothing more than a guess when considering the unpredictable nature of large-scale construction projects, the use of mixed beneficiary targeting, and a host of other complicating factors.

The following chart reflects New Hampshire's goals for CDBG, HOME, and ESG within this performance outcome measurement framework. Annual reporting of accomplishments will incorporate this new framework, but the reporting of commitments and completions for each funding source will continue as has been done in the past.

Specific Objective #	Specific Annual Objectives	Sources of Funds	Performance Indicators	Expected Annual Number
<b>SL-1 Accessibility of Suitable Living Environment</b>				
SL-1.1	Address the need for suitable living environment for homeless households by providing access to emergency shelter.	ESG CDBG	1) Number of homeless persons given emergency and transitional shelter.	6,000
SL-1.2	Improve the living environment of homeless individuals and households by providing essential services	ESG	1) Number of homeless persons assisted with essential services.	3,000
SL-1.3	Address the need for suitable living environment for low and moderate income households by providing access to infrastructure water/sewer improvements.	CDBG	1) Number of persons served by improved water service. 2) Number of housing units provided improved sewer systems.	243 134
<b>DH-2 Affordability of Decent Housing</b>				
DH-2.1	Address the need for affordable decent housing for low and moderate income households by financing the rehabilitation and preservation and production of new affordable rental housing.	HOME CDBG	1) Number of units of affordable rental housing developed or rehabilitated. 2) Number of years of affordability. 3) Number of units occupied by elderly. 4) Number of units designated for chronically homeless. 5) Site work and infrastructure in support of housing.	217 20-30 31 0 75



DH-2.2	Address the need for affordable decent housing for special needs populations by providing technical assistance and project financing to organizations who desire to provide service-enriched housing to low, very low, and extremely low income special needs households.	HOME	1) Number of units of affordable rental housing rehabilitated or created. 2) Number of years of affordability. 3) Number of units occupied by elderly. 4) Number of units designated for chronically homeless.	30  20-30  0  10
DH-2.3	Address the need for affordable decent housing for low and very low income households by providing assistance to prevent homelessness	ESG	1) Number of homeless persons assisted with homeless prevention.	3,000
<b>EO-3 Availability/Accessibility of Economic Opportunity</b>				
EO-3.1	Enhance the accessibility of economic opportunity by creating and retaining jobs for low to moderate income individuals.	CDBG	1) Total number of jobs created and/or retained.	126
EO-3.2	Enhance the accessibility of economic opportunity by providing Micro-Enterprise assistance (businesses).	CDBG	1) Provide low-mod income individuals with training, technical assistance, and access to capital through peer lending program.	80
EO-3.3	Enhance the accessibility of economic opportunity by providing access to child care for low and moderate households.	CDBG	1) Provide new childcare facilities for low-mod income households.	0

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## 2011 ACTION PLAN

### Introduction

Of the three major components in the Consolidated Plan (Needs, Strategic Plan, and Action Plan) the Action Plan must be updated and submitted to HUD annually. The Action Plan serves as the basis for distributing State Community Development Block Grant, Emergency Shelter Grant, and HOME Investment Partnerships grant funds in the upcoming program year. The Action Plan also serves as the State's application for those funds.

Please see extensive information concerning public input and the citizen participation pertaining to both the 2011-2015 Consolidated Plan and the 2011 Action Plan beginning on page 6 of the 2011-2015 Consolidated Plan.

### A. HOME Investment Partnership Funds

#### 6. Distribution of Funds and Assistance Goals

The federal allocation of HOME funds to the state for fiscal year 2011 has not been determined yet, but is anticipated to be similar to the FFY 2010 allocation of \$5,230,358. The cities of Manchester and Nashua receive additional allocations directly from HUD. HOME investment will be matched in accordance with regulatory requirements. Match will be generated primarily from New Hampshire Housing and private investment of resources that are leveraged by HOME investment in multifamily projects. Up to 10% of the allocation may be used for administrative costs. The following initiatives are planned.

##### a. Rental Housing Development

New Hampshire Housing will operate a rental housing development program to provide nonprofit and for-profit developers and owners with access to acquisition and/or rehabilitation assistance with HOME funding. This initiative is described as follows.

- All but \$1.5m of the 2011 allocation will be used to support rental housing development activities.
- Nonprofit and for-profit entities are eligible applicants for rental housing development funds. A minimum of 15% of the total HOME allocation will be reserved for CHDO's through their rental housing development activities.
- Up to 25% of the rental housing development funds shall be used for projects meeting the needs of housing for families and persons with special needs sponsored by nonprofit entities. These funds are intended to be blended with other New Hampshire Housing funds.
- New Hampshire Housing will directly administer all funds allocated to rental housing development (with the exception of any sub allocation).
- \$1,000,000 in rental housing development funds will be set aside as subsidy for non-competitive award to large scale rental production projects financed by NH Housing with bonds and 4% Low Income Housing Tax Credits. These funds will be reserved for family projects for the first nine months of the program year, after which any remaining set aside funds could be utilized for senior housing projects.
- New Hampshire Housing shall implement program rules that, at a minimum, ensure that all

applicable federal regulations are met.

- Applications, except those for the Special Needs Housing Program below, will be accepted in accordance with the following schedule:

<u>Round</u>	<u>Application Deadline</u>	<u>Funds Allocated</u>
1	February 4, 2011	Up to 100% of the competitive rental housing allocation including senior setaside.

The Authority may consider reserving HOME funds for projects submitted after Round 1, provided there are adequate resources and no otherwise eligible and/or appropriately-sized projects remaining from the annual February funding round

- Applications for HOME resources shall be reviewed and approved with associated Low Income Housing Tax Credit applications. Nonprofit and for-profit entities are eligible applicants.
- In order to limit the amount of additional over 55 age-restricted affordable housing developed in New Hampshire, a limit of \$450,000 in Low Income Housing Tax Credits for over 55 age-restricted housing is being established as a set-aside this year.
- Applications for the Special Needs Housing Program funds will be accepted two times per year in accordance with the following schedule:

<u>Round</u>	<u>Application Deadline</u>	<u>Funds Allocated</u>
1	March 24, 2011	Up to 75% of Special Needs Housing allocation
2	September 29, 2011	The remainder of the set-aside.

- Review and approval of Special Needs Housing Program funding requests will be coordinated with other New Hampshire Housing-administered housing development resources and the State CDBG Program.
- All applications will be reviewed with consideration of the appropriate strategic priorities and funding availability.
- Projects meeting the needs of housing for families and persons with special needs will receive priority.
- All rental units assisted by HOME must be occupied by households that have incomes at or below 60 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.
- All rental housing supported with HOME funds shall, where feasible, provide for a minimum of a 20-year commitment to targeted groups. Furthermore, programs proposing to commit to terms beyond the minimum requirements shall be given priority.
- Projects shall be required to maintain the specified commitment period independent of the status of the original financing. Transfers of property are allowable to parties willing to maintain the respective commitment to affordable housing. Failure to maintain the specified commitment to affordable housing shall constitute a default under the project mortgage and regulatory agreement.
- Funding can be provided to viable proposals in any area of the state where needs are demonstrated. In communities that receive a direct allocation of HOME funds from HUD, New Hampshire Housing shall provide assistance to projects only when local programs do not address the specific need identified, or if local HOME funds are insufficient to support

the proposed development.

- An amount up to 5% of the total HOME allocation may be provided in the form of operating assistance grants to qualified Community Housing Development Organizations. Approximately 3 CHDO's may receive operating assistance grants.
- Pre-development/feasibility loans may be made to qualified CHDOs that receive a reservation of HOME funds from New Hampshire Housing. The total amount of these loans shall not exceed 10% of the total amount of funds reserved for CHDOs.
- Approximately 70 rental housing units will receive funding commitments during the year.

b. Greener Homes/Energy Retrofit Program

\$1.5m of HOME is being combined with \$3m of ARRA Weatherization funds to provide energy efficiency improvements to existing affordable housing, with priority given to projects in New Housing's portfolio. Rising energy costs are stressing the operating budgets of many existing assisted housing projects. This program will provide an opportunity to greatly improve building energy efficiency for projects that cannot afford or otherwise do not wish to participate in the more extensive rehabilitation that would be required under a traditional Authority refinancing.

- A project must, at a minimum, have 50% of the total units occupied by residents having incomes at or below 60% of the median area income for the area in which the project is located.
- Funding is limited to the lesser of \$20,000 per unit or \$600,000 per project.
- All participating projects must have an initial energy audit completed by a qualified third-party energy consultant as determined by Authority staff. The audits are required in order to establish baseline performance data and arrive at a scope of work. All projects will be required to submit annual energy consumption data to the Authority in order to monitor the impact of funded improvements.
- Projects with less than 20 years remaining on their existing land use agreement will be required to commit to a 20 year extension beyond the expiration date of the existing covenant.
- Funds will be provided in the form of a deferred payment loan that will be payable upon sale, refinance, or in the event of non-compliance with program requirements.
- Applications for the program will be accepted continuously

## 7. HOME Other Forms of Investment

No forms of investment other than those specifically permitted in the regulations (grants, amortizing loans, deferred loans, etc.) are proposed. If and when New Hampshire Housing identifies a need for non-standard form of investment it shall seek approval from the U.S. Department of Housing and Urban Development. Final action will be reviewed by the HCDPC and will require review and approval by the New Hampshire Housing Board of Directors.

## 8. HOME Affirmative Marketing

The following actions will be taken by New Hampshire Housing and its HOME sub-recipients to meet the requirements for affirmative marketing and minority and women business participation as defined in the HOME regulations at 92.350 and 92.351.

### a. Minority and Women Business Outreach Plan

New Hampshire Housing shall establish and carry out a minority and women owned business outreach program to enhance the participation of women and minorities and entities owned by women and minorities in the HOME program. The following types of firms and expertise shall be included without limitation to other types of services needed: real estate firms, underwriters, accountants, management firms, financial institutions, investment banking firms, appraisal firms, providers of legal services, and construction and related trade firms.

The following efforts shall be made to enhance participation:

- collection of existing lists of minority and women owned enterprises
- outreach to new or previously un-contacted business groups for such lists
- annual update and publication of a minority and women owned business solicitation list (which shall also contain listings of Section 3 firms)
- distribution of business solicitation lists to applicants for HOME resources for multifamily projects
- require project sponsors to use such lists in their construction bid processes
- require project sponsors to track and report on minority and women business enterprises and Section 3 businesses

Information about these and more specific requirements imposed through the New Hampshire Housing's HOME program shall be provided to potential applicants through the application. Program rules and separate description of MBE/WBE requirement and Section 3 are included in the application package.

### b. Affirmative Marketing

New Hampshire Housing shall impose requirements on HOME funded projects to meet compliance with affirmative marketing regulations. Pursuant to regulations requirements will apply to HOME-assisted housing containing five or more housing units.

The following actions shall be made:

- Tenants of buildings assisted with HOME funds will be notified of New Hampshire Housing's policy for affirmative marketing.
- The Equal Housing Opportunity Statement or logo will appear in all published notices of fund availability, solicitations of bids, signs and other public notices related to HOME fund investment
- Within the Owners' Performance Agreement executed for every HOME-assisted rental project, the owner will be required to take specific steps with respect to affirmative marketing. These include: notifying public housing authorities and other social services, housing assistance and/or fair housing groups in the vicinity of the project about available vacancies. The owners shall maintain records of agencies contacted and whether households or individuals referred to the project occupied the available unit(s). All advertisements for units available shall contain the "Equal Housing Opportunity" logo or statement. An annual report of affirmative marketing activities including copies of advertisements published will be required to be submitted to New Hampshire Housing or its sub-recipient. Failure of owners to comply with these requirements will be considered a breach of the owners' obligation subjecting the owners and property to appropriate measures of action set forth in the contracts
- All HOME sub-recipients using HOME funds for multifamily housing shall certify that they will comply with affirmative action requirements of the HOME regulations.
- Instructions for developing a project specific affirmative fair housing marketing plan shall be distributed with the program applications
- Each project awarded assistance shall be required to submit for review and approval, a fair housing marketing plan.
- Potential applicants shall be informed of New Hampshire Housing's resident selection policy for the HOME program through information provided in the application packet.
- Periodically, New Hampshire Housing shall review its affirmative marketing policies to determine the success of its actions.

#### 9. HOME Program Income

HOME Program Income received during 2011 will be added to the available funds in the general program area which generated the income. For example, if the HOME acquisition assistance program recaptures funds, they would increase the funds available for programs that benefit homeowners who meet HOME eligibility requirements.

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## **B. Emergency Shelter Grant**

### 1. Distribution of Funds

The allocation of HUD McKinney Emergency Shelter Grant funds to the state is anticipated to be \$494,696 for 2011. Of this amount, \$394,696 will be matched with funds or in-kind services provided by the nonprofit sub-recipients.

Eligible applicants include units of local government and nonprofit organizations including community and faith-based organizations. Federal regulations require each state to make Emergency Shelter Grant funds available to recipient organizations within 65 days of the date of the grant award. Since the state contracting process can take longer than 65 days, the RFP process has typically begun months ahead of the receipt of the grant award. Because the homeless service provider network doesn't change much from year to year, BHHS has adopted a policy of soliciting applications biannually (every other year). The RFP for SFY 2010 and 2011 was released on October 21, 2008. Beginning October 18, 2008, the availability of funding was advertised for three days in four newspapers (Manchester Union Leader, Concord Monitor, Laconia Citizen, and Foster's Daily Democrat) that covered statewide distribution. In addition, the RFP was posted on the NH Department of Health and Human Services website. E-mail notification was provided to all known homeless service providers, Continuum of Care members, and other interested parties throughout the state.

An application for HUD McKinney ESG funds is considered to be a request for Emergency Shelter State Grant-In-Aid funds, and this state program, designed to compliment the McKinney ESG, is funded at a level of approximately \$3.3 million for SFY 2010. A separate proposal must be submitted when applying for both shelter operations and prevention/intervention services. Completed applications are received at the Bureau of Homeless and Housing Services.

Immediately following receipt of all applications, staff and expert external reviewers will commence with a review of the applications. All responsible and responsive proposals received by the submittal deadline will be evaluated on the basis of evaluation factors set forth below:

- 1) Program design and need for project (20 points)
- 2) Use of outcome/performance measures and outcomes achieved (15 points)
- 3) Cost effectiveness and leveraging of resources (15 points)
- 4) Local Service Delivery Area coordination/collaboration (15 points)
- 5) Soundness of (program) approach (10 points)
- 6) Accurate and timely utilization of HMIS (10 points)
- 7) Compliance with rules, statutes, and life safety codes (5 points)
- 8) Staff experience and credentials (10 points)
- 9) Increase in bed capacity (5 Bonus Points)
- 10) Increase in prevention intervention or essential services (10 Bonus Points)

Increase in bed capacity, services and/or Reviewer ratings of applications will contribute to establishing funding recommendations for both McKinney ESG and Emergency Shelter State Grant-In-Aid allocations. Because HUD McKinney ESG regulations include the limitations of

no more than 30% each of the total award to go toward Essential Services and Preventions Activities, regulatory restrictions have some impact on distribution of the federal funds. These recommendations are presented to the State of New Hampshire Emergency Shelter and Homeless Coordination Commission, a body appointed by the Governor and Executive Council, the Speaker of the House of Representatives, the President of the NH Senate, and the Commissioner of the Department of Health and Human Services. The Commission meets to review staff recommendations and advise the Commissioner on a distribution plan. From there, state contracts are drawn up and submitted to the Governor and Executive Council for approval. The McKinney ESG funds are awarded pending the approval, by HUD, of this Action Plan.

Emergency Shelter Grant funds will be used to support initiatives in the following areas:

a. Homeless Prevention/Intervention activities/programs designed to prevent the incidence of homelessness including (but not limited to):

- short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices;
- security deposits for an amount representing the first month's rent to permit a homeless family to move into its own apartment;
- mediation programs for landlord-tenant disputes;
- legal service programs for the representation of indigent tenants in eviction and service access proceedings;
- payments to prevent foreclosure on a home; and
- other innovative programs and activities designed to prevent the incidence of homelessness.

b. Essential Services concerned with employment, health, drug use and education and may include (but are not limited to):

- assistance in obtaining permanent housing;
- medical and psychological counseling and supervision;
- employment counseling;
- nutrition counseling;
- substance abuse treatment counseling;
- assistance in obtaining other federal, State and local assistance including mental health benefits, employment counseling, medical assistance, veteran's benefits, and income support assistance such as SSI, AFDC, General Assistance and Food Stamps.

c. Operations of any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific population of the homeless, including:

- Payment for shelter maintenance, operation, rent, repairs, security, fuel, equipment, insurance, utilities, food, and furnishings.

d. Renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless;

Funds awarded with state funding under State Grant-In-Aid will be used to support the initiatives in the following areas:

- a. prevention/intervention of homelessness
- b. operation of emergency and transitional shelter programs
- c. essential services
- d. other programs identified as service gaps in a continuum of care

Applications must include a summary of the activities proposed including the dollar amount requested for each, whether the initiative is new or a continuation, the projected number of persons served and the types of populations served for a two-year period.

It shall also include more narrative describing the activities and use of funds, identification of the continuum existing in the community and the relationship of proposed activities to the continuum and a budget describing ESG funds, State Grant In-Aid, full operating budget and matching resources.

Applications will be accepted for a two-year period coinciding with the application process for State Grant In-Aid funding and grants will be awarded within 65 days from the date of formal notification of the grant approval by the U.S. Department of Housing and Urban Development. Any ESG budget increases realized by BHHS in the second year will be awarded to proposals that applied for but did not receive additional funding in order of ranking at the time the original application was evaluated.

In addition to activities funded through ESG, the state will continue to develop its continuum of care system, which includes undertaking the following actions:

- a. Identify and assess capacity development needs of non-state funded homeless service providers.
- b. Implement the Homeless Management Information System's reporting system for shelter providers.
- c. Increase services provided to the chronically homeless.
- d. Refine identification of gaps in the service delivery system.
- e. Improve the collection of service data by the homeless provider groups.

## 2. Assistance Goals

- a. Stabilize or reduce the number of persons sheltered from the 2009 level of approximately 6,000.
- b. Stabilize or increase the number served with prevention services from 2009 levels.
- c. Stabilize or reduce the average length of stay at shelters from 2009 levels.
- d. Reduce the number of chronically homeless individuals by 10% a year.

3. Action Steps to End Chronic Homelessness

The following excerpts from the New Hampshire Balance of State 2008 Continuum of Care application reflect current action steps in progress:

**Part III: CoC Strategic Planning**

**N: CoC 10-Year Plan, Objectives, and Action Steps Chart**

Please provide local action steps and measurable achievements for attaining each of the 5 national HUD objectives listed, as part of the goal to end chronic homelessness and help to move families and individuals to permanent housing. In the column labeled “Lead Person,” please list one individual that is responsible for ensuring that the objective is met. You may list additional CoC objectives as needed. Please note that your Continuum will be reporting on your achievements with respect to each of these objectives in the 2009 application.

<b>Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing</b>	<b>Local Action Steps</b> <b>How are you going to do it? List action steps to be completed within the next 12 months.</b>	<b>Lead Person</b> <b>List name and title or organization of one person responsible for accomplishing each action step.</b>	<b>Baseline (Current Level)</b>	<b>Numeric Achievement in 12 months</b>	<b>Numeric Achievement in 5 years</b>	<b>Numeric Achievement in 10 years</b>
1. Create new PH beds for chronically homeless persons.	1. Launch an assertive strategy to create new permanent housing beds for CHI by accessing mainstream housing programs and resources	Maureen Ryan, Co Chair, NH Bureau of Homeless and Housing Services	33	33	40	45
	2. Initiate a series of trainings and capacity building workshops for current homeless housing and service providers to create housing and operate housing for this population.	Keith Kuenning, NH Coalition to End Homelessness				
	3. Redefine unit utilization and commit existing units to chronically Homeless Individuals upon turnover.	Diane Fontneau, Housing committee, NH Bureau of Homeless and Housing Services				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	1. Monitor APR data on a monthly basis through HMIS; assess data and respond as needed	Linda Newell, CSC of NH	81	81	82	82
	2. Develop a tool and uniformly interview participants to determine why they are leaving permanent housing prior to 7 months.	Diane Fontneau, Housing committee, NH Bureau of Homeless and Housing Services				
	3. Assess housing and services provided in PH programs on a quarterly basis and identify system weaknesses and trends.	Diane Fontneau, Housing committee, NH Bureau of Homeless and Housing Services				

<p><b>3. Increase percentage of homeless persons moving from TH to PH to at least 65%.</b></p>	<p>1. Conduct an in-depth assessment of each TH project to determine why participants are accessing PH</p>	<p>Diane Fontneau, Housing committee, NH Bureau of Homeless and Housing Services</p>	<p>78</p>	<p>78</p>	<p>79</p>	<p>80</p>
	<p>2. Monitor data on a monthly basis to identify any problems, concerns, or issues related to access to PH</p>	<p>NH HMIS</p>				
	<p>3. Develop strategies to increase access to affordable housing including educating PHAs and private landlords about how TH provide residents with life skills and community supports.</p>	<p>Maureen Ryan, Co Chair, NH Bureau of Homeless and Housing Services</p>				

<b>Objectives to End Chronic Homelessness <u>and</u> Move Families and Individuals to Permanent Housing</b>	<b>Local Action Steps</b> How are you going to do it? List action steps to be completed within the next 12 months.	<b>Lead Person</b> List name and title or organization of one person responsible for accomplishing each action step.	<b>Baseline (Current Level)</b>	<b>Numeric Achievement in 12 months</b>	<b>Numeric Achievement in 5 years</b>	<b>Numeric Achievement in 10 years</b>
4. Increase percentage of homeless persons employed at exit to at least 19%.	1. Require employment assessment as a component of all individual service plans and specific employment goals as appropriate.	Maureen Ryan, Bureau Administrator, BHHS and Chair Exec. Committee, BOSCO	15%	19%	19%	19%
	2. Monitor projects to ensure employment is a component of service plans	Maureen Ryan, Bureau Administrator, BHHS and Chair Exec. Committee BoSCoC				
	3. Require all appropriate TH and PH participants to be referred to appropriate employment or educational services	Maureen Ryan, Bureau Administrator, BHHS and Chair Exec. Committee BoSCoC				
5. Decrease the number of homeless Households with children	5.1 Monitor APR data monthly to assess trends, issues, concerns and successes.	NH HMIS	543	500	450	400
	5.3 Draft legislation to increase housing payments for families who are receiving TANF funds	Jack Lightfoot, Child and Family Services				
	5.3 Investigate public and private resources for homeless families	Maureen Ryan, Bureau Administrator, BHHS and Chair Exec. Committee BoSCoC				
<b>Barriers: If your CoC will not meet one or more of the above objectives, briefly describe why not (use less than two paragraphs).</b>						
<b>Other CoC Objectives in 2007</b>						

## C. Community Development Block Grant (CDBG)

### 1. Distribution of Funds and Assistance Goals

The 2011 federal allocation is anticipated to be \$10,000,000 which corresponds to the housing, community development and delivery system needs identified in this document.

#### DISTRIBUTION OF 2011 CDBG FUNDS BY ACTIVITY

Anticipated 2011 Allocation	\$10,000,000
Feasibility Grants (up to 2% of the allocation, not to exceed \$100,000)	\$100,000
State Administration (2% of the allocation plus \$100,000)	\$300,000
State Technical Assistance to Municipalities and Non-profits (up to 1% of the allocation)	\$100,000
Emergency Grants	\$500,000
Economic Development Grants (\$240,000 for Economic Development capacity development grants for regional development corporations and up to \$500,000 for microenterprise development)	\$4,500,000
Housing and Public Facilities Grants	\$4, 500,000

The Housing and Community Development Act Amendments of 1983 provide that up to \$100,000 plus 2% of the state's allocation may be used for state administration. The federal law also requires the state to match the federal funds dollar for dollar for the 2% portion of the administrative costs. State funds must pay for all administrative costs over the \$100,000 plus the 2% limit. The Community Development Finance Authority (CDFA) has proposed a budget of \$200,000 in state funds to match the federal funds for its administrative budget for the 2011 program year. Federal regulations limit the maximum funds which can be used for CDFa administrative costs, municipal administrative costs and Feasibility Grants to 20% of the total allocation to the state for each grant year. The state allocation of resources for administration serves as match.

## 2. Administration and Method for Allocation

The following describe the objectives, projected use and method for allocating funds during the 2011 program year.

- a. Pursuant to state legislation and the state Administrative Procedures Act, the Community Development Finance Authority (CDFA) and the Community Development Advisory Committee have adopted regulations as required for fund distribution and program administration. These rules were adopted pursuant to the state Administrative Procedures Act. Specific fund distribution criteria are published in Appendix A - CDBG Grant Categories and Selection Process and include references to additional information in appendices available from CDFA. Economic Development projects may use up to \$20,000 of CDBG funds per job created and must have \$1 of matching non-CDBG funds for every \$1 of CDBG funds.
- b. CDFA anticipates the award of funds under its seventh year of administering this program. CDFA will be in a position to accept CDBG applications on January 1, 2011. Housing and public facility (Community Development Grants) applications are accepted on January 31, 2011 (first application round) and on July 25, 2011 (second application round). Economic Development and Emergency Grant applications will be accepted continuously until all set-aside funds are allocated. Any remaining funds shall be carried forward as of January 1, 2012. Feasibility Grant applications will be accepted during two application rounds in 2011, ending April 30, and October 31. Program Income shall be distributed in the Community Development Grants round immediately following its receipt. Other funds carried forward from previous federal fiscal years (including unused Emergency Grant and Economic Development Grant funds, Housing and Public Facility Grant funds, and recaptured funds returned to the state) shall be distributed in the Community Development Grants round immediately following its receipt, but a portion may be held and distributed in the second application round following its receipt for the purpose of balancing the amounts available in each application round. A portion may also be held in order to fund Economic Development applications that are under consideration by CDFA. Administrative or Technical Assistance funds carried forward from previous federal fiscal years shall remain in their respective categories.
- c. The state legislation requires that CDFA solicit applications from all eligible municipalities and to award funds through a competitive allocation system (RSA 162-L:17, Procedures for Administration). The intent is to increase the number of municipalities participating in this program.
- d. Five New Hampshire cities are currently eligible to receive funds directly from HUD under the Metropolitan Cities CDBG entitlement program and, therefore, are not eligible under the state administered State CDBG program. These cities are Dover, Manchester, Nashua, Portsmouth, and Rochester. The remaining 229 incorporated New Hampshire municipalities and the ten county governments are eligible for the State CDBG Program. The CDBG Grant Categories and Selection Process published in Appendix A provides a detailed method of fund distribution to eligible applicants.
- e. Joint applicants may apply where there is an inter-municipal cooperative agreement pursuant to RSA 53:A.



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- f. Title I of the Housing and Community Development Act at Section 104(b)(3) provides that each activity funded shall meet one of the three national objectives. Federal regulations at 24 CFR 570.483 define standards for each of the three national objectives:
- Benefit to low- and moderate-income persons.
  - Eliminate slums or blighted areas.
  - Eliminate an urgent need (serious and immediate threat).
- g. CDBG Rules require that at least 51% of the funds requested for Housing and Public Facilities and 60% for Economic Development shall be used for direct benefit to low- and moderate-income persons. Low and moderate income is defined as the most current low and moderate income determinations of the Department of Housing and Urban Development for eligibility under the Section 8 Housing program. CDFA may accept applications for projects where the majority of the funds requested will be used to eliminate a threat to the health and welfare of one or more municipalities jeopardizing the economic stability of a region.
- h. All grants awarded under the program must be in contract form approved by the Attorney General's Office, the Comptroller's Office and the Governor and Executive Council. The legislation establishes a ten member Community Development Advisory Committee to include the Chair of the board of directors of the Community Development Finance Authority (or designee) as Chairman; the Director of the Division of Economic Development of the Department of Resources and Economic Development; the Executive Director of the New Hampshire Housing Finance Authority; Director of the Office of Energy and Planning; and six public members, at least three of whom are municipal officials, who shall be appointed by and serve at the pleasure of the Governor. The major duties of the Advisory Committee shall be to review and to concur with the proposed rules regarding the administrative process, particularly the selection process criteria for Community Development Grants and Feasibility Grants, and to review and to concur with all grant awards recommended by the executive director of the Community Development Finance Authority. The legislation requires that funds be awarded through a competitive process.
- i. The executive director of the Community Development Finance Authority is responsible for the administration of this program and has authority to withhold or seek the return of funds due to non-compliance with the grant requirements or with state and federal laws, rules, and regulations.
- j. A municipality or county may apply for an administrative review of its application as provided in the State Administrative Rules, except that Feasibility Grants are not subject to review.
- k. Grant applications for housing and public facilities projects may not be subject to ranking or scoring if:
- Federal funding for the fiscal year plus any additional funds carried forward from previous years (including unused Emergency Grant and Economic Development Grant funds, recaptured funds and program income returned to the state) equals or exceeds the aggregate amount requested by qualified municipalities or counties, and

- The grant applications meet the statutory required thresholds, pursuant to RSA 162-L:14, as well as the Housing and Community Development Act of 1974, as amended, 24 CFR 570.483 and the CDBG Program Rules.
- It can be expected that requests for Community Development Block Grant funds will exceed the total amount available. The limited resources of the CDBG Program require the setting of program priorities so that the merits of all applications can be measured. Priority will be given to applications which address as many of the following nine factors as appropriate:
  - 1) those projects and activities which provide direct benefit in the form of improved housing, public facilities and employment opportunities to low- and moderate-income individuals and households;
  - 2) those community development activities for which existing public or private programs or sources of funds are not otherwise available;
  - 3) those activities which preserve and promote existing neighborhoods and community centers, i.e. "Smart Growth";
  - 4) those activities which protect and preserve historically and culturally valuable structures and sites;
  - 5) those projects and activities which successfully raise or match dollars and resources from other public and private sources;
  - 6) those projects which solve community problems with long-term benefit and innovative solutions;
  - 7) those activities which eliminate slums and blight;
  - 8) those projects which are part of a long-range community development strategy, conform to the municipality's master plan and ordinances, and implement the municipality's housing and community development plan; and
  - 9) those projects that utilize energy efficiency and/or conservation measures including compliance with New Hampshire Energy Codes.
- l. Municipalities and counties shall show evidence of at least a 51% direct benefit to low- and moderate-income people (determined by using Section 8 income standards) for counties and metropolitan areas or evidence of a threat to the regional economic stability (where Economic Development Projects are considered under the Urgent Need National Objective), indicate they will be capable of administering the grant, and certify compliance with all applicable federal and state laws and regulations in their application in order to receive funding. Important additional federal and State requirements for applicants include a housing and community development plan, minimizing displacement, citizen participation, affirmatively furthering fair housing, and adequate performance on prior CDBG grants, if any.
- m. More specifically, during the next three years, the State CDBG program expects to create or retain 126 jobs using federal fiscal year 2011 funds. This is based on the requirements of Appendix A, and the amount of the 2011 federal allocation set-aside for Economic Development (\$4,500,000). The microenterprise portion of the Economic Development funds will primarily provide technical assistance to low- and moderate-income beneficiaries and therefore the final estimated number of jobs to be created or retained is not affected by this amount. Since New Hampshire requires that, within one to three years, one job be created or retained for every \$20,000 awarded to a municipality, the estimated maximum number of jobs

would be 226. This number was then adjusted downward by 20% based on an estimate rate of failure of projects and/or business funded and again adjusted downward by 30% to reflect any potential under-utilization of the Economic Development set-aside. As in past years, the Community Development Advisory Committee may re-allocate unused Economic Development funds to Housing and Public Facility projects. This results in an estimate of jobs created amounting to 126. A review of the current projects in the "pipeline" confirms this as a reasonable number.

- n. Assuming level funding of the CDBG program and the continued level of need for Economic Development in relation to other needs, the average annual job creation or retention for the next five-year period would be 126.

### 3. Ineligible Activities

The following are examples of activities which are ineligible to receive CDBG program funds under federal law and regulations: buildings used for the general conduct of government (except for the removal of architectural barriers), general government operating and maintenance expenses, political activities, most equipment and vehicles (except fire and solid waste equipment and vehicles), most furnishings and personal property, and construction of new housing and income maintenance (except in very limited circumstances).

### 4. Program Income

Federal regulation defines program income at 24 CFR 570.489(e) and CDFA 311.01(c) of the rules governs the use of program income as follows:

- a. **Project Use.** The grantee shall use program income for project activities when it becomes available before drawing down other funds or shall deposit this income into a revolving loan fund approved by CDFA.
- b. **Semi-Annual Reports.** Active CDBG projects shall include a semi-annual financial report identifying disposition and use for all program income received during that reporting period.
- c. **Use After Project Completion.** After completion of the project, but before closeout, the grantee shall use program income only for eligible activities approved in writing by CDFA.
- d. **Use After Closeout.** The CDFA-grantee project closeout agreement shall specify how the grantee shall use program income. At a minimum, such income shall be used for eligible activities, especially those benefiting low- and moderate-income persons and households.

## **D. Geographic Distribution**

ESG, CDBG, HOME, LIHTC and other available resources are distributed primarily by competitive application processes therefore it is impossible to predict the ultimate geographic distribution of funds. However, programmatic responses are developed and coordinated to assure that the shelter, housing, and community development needs identified in urban and rural areas may be addressed through efficient and

appropriate models. For example, the HOME and Tax Credit application scoring systems allow for added points for projects in municipalities which have a lower percentage of rental housing (see Appendix A).

## **E. Other Actions**

During the coming year the State plans to take the following actions:

### Meet Under-served Needs

Continue to seek funding for priority needs, finance the development affordable family housing, continue a security deposit guarantee program and a security deposit grant program, and continue to train staff and contractors in concepts and techniques of building and maintaining healthy housing.

### Foster and Maintain Affordable Housing

Expand the affordable housing supply giving families and individuals a stable and secure place to live. Maximize the term of affordability for housing developments. Continue to coordinate the use of Low Income Housing Tax Credits (LIHTC) with HOME, CDBG and other resources to achieve affordable housing development.

### Remove Barriers to Affordable Housing

Across New Hampshire regulatory means of restricting housing opportunities are in part the result of the reliance on property taxes for local revenues. This dependence often creates community resistance to development that is perceived as not paying its proportional costs for community services and school support. Within this environment the housing programs now operated by the State agencies will continue to work to increase the supply of affordable housing. This will include participation in the Smart Growth Initiative with emphasis on the development of a balanced housing supply to match the needs of the people of the State. New Hampshire Housing has assumed a leadership role in providing concerned citizens and public officials with information on the state's housing needs and conditions and on the factors which contribute to these circumstances. Publications including The State of Housing in New Hampshire, "Deconstructing the Myths: Housing Development Versus School Costs", "Housing New Hampshire's Workforce", and "Housing Solutions for New Hampshire" have been developed for and distributed to these groups in an effort to provide them with the information and tools they need to reduce local regulatory barriers and encourage the many different types of housing needed. New Hampshire Housing will continue to operate a single family mortgage program, a down payment assistance program, a home ownership counseling program, the Section 8 program and a family self sufficiency program. New Hampshire Housing will also continue to participate with other financial institutions in the Northern New England Housing Investment Fund (\$12 million equity pool for the purchase of Tax Credits).

### Evaluate and Reduce Lead-based Paint Hazards

All rehab work funded with CDBG or HOME must include remediation of any lead-based paint hazards per 24 CFR 35, the HUD Lead Regulation. New Hampshire Housing's construction standards require lead testing and abatement of all lead-based paint encountered in the course of rehab work, which in some cases is a higher standard than is required under federal law. New Hampshire

Housing remains an active partner with the NH Childhood Lead Poisoning Prevention Program, the NH Asthma Program, and the Asthma Regional Council of New England in advancing the prevention of housing-based health problems through proper design, rehab, and maintenance through education and training, and is actively working with the state lead and asthma programs as they transition to a more holistic healthy homes approach.

#### Reduce the Number of Poverty-level Families

CDBG funds will be used to expand economic opportunities for low and moderate income households through assistance to regional development corporations fostering job growth and through assistance to micro-enterprises.

#### Develop Institutional Structure to Enhance Coordination Between Housing and Social Services

As in the past year, State agencies and interest groups will continue to work together in areas such as affordable and special needs housing. In addition, the Department of Health and Human Services, New Hampshire Housing and New Hampshire Community Development Finance Authority will attend various continuum of care meetings in the State to discuss funding priorities, service needs and gaps and sources of funding while the Housing and Community Development Web page facilitates communication between the groups.

## **F. Plan Monitoring**

Monitoring for compliance with the Consolidated Plan and applicable federal and state laws and regulations will generally be the responsibility of each federal resource administrator.

The New Hampshire Community Development Finance Authority will be responsible for compliance and monitoring with respect to the Community Development Block Grant program. In addition to requiring semi-annual reporting by all sub-recipient municipalities, NHCDFFA will conduct annual monitoring visits to each active project. Checklists covering each major area of compliance will be used to assist in the reviews by NHCDFFA and as a technical assistance tool for municipal staff. Finally, desk reviews of each payment request will continue to be conducted by NHCDFFA Grant Representatives assigned to each project.

The Bureau of Homeless and Housing Services shall be responsible for compliance and monitoring with respect to the Emergency Shelter Grants. BHHS staff will conduct site visits. A checklist will be employed to assist in the monitoring and interviews with clients and staff will be conducted.

New Hampshire Housing shall be responsible for compliance and monitoring with respect to HOME Investment Partnerships resources. Staff construction analysts monitor all multi-family construction financed directly by NHH. Multi-family construction conducted by sub-recipients is monitored by the sub-recipient and annual reports are submitted to NHH. Following the completion of construction, multi-family projects are turned over to the Housing Management Division of New Hampshire Housing. That division works closely with property managers and employs a system to determine long-term compliance with all the requirements (including

federal) applicable to the projects. This would include income certifications and on-site inspections for compliance with Housing Quality Standards and lead-based paint standards.

New Hampshire Housing shall coordinate compliance certifications for other federal resource applications required by regulation to be consistent with this plan.

New Hampshire Housing shall be responsible for coordinating information necessary for performance reporting, although it, together with the Bureau of Homeless and Housing Services and New Hampshire Community Development Finance Authority shall be responsible for developing plan performance reports. The Housing and Community Development Planning Council shall review annual reports. Other activities and recommendations established in this plan (e.g. actions with respect to regulatory and fair housing issues) shall be coordinated among the three agencies.

## **G. Performance Measurement**

The use of a standardized performance outcome measurement system for the programs governed by the Consolidated Plan became a HUD requirement with publication of 24 CFR Parts 91 and 570, Consolidated Plan Revisions and Updates; Final Rule on February 9, 2006. The purpose for adopting this system is to help HUD better quantify and articulate program accomplishments on a national scale, as well as to comply with the Government Performance and Results Act of 1993 (GPRA). The system was developed collaboratively by representatives from HUD, the Office of Management and Budget (OMB), and public interest groups including the Council of State Community Development Agencies (COSFDA) and the National Council of State Housing Agencies (NCSHA). For New Hampshire, its implementation begins with this Action Plan.

The core components of this system are objectives, outcomes, and indicators. The objectives are based on the broad statutory purposes of the CPD programs, which are 1) creating suitable living environments, 2) providing decent housing and 3) creating economic opportunities. The outcomes in this system help further refine the objectives and capture the nature of change or the expected result. They are availability/accessibility, affordability, and sustainability. Availability/accessibility applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low and moderate-income people. Affordability applies to activities that provide affordability in a variety of ways to low and moderate-income people. Sustainability applies to activities that are aimed at improving communities or neighborhoods, or helping to make them livable or viable by providing benefit to low and moderate income people.

One of the more difficult aspects of this Performance Outcome Measurement System is that it requires the quantification of planned annual and multiple year program outcomes in considerable detail including project completion and beneficiary data. This is a considerably easier task for entitlements, as they are able to plan uses for HUD funding years ahead. State-administered programs such as New Hampshire's are instead required by HUD to utilize competitive annual award processes. By utilizing competitive scoring systems which favor specific types of projects, funds are awarded to projects targeting our highest priorities, but advance estimation of unit production and beneficiary counts is nothing more than a guess when

considering the unpredictable nature of large-scale construction projects, the use of mixed beneficiary targeting, and a host of other complicating factors.

The following chart reflects New Hampshire’s goals for HOME, CDBG and ESG within this performance outcome measurement framework. Annual reporting of accomplishments will incorporate this new framework, but the reporting of commitments and completions for each funding source will continue as has been done in the past.

Specific Objective #	Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number
<b>SL-1 Accessibility of Suitable Living Environment</b>					
SL-1.1	Address the need for suitable living environment for homeless households by providing access to emergency shelter.	ESG CDBG	1) Number of homeless persons given emergency and transitional shelter.	2011	6,000
SL-1.2	Improve the living environment of homeless individuals and households by providing essential services.	ESG	1) Number of homeless persons assisted with essential services.	2011	3,000
SL-1.3	Address the need for suitable living environment for low and moderate income households by providing access to infrastructure water/sewer improvements.	CDBG	1) Number of persons served by improved water service. 2) Number of housing units provided improved sewer systems.	2011	243 134
<b>DH-2 Affordability of Decent Housing</b>					
DH-2.1	Address the need for affordable decent housing for low and moderate income households by financing new construction, rehabilitation and preservation of affordable rental housing.	HOME CDBG	1) Number of units of affordable rental housing developed or rehabilitated. 3) Number of years of affordability. 4) Number of units occupied by elderly. 5) Number of units designated for chronically homeless. 6) Sitework and infrastructure in support of housing.	2011	217 20-30 31 0 75

DH-2.2	Address the need for affordable decent housing for special needs populations by providing technical assistance and project financing to organizations who desire to provide service-enriched housing to low, very low, and extremely low income special needs households.	HOME	1) Number of units of affordable special needs rental housing rehabilitated or created. 2) Number of years of affordability. 3) Number of units occupied by elderly. 4) Number of units designated for chronically homeless.	2011	30  20-30 0  10
DH-2.3	Address the need for affordable decent housing for low and very low income households by providing assistance to prevent homelessness	ESG	1) Number of homeless persons assisted with homeless prevention.	2011	3,000
EO-3 Availability/Accessibility of Economic Opportunity					
EO-3.1	Enhance the accessibility of economic opportunity by creating and retaining jobs for low to moderate income individuals.	CDBG	1) Total number of jobs created and/or retained.	2011	126
EO-3.2	Enhance the accessibility of economic opportunity by providing Micro-Enterprise assistance (businesses).	CDBG	1) Provide low-mod income individuals with training, technical assistance, and access to capital through peer lending program.	2011	80
EO-3.3	Enhance the accessibility of economic opportunity by providing access to child care for low and moderate income households.	CDBG	1) Provide financing for new childcare facilities benefiting low-mod income households.	2011	0



**Table - Resources Available For Housing, Community Development And Economic Development Activities**

PROGRAM	TARGETING & USE	LOCAL SOURCE	RESOURCES
FEDERAL PROGRAMS -HOUSING AND URBAN DEVELOPMENT			
Community Development Block Grant (formula grant)	Supporting local community development and housing activities	<u>State CDBG</u> New Hampshire Community Development Finance Authority  <u>Entitlement CDBG</u> Dover Nashua Portsmouth Rochester Manchester	<u>FFY 10</u> \$10,011,018  <u>FFY 10</u> \$381,742 \$799,405 \$712,605 \$330,986 \$2,067,905
HOME Investment Partnerships Program (formula grant)	Wide spectrum of housing assistance activities	New Hampshire Housing  City of Manchester City of Nashua	<u>FFY 10</u> \$5,230,358  \$884,742 \$560,111
McKinney-Vento Emergency Shelter Grant (formula grant)	Assistance to homeless and those at risk of being homeless	Office of Homeless, Housing and Transportation Services  City of Manchester	<u>FFY 10</u> \$494,696  \$83,026
Section 8 Rental Vouchers	Rental assistance to very low income households	New Hampshire Housing and 18 local public housing authorities	<u>CY 08</u> Approximately 9,338

<b>PROGRAM</b>	<b>TARGETING &amp; USE</b>	<b>LOCAL SOURCE</b>	<b>RESOURCES</b>
Supportive Housing For The Elderly (Section 202)	Provides capital advance grants and rental assistance to develop housing and supportive services for the low income elderly.	U.S. Dept. HUD	FFY 2009 funding for acquisition, construction, and operating subsidy was awarded in 2010 for a 16 unit project in Campton, a 20 unit project in Manchester, and a 32 unit project in Plymouth.
Supportive Housing For Persons With Disabilities (Section 811)	Provides capital advance grants and rental assistance to develop housing and supportive services for the low income disabled.	U.S. Dept. HUD <u>Project Location</u> No awards this year	New Hampshire received no FFY 08 811 awards, although there was one known applicant.
Public Housing	Units managed by local housing authorities to assist low income households with affordable units.	Local Housing Authorities	As of 2008 Assisted Housing Survey, 4521 units total (3280 elderly, 1241 family)
Shelter Plus Care	Housing assistance combined with supportive services funded from other sources to maximize independence for disabled homeless people.	Office of Homeless, Housing, and Transportation Services	<u>FFY 09</u> The Center for Life Management received a renewal award of \$290,400 and Nashua Public Housing Authority received a renewal award of \$33,552.
Low Income Housing Preservation	Preservation of 221d3 and 236 projects	U.S. Dept. HUD	Approximately \$50,000/yr.
FHA Multi-Family Risk Sharing	Partial loan guarantees for multifamily units.	New Hampshire Housing	Guarantees, not cash.

PROGRAM	TARGETING & USE	LOCAL SOURCE	RESOURCES
MCKINNEY - Supportive Housing	Grants to assist the homeless through the provision of transitional housing, permanent housing for homeless with disabilities, supportive services, and innovative approaches to assisting homeless persons in transition from homelessness.	U. S. Department of HUD Balance of State Continuum of Care Manchester Continuum of Care Nashua Continuum of Care	Competitive application process, <u>FFY 09</u> \$2,643,371 \$907,783 \$1,685,037 All 1 yr. awards
MCKINNEY - Surplus Housing To Assist The Homeless	Homeless providers may obtain the use of unutilized federal properties (land or buildings) through lease or permit (for nominal rent) or through donation.	U.S. Dept. of HUD	Not yet utilized in NH.
Housing For Persons with AIDS	Provides and promotes permanent housing solutions for persons with HIV/AIDS and their families	US Dept of HUD	<u>FFY 09</u> BHHS received a three year \$716,221 renewal grant for multiple locations.
<b>FEDERAL PROGRAMS - RURAL DEVELOPMENT</b>			
Rural Development (FmHA) Section 515	Assists in the development of affordable housing in rural areas.	Rural Development	<u>FFY 08</u> No new commitments in FFY 08, a couple pending in FFY 09
Rural Development (FmHA) Section 502	Direct loans to eligible home buyers for the purchase of a primary residence within "rurally" designated areas.	Rural Development	<u>FFY 08</u> \$18,414 in direct loans, \$38,409 in loan guarantees

PROGRAM	TARGETING & USE	LOCAL SOURCE	RESOURCES
Rural Development (FmHA) Section 504	Loans assist very low income rural homeowners, including those on leasehold land, to make repairs to improve or modernize their homes to make them safer and/or more sanitary. Grants to very low income elderly.	Rural Development	<u>FFY 08</u> \$399,088 in loans \$528,892 in grants
<b>FEDERAL PROGRAMS – OTHER</b>			
Internal Revenue Service Low Income Housing Tax Credits	Federal tax credits for developers of affordable housing	New Hampshire Housing	Approximately 2,000,000/yr.
Federal Housing Administration Section 203B	A mortgage insurance program that allows qualified home buyers to secure loans with minimal down payment reserves.	Qualified Lenders	Varies, not a cash outlay
Federal Home Loan Bank Affordable Housing Fund, Community Improvement Program and New England Fund	Assists lenders to provide subsidized financing and grants for production of affordable housing, economic development and public improvements.	Home Loan Bank Member Institutions	Varies

PROGRAM	TARGETING & USE	LOCAL SOURCE	RESOURCES
<b>STATE AND LOCAL PROGRAMS - NH HOUSING FINANCE</b>			
Multifamily Bond Financing	When excess bond capacity presents itself, NHHFA will target larger scale multifamily projects for this development assistance	New Hampshire Housing	\$25,000,000 annually & carry forward
Single Family Mortgage Program	Low interest mortgages to income-targeted first time home buying households.	New Hampshire Housing Qualified Lenders	<u>FY 11</u> Budgeted for 968 mortgages totaling \$155,838,000.
Feasibility - Predevelopment Assistance Program	Assists non-profit housing developers with the production of affordable housing	New Hampshire Housing	\$175,000 annually

<b>PROGRAM</b>	<b>TARGETING &amp; USE</b>	<b>LOCAL SOURCE</b>	<b>RESOURCES</b>
Home Ownership Education and Counseling Program	Educate first time homebuyers.	New Hampshire Housing & Consumer Credit Counseling	<u>CY 09</u> 204 seminar participants
Family Self-Sufficiency Grant and Loan Program	Assistance to help Section 8 households achieve self-sufficiency goals	New Hampshire Housing	<u>FY 11</u> \$40,000
Resident Education and Assistance Program	A program that addresses the needs of residents in senior housing who are abusing or mismanaging alcohol or drugs including prescription and over the counter medications.	New Hampshire Housing	<u>FY 11</u> \$55,000

PROGRAM	TARGETING & USE	LOCAL SOURCE	RESOURCES
STATE AND LOCAL PROGRAMS – OTHER			
New Hampshire State Grant In Aid	Appropriation to BBH for addressing homeless needs within the state.	Office of Homeless, Housing, and Transportation Services	<u>SFY 10</u> \$3.3 m
New Hampshire Affordable Housing Fund	A fund established by the General Court in 1988 for the acquisition, development, and preservation of low income housing.	New Hampshire Housing	<u>FY 10</u> \$1,500,000 is allocated for use during FY 10
Security Deposit Loan Guarantee Program	Guarantee to Landlords of one-month security deposit, repayable by the tenant.	CAP Agencies, The Way Home, and Nashua Pastoral Care	\$2 million in loan commitment authority
Homeless Housing Access Revolving Loan Fund	Revolving loan for homeless individuals and families for first month rent and/or security deposit.	Bureau of Homeless and Housing Services	<u>SFY 10 and 11</u> \$100,000
Northern New England Housing Investment Fund	Investor consortium designed to increase the availability of equity funds for the Low Income Housing Tax Credit Program.	Northern New England Housing Investment Fund	\$12 million equity pool for purchase of tax credits

PROGRAM	TARGETING & USE	LOCAL SOURCE	RESOURCES
<b>STATE AND LOCAL PROGRAMS</b> <b>NH COMMUNITY DEVELOPMENT FINANCE AUTHORITY</b>			
Housing Futures Fund	General operating support for nonprofit housing development organizations.	New Hampshire Community Development Finance Authority	<u>FY 10</u> \$385,000
Community Development Investment Program	NH state tax credits are allocated to nonprofits, municipalities, and cooperatives to help fund affordable housing, community development projects, initiatives and programs to benefit low and moderate income New Hampshire citizens.	New Hampshire Community Development Finance Authority	Annual tax credit authority of \$5 m.
Regional Development Corporations Capacity	Long-term commitment to help regional community development organizations build capacity.	New Hampshire Community Development Finance Authority	<u>FY 10</u> \$400,000



## **Appendix A**

### **[Citizen Participation Plan](#)**

**[http://www.nhhfa.org/rl\\_docs/HCDPC/CitizenParticipationPlanDraft\\_7-27-10.pdf](http://www.nhhfa.org/rl_docs/HCDPC/CitizenParticipationPlanDraft_7-27-10.pdf)**

### **[Priority Needs Survey Summary](#)**

**[http://www.nhhfa.org/rl\\_docs/HCDPC/SurveySummary\\_09012010.pdf](http://www.nhhfa.org/rl_docs/HCDPC/SurveySummary_09012010.pdf)**

### **[Public Comments -Written](#)**

See next page

Responses in [Public Comments and Responses](#) beginning page 6

### **[Homeless Services by County](#)**

**[http://www.nhhfa.org/rl\\_docs/HCDPC/Homeless\\_Services\\_By\\_County.pdf](http://www.nhhfa.org/rl_docs/HCDPC/Homeless_Services_By_County.pdf)**

### **[New Hampshire Blood Lead Surveillance Data 2009](#)**

**[http://www.nhhfa.org/rl\\_docs/HCDPC/2009\\_NH\\_Lead\\_Data\\_Report.pdf](http://www.nhhfa.org/rl_docs/HCDPC/2009_NH_Lead_Data_Report.pdf)**

### **[Housing and Demographic Data](#)**

**[http://www.nhhfa.org/rl\\_demographic.cfm](http://www.nhhfa.org/rl_demographic.cfm)**

### **[Analysis of Impediments to Fair Housing 2010 Update](#)**

**[http://www.nhhfa.org/rl\\_docs/housingdata/impediments/AI2010.pdf](http://www.nhhfa.org/rl_docs/housingdata/impediments/AI2010.pdf)**

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## **Appendix B**

**[New Hampshire CDBG Administrative Rules - CDEA 300 CDBG Rules](http://www.nhcdfa.org/web/documents/Cdfa_300_CDBG_Rules.pdf)**

**[http://www.nhcdfa.org/web/documents/Cdfa\\_300\\_CDBG\\_Rules.pdf](http://www.nhcdfa.org/web/documents/Cdfa_300_CDBG_Rules.pdf)**

**[HOME Rental Housing Production Program 2011 Rules](http://www.nhhfa.org/bp_docs/rules/HFA105-2011.pdf)**

**[http://www.nhhfa.org/bp\\_docs/rules/HFA105-2011.pdf](http://www.nhhfa.org/bp_docs/rules/HFA105-2011.pdf)**

**[Special Needs Housing Program Rules](http://www.nhhfa.org/bp_docs/rules/hfa112.pdf)**

**[http://www.nhhfa.org/bp\\_docs/rules/hfa112.pdf](http://www.nhhfa.org/bp_docs/rules/hfa112.pdf)**

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# **Appendix C**

## **Certifications**

### **SF 424s**

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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Office of State Planning, 2 ½ Beacon Street, Concord, NH 03301 (Merrimack County)

New Hampshire Housing Finance Authority, 32 Constitution Drive, Bedford, NH 03110 (Hillsborough County)

New Hampshire Division of Mental Health and Developmental Services, 105 Pleasant Street, Concord, NH 03301 (Merrimack County)

Check \_\_\_ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).