

2022 Housing Opportunities Resource Guide

Produced by the UVBOR & SRBR Joint Task Force

May 2022

Avanru Development

P.O. Box 1015, Walpole, NH 03608

<https://avanrudevelopment.jimdo.com/about-adg/>

ADG is currently working on several large scale senior and workforce housing developments across New Hampshire. We expect to start construction on an 84 unit workforce housing development in Swanzey, NH and a 42 unit workforce housing complex in Newport, NH this summer. With vacancy rates at 1% or less statewide, affordable housing is a priority for our team. We are looking forward to helping solve this housing crisis by producing 21st century housing with our cutting edge technology. We aim to build the next generation of housing in less than half the time, at a fraction of the cost and with energy efficiencies beyond 2030 standards.

Jack Franks: (877) 410-5499 x1 / Mobile: 802.249.2900 jack@avanrudevelopment.com

The Conservation Fund

<https://www.conservationfund.org/our-work/sustainable-community-development>

At The Conservation Fund, we know conservation starts with communities. Our unique approach to sustainable community development protects nature as both an economic and community asset that provides sustenance, open space, jobs, economic opportunities, important cultural ties and much more. We work with communities to create conservation-led efforts that produce economic, environmental and social benefits.

Sally Manikian – New Hampshire Representative: 603-233-2980 smanikian@conservationfund.org

Department of Health & Human Services (DHHS) – Bureau of Housing

129 Pleasant Street, Concord, NH 03301-3852 / (800) 852-3345

<https://www.dhhs.nh.gov/dcbcs/bhhs/index.htm>

The New Hampshire Department of Health and Human Services (DHHS) is the largest agency in New Hampshire state government, responsible for the health, safety and well-being of the citizens of New Hampshire. DHHS provides services for individuals, children, families and seniors, and administers programs and services such as mental health, developmental disability, substance misuse, and public health. This is accomplished through partnerships with families, community groups, private providers, other state and local government entities, and many citizens throughout the State who help make New Hampshire a special place in which to live.

Dr. Richard England Reports

2019 Report to NHAR

[https://www.nhar.org/assets/pdf/England_student_enrollment_Final_Report_to_NHAR\(2\).pdf](https://www.nhar.org/assets/pdf/England_student_enrollment_Final_Report_to_NHAR(2).pdf)

Available Land Use Study – August 2021:

<https://votervoices3.amazonaws.com/groups/nhrealtors/attachments/How%20Much%20Land%20report%20NHAR.pdf>

Evernorth

100 Bank Street, Suite 400, Burlington, VT 05401 / 802-863-8424

<https://evernorthus.org/>

A non-profit organization that provides affordable housing and community investments. Across New England. Building Communities. Strong communities start at home. Evernorth is committed to creating safe, affordable housing for individuals and families throughout Maine, Vermont and New Hampshire. They also look for ways to promote economic development that benefits low and moderate income people, non-profit organizations and the environment.

Exeter NH – Economic Development

10 Front Street, Exeter, NH 03833

<https://www.exeternh.gov/ed/economic-development-department-contact-information>

The Town has voted to adopt the Community Revitalization Tax Relief Incentive program for many of our business districts. This program, known as "79-E," provides property tax relief for projects that involve substantial rehabilitation of existing buildings, or in certain cases, new construction. There is also a residential component to the program. Property owners are encouraged to learn more about the 79-E process by reading the material on our website, and contacting the Economic Development Director.

Darren Winham – Economic Director 603-773-6122 / dwinham@exeternh.gov

Form Based Codes Institute

1152 15th Street NW Ste 450, Washington, DC 20005 / 202-868-4103

<https://formbasedcodes.org/>

FBCI Mission - To advance zoning reform—through the use of form-based codes—that empowers communities to achieve their vision of livable places, healthy people, and shared prosperity.

Marta Goldsmith, Executive Director: mgoldsmith@smartgrowthamerica.org

Housing Action New Hampshire

PO Box 162, Concord, NH 03301 / (603) 828-5916

<https://housingactionnh.org/>

Housing Action NH members include housing developers, housing financiers, property managers, homeless service providers, supportive service providers, public housing authorities, as well as children and family advocates. The diversity of Housing Action NH members makes our advocacy effective.

Elissa Margolin, *Director* Elissa@housingactionnh.org

Housing Assistance Council

1025 Vermont Ave. NW, Suite 606, Washington, DC 20005 / 202-842-8600 / 202-347-3441

<https://ruralhome.org/>

HAC provides lending, technical assistance and training, policy formulation, and research and information services to assist community-based organizations and policymakers who are working daily to improve life in rural communities across the United States.

hac@ruralhome.org

Housing Projects Created with Partnerships with Developers:

Abenaki Springs – Walpole - 21 Units

<https://avanrudevelopment.jimdo.com/the-residences-at-abenaki-springs/>

Hidden Pond – Amherst – 28 Units

<https://stewartproperty.net/property-item/hidden-pond-apartments/>

Rivermere Apartments – Twin Pines Housing – Lebanon – 21 Units

<https://www.tphtrust.org/portfolio-item/rivermere/>

Wentworth Housing Community – 30 Units

<https://www.tphtrust.org/portfolio-item/wentworth-community-housing/>

Keene Housing Revitalization Plan

831 Court Street, Keene, NH 03431 / 603-352-6161

<https://keenehousing.org/keene-housing-updates-its-2020-2025-strategic-plan/>

Keene Housing's mission is to provide and advocate for affordable housing and supportive services that strengthen and empower low and moderate-income households in the Monadnock region.

Keys to the Valley

<https://www.keystothevalley.com/>

The Keys to the Valley Initiative was undertaken by three regional planning commissions – the Upper Valley Lake Sunapee Regional Planning Commission of New Hampshire, and the Two Rivers-Ottawaquechee Regional and Mount Ascutney Regional Commissions of Vermont. The three commissions, called the “Tri-Commission”, cover 67 communities on both sides of the Connecticut River of the greater Upper Valley. This initiative seeks to inform and focus the rising housing efforts, in the Upper Valley and its neighboring communities, with an action plan, toolbox of solutions & data, and honest conversations. The Keys to the Valley project documents our need for homes across a bi-state, 67-town region, and presents a roadmap for tackling this crisis at the local, regional, and statewide level. The scale of this challenge calls for both immediate action as well as further study and conversations.

Lakes Region Community Developers

193 Court Street, Laconia, NH 03246 603-524-0747 /

<https://www.lrccommunitydevelopers.org/>

Today, in addition to building affordable rental housing, we are working to develop other types of real estate that responds to local community needs. This includes affordable, single-family homes for sale; mixed-income multi-family rental properties; and community facilities for things like child care, health care, and workforce development.

LaMontagne Builders

317 South River Road, Bedford, NH 03110 / 603-668-7933

<https://www.lamontagnebuilders.com/>

Since 1964, LaMontagne Builders has been offering homes for sale in Manchester, New Hampshire, and across southern New Hampshire, becoming one of the state's most respected developers of family communities.

Karen LaMontagne

The Local Crowd – Monadnock

63 Emerald Street #114, Keene, NH 03431 / 603-283-5401

A crowd funding organization out of the Monadnock Region focused around the Route 11 corridor The Local Crowd (TLC) Monadnock is a community-based crowdfunding platform that empowers individuals to support the businesses, organizations, and initiatives that grow wealthier and healthier communities in our region. TLC Monadnock is a collaboration of regional economic development organizations working together to increase access to capital to both the for-profit and not-for-profit sectors throughout New Hampshire.

Jen Risley at jen@thelocalcrowd.com

Missing Middle Housing – Daniel Parolek

<https://missingmiddlehousing.com/>

Opticos Design founder Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term “Missing Middle Housing.” This transformative concept highlights a time-proven, incremental, beloved way to provide more housing choices in resilient, walkable places such as cottage courts, fourplexes, and courtyard buildings. According to Chuck Marohn, “Missing Middle Housing is an indispensable piece of the Strong Towns vision for cities that are resilient, adaptable, and can pay their bills.” Hear from Dan, the author of the new book, Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis, as he dives deep into Missing Middle Housing. In this webcast, Dan will discuss: - what “missing middle” means and why it’s important for your city or town, - how policy, planning and zoning can create barriers to the delivery of Missing Middle Housing types and how planners can respond to make way for more housing options, - how the Missing Middle concept is being applied around the world, - case studies of how creative developers are delivering these types and the responses from communities of buyers and renters.

Video: <https://www.youtube.com/watch?v=oSIBvDgUUKQ>

Book: <https://islandpress.org/books/missing-middle-housing>

National Alliance to End Homelessness

1518 K Street NW, 2nd Floor, Washington, DC 20005 / 202-638-1526

<https://endhomelessness.org/>

The Alliance is a nonpartisan, nonprofit organization committed to preventing and ending homelessness in the United States.

National Low Income Housing Coalition

1000 Vermont Ave, NW, Suite 500, Washington, DC 20005 / (Tel) 202-662-1530

<https://nlihc.org>

NLIHC educates, organizes and advocates to ensure decent, affordable housing for everyone. Our goals are to preserve existing federally assisted homes and housing resources, expand the supply of low income housing, and establish housing stability as the primary purpose of federal low income housing policy. NLIHC’s staff teams work together to achieve

our advocacy goals. Our Research Team studies trends and analyzes data to create a picture of the need for low income housing across the country. Our Policy Team educates lawmakers about housing need and analyzes and shapes public policy. Our Field Team mobilizes members and supporters across the country to advocate for good housing policy. Our Communications Team shapes public opinion of low income housing issues. And our Administration Team works to ensure NLIHC remains a sustainable, high-capacity organization.

Newbury Housing Committee

PO Box 296 – US Route 103, Newbury, NH 03255 603-763-4940

<https://www.newburynh.org/housing-committee>

During the development of the Town's most recent MP, affordable, alternative housing was the single most referenced topic by town residents in the "survey" and in "public forums". As a result, in the MP, the highest priority Action Item for both the Planning Board and the Select Board was to review and amend the zoning regulations to encourage development of a variety of housing types beyond single-family residential units. Finally, NH State RSAs (State Regulations) require that all NH towns provide opportunity to create Work Force Housing (WFH). Each town must have land use regulations that permit and support the development of WFH.

Barbara Freeman, Chair

New Hampshire Office of Strategic Initiatives

107 Pleasant Street, Concord, NH 03301 / 603-271-2155

Housing Resources - provides information about housing-related technical assistance programs, grants, and data as well as a list of tools to incentivize the development of additional housing.

<https://www.nh.gov/osi/> Resource Library: <https://www.nh.gov/osi/resource-library/housing/index.htm>

New London Housing Commission

375 Main Street, New London, NH 03257 / 603-526-2841

<https://newlondon.nh.gov/index.asp?SEC=63B34029-E554-4582-B7DA-3E8B51A8C16D>

In pursuit of the determination and advocacy of housing matters in the Town, the purpose of the NLHC is to provide proper recognition, promotion, enhancement, encouragement and development of a balanced and diverse supply of housing to meet the economic, social and physical needs of the municipality and its residents, as viewed in the context of the region within which the municipality is situated. (RSA 674:44-b)

New Hampshire Housing Finance Authority

32 Constitution Drive, Bedford, NH 03110 / PO Box 5087, Manchester, NH 03108

<https://www.nhhfa.org/housing-challenges-solutions>

New Hampshire Housing Finance Authority is a self-supporting public corporation that promotes, finances and supports affordable housing. We operate rental and homeownership programs designed to assist low- and moderate-income persons with obtaining affordable housing. We have helped more than 50,000 families purchase their own homes and been instrumental in financing the creation of more than 15,000 multi-family housing units.

George Reagan – Community Engagement Manager – 603-310-9253 info@nhhfa.org

Offers a “Boot Camp” for small scale developers.

LOW INCOME HOUSING TAX CREDIT FUND: <https://www.nhhfa.org/developer-financing/low-income-housing-tax-credits-lihtc/>

NH Housing Affordable Fund FACT SHEET: <https://www.nhhfa.org/wp-content/uploads/2020/06/Affordable-Housing-Fund-Fact-Sheet.pdf>

North County Council Community Planning and Development

161 Main Street – Littleton, NH 03561 / 603-444-6303 /

<http://www.nccouncil.org>

North Country Council has been providing land use, transportation, environmental, and economic development planning services for over 40 years.

Michele Moren-Grey – Executive Director - extension 2014 / mmoren@nccouncil.org

Kaela Tavares – Community & Economic Development Planning Coordinator
– extension 2025 / ktavares@nccouncil.org

Resilience Planning & Design LLC

23 Parker Street - Plymouth, NH 03264 / 603-381-1798

<https://resilienceplanning.net/>

In a world that is constantly changing, we believe in the need for flexible, adaptive, and responsive planning and design. Our approach to this work emphasizes dynamic visioning, community and stakeholder engagement, extensive analysis, and creative problem-solving. We help plan for vibrant, resilient, and inclusive places. These efforts protect local and regional ecosystems while addressing contemporary challenges facing municipalities and organizations such as climate change, loss of open space, and poorly planned development. Our focus is to help our clients build on their existing assets, realize new possibilities, and plan for a bright and abundant future.

Steve Whitman, AICP steve@resilienceplanning.net

Stay Work Play New Hampshire – 5013c Non-Profit

497 Hooksett Rd #202, Manchester, NH 03104 / 603-489-6104

<https://www.stayworkplay.org/>

Networking organization focused on helping young people stay, work, play in New Hampshire with a large focus on housing. They have a public policy committee that reviews legislation and is active through an advocacy network.

Southwestern Community Services / Sullivan County Housing Coalition

63 Community Way, PO Box 603, Keene, NH 03431 / 603.352.7512 / Toll Free: 800.529.0005

96-102 Main Street, PO Box 1338, Claremont, NH 03743 / 603.542.9528

<https://www.scshehelps.org/>

Southwestern Community Services seeks to create and support a climate within the communities of southwestern New Hampshire wherein poverty is never accepted as a chronic or permanent condition of any person's life. SCS strives to empower low income people and families. With dignity and respect, SCS will provide direct assistance, reduce stressors, and advocate for such persons and families as they lift themselves toward self-sufficiency. In partnership and in close collaboration with local communities, SCS will provide leadership and support to develop resources, programs, and services to further aid this population.

Twin Pines Housing Trust – Non-Profit Developer

226 Holiday Drive – Suite 20, White River Junction, VT 05001 / 802-291-7000

<https://www.tphtrust.org/>

Since 1990, Twin Pines Housing has developed or purchased a variety of housing to increase the region's supply, including apartments, mobile home lots, single family homes and condominiums. Most housing options are close to public transportation, jobs, shopping and professional services to reduce the need for private transportation.

Andrew Winter – Executive Director Andrew.winter@tphtrust.org

Upper Valley Business Alliance

2 South Park Street, Lebanon, NH 03748 / 603-448-1203

<https://www.uppervalleybusinessalliance.com>

To invigorate the economic health of the areas we serve, while contributing to the well-being of the Upper Valley. The Upper Valley Business Alliance represents 460 businesses strong located throughout the Upper Valley. Our mission

is to serve as an advocate for our members large and small with local and state government and promote and seize opportunities to better the economic climate in our region. Encourage addressing regional issues by working closely with other Chambers, other organizations without duplicating efforts and Government agencies at local, regional and state levels.

Upper Valley Haven

713 Hartford Ave, White River Junction, VT 05001 / (802) 295-6500

With the support of the Upper Valley community, the Haven assists those who are experiencing poverty to be free from hunger, to be securely housed, and to pursue a self-directed life. Founded in 1980, the Haven provides temporary shelter, supportive housing, food, children's after school programs and summer camp, and community outreach, supports and problem solving to those in need. The Haven is open 365 days per year and never charges for any of its services. We now serve over 14,500 people per year.

info@uppervalleyhaven.org

Upper Valley Lake Sunapee Regional Planning Commission

10 Water Street – Suite 225, Lebanon, NH 03766 / 603-448-1680

<https://www.uvlsrpc.org/>

UVLSRPC can leverage grant funds to further support communities through cost-share models and reduced contractual services. UVLSRPC is often the networking organization between the region's municipalities and State and Federal agencies when it comes to grant funds and regional allocation of funds across the State. UVLSRPC has a staff of experts in a variety of services with experience and access to experts across the State.

Vital Communities – 501(c)3

195 North Main Street, White River Junction, VT 05001 / 802-291-9100

<https://vitalcommunities.org/>

Vital Communities cultivates the civic, environmental, and economic vitality of the Upper Valley, a region composed of 69 towns spanning the Connecticut River. We bring people together, bridging boundaries and engaging our whole community to create positive change. We offer programming and resources to help households, communities, schools, and workplaces build resilience. We work with dozens of partner organizations in New Hampshire and Vermont to craft shared strategies and coordinate our services. Our agenda and programs emerge from and are driven by regional needs and community interests. We encourage collaboration across public, private, and nonprofit sectors to test new approaches and share our learning. Our mission, values, and methods evolved over a history that began in the early 1990s.

Info@vitalcommunities.org