

---DRAFT---

**COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PORTSMOUTH, NEW HAMPSHIRE**

FY 2027 (HUD PY 2026) Annual Action Plan

Year Two of HUD PY 2025-2029 Consolidated Plan



Submitted to

U.S. Department of Housing and Urban Development by

City of Portsmouth, NH

Community Development Department

1 Junkins Avenue Portsmouth, New Hampshire

Contact Person: Elise Annunziata

Community Development Director eannunziata@portsmouthnh.gov

Tel: (603) 610-7281

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year the CD Department provides an annual update to the Consolidated Plan, which serves as an action plan for the upcoming fiscal year. This year's submittal contains an Annual Action Plan for HUD FY 2026 (City Fiscal Year 2027: July 1, 2026-June 30, 2027). Specific activities are described in the Action Plan Section.

Attached to this Draft Plan are the following:

- Legal Notice of 30-Day Comment Period on this Draft and of Public Hearing
- Summary of public comments received to date during the Consultation and Public Participation Processes

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

This year's Annual Action Plan includes goals and objectives for housing, public facilities, urgent needs, social services programs that assist individuals and families, and program administration. Priority needs include creating and preserving affordable housing units, helping homeowners/renters remain in their homes through temporary interim mortgage or rental assistance, responding to urgent needs in the community, removing architectural barriers for persons with disabilities, supporting public service agencies, maintaining infrastructure, and improving access/suitability to public facilities to better meet the needs of people who earn low and moderate incomes. Specific activities are described in the Action Plan Section.

3. Evaluation of past performance

The specific accomplishments of projects and programs undertaken during the previous one-year planning period are provided in each year's Consolidated Annual Performance and Evaluation Report (CAPER).

4. Summary of citizen participation process and consultation process

There are many worthwhile and eligible programs and projects that are considered for funding each year. To assist the Community Development (CD) Department in determining which projects are funded, a six-member Citizens Advisory Committee meets to make funding recommendations to the City Manager. The CD Department oversees all project administration, including oversight of construction administration, invoicing, and Davis Bacon wage rates. The Department also regularly meets with area service providers in order to ensure the needs of partner organizations and their clients are met.

5. Summary of public comments

See attachment.

6. Summary of comments or views not accepted and the reasons for not accepting them

None.

7. Summary

The City of Portsmouth receives funding from the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) program. Under this program, the City of Portsmouth is an entitlement community. In PY 2026 (the second year of the HUD 2025-2029 Five-Year Consolidated Plan), the City of Portsmouth will receive \$499,576 to be used in carrying out various eligible programs that benefit residents who earn extremely low- to moderate- incomes or address another CDBG National Objective.

CDBG funds must be used to primarily 1) benefit individuals and families who earn very low, low, or moderate incomes; 2) improve neighborhoods in which over 51% of the residents earn very low, low, or moderate incomes; and 3) improve accessibility for people with disabilities. Additionally, the City may use up to 30% of its entitlement funding for responding to HUD-eligible Urgent Needs. Urgent Need qualified activities must meet the following criteria: 1) the existing conditions must pose a serious and immediate threat to the health or welfare of the community; 2) the existing conditions are of recent origin or recently became urgent (generally, within the past 18 months); 3) the grantee is unable to finance the activity on its own; and 4) other sources of funding are not available.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Annual Action Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Annual Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PORTSMOUTH	Community Development Department

Table 1 – Responsible Agencies

Narrative

The Community Development (CD) Department oversees all project administration, including oversight of CDBG-eligible construction administration, invoicing, and Davis Bacon wage rates. The Department also regularly meets with area service providers in order to ensure the needs of partner organizations and their clients are met.

Annual Action Plan Public Contact Information

Elise Annunziata
Community Development Director City of
Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
(603) 610-7281
eannunziata@portsmouthnh.gov

AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Portsmouth Community Development (CD) Department is the sole agency responsible for administering the Community Development Block Grant (CDBG) program. The CD Department is responsible for developing the Consolidated Plan, providing annual updates, reporting on activities accomplished and documenting funds expended at the end of each program year. The CD Department works in cooperation with public and private agencies who serve persons who earn very low-, low- and moderate incomes. The CD Department, as a Department of the City of Portsmouth, works closely with other municipal departments including the Planning, Public Works, Legal, Finance, Inspection, Health and Welfare departments. The Portsmouth Housing Authority is another City agency with which the CD Department coordinates services because that agency serves many of the same clientele as CDBG programs. Many residents in Portsmouth Housing Authority apartments are served directly or indirectly by programming and projects funded with CDBG. The CD Department's coordination and cooperation with various entities facilitates CDBG programming and assists in identifying community needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Community Development staff is very engaged with the quality and affordability of housing. Specifically, the City participates in regional discussions on workforce housing through the Workforce Housing Coalition and its sponsor, The Housing Partnership, a local non-profit housing organization. In recognition of the housing challenge, in 2008 the Portsmouth City Council established the Blue Ribbon Committee on Housing and charged the Committee with developing a "road map", or guidance document, on local housing options and issues; identifying creative solutions to address those issues; and developing a short list of policy and action items that could be taken by the City and others to increase affordable housing options. The results of this work have been incorporated in this, as well as past, Consolidated Plans.

The CDBG program has also worked to advance fair housing through its support for New Hampshire Legal Services (NHLS) Housing Justice Program. NHLS has been regularly awarded funds through the Public Service Agency Grant Program and will continue to receive funds as they continue to meet that need. The agency's work in this area includes providing assistance to Portsmouth renters with fair housing concerns as well as initiating and conducting workshops on fair housing for the benefit of landlords and direct service non-profit providers interacting with clients.

The City also supports and coordinates with area organizations such as Greater Seacoast Community Health to promote access to medical, dental and mental health services for individuals in need. This health organization partners directly with the Portsmouth Housing Authority as well as other community organizations to bring their services to low and moderate income residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City is working with Home for All (formerly known as Greater Seacoast Coalition to End Homelessness) in order to better coordinate services targeted toward families and individuals experiencing or at risk of homelessness. The coordinated access initiative between regional service providers is helping potential clients avoid shelters altogether and move forward directly to transitional or permanent placements that are best aligned with their needs. City staff participate in Home for All forums and meetings to discuss challenges, needs and potential collaborations for the homeless services community to focus on in the near term, including improvements to coordinated care with area hospitals, expansion of data aggregation and analysis, and improving efficiency of advocacy work. CD staff is also involved in forums and workgroups addressing issues of chronic homelessness and coordination of services for those currently or at risk of becoming homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The jurisdiction does not receive ESG funding nor does it work with HMIS. However, the CD Department coordinates and consults with the Continuum of Care coalition, Home for All, as described above. CD staff reviews periodic publications and reports associated with the homeless issue including: the New Hampshire DHHS Annual Homeless Reports and Point in Time Surveys, Homeless Teens, and the work for the New Hampshire Coalition to End Homelessness and local United Way of the Greater Seacoast-sponsored workgroups/forums to end homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

See following table.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CROSS ROADS HOUSE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Urgent Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Anna Kay Vorsteg, the Chief Executive Officer, described the services and clientele at Cross Roads House. The demand for shelter beds is high, resulting in a constant waitlist. CRH offers case management services that help clients transition out of the shelter into stable housing and employment and housing, although with a lack of affordable housing options, the average length of shelter stay has risen 18%. Priority near term facility improvement projects include: 1) Converting urinals to additional toilets in each of the two men’s bunk bathrooms; 2) Installing bathtubs in family restrooms and separating the restrooms per family unit; 3) Replace slippery tile floors to avoid slip, trip, and fall risk.
2	Agency/Group/Organization	Greater Seacoast Community Health
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Healthcare, Urgent Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Cara Zielinski, Director of Development, described Greater Seacoast Community Health’s medical services, with focus on its dental program. They provide critical dental services to low-income individuals on a sliding scale, lowering the barrier to access care. Rising cost of living and changes to health insurance coverage have made basic health care out of reach for many residents, leading them to defer or even opt out of proper dental care. Grant funding helps to make dental services accessible for those who may have otherwise gone without, thus keeping the community healthier.
3	Agency/Group/Organization	Portsmouth Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Urgent needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mark Lentz, Director for Portsmouth Housing Authority (PHA), gave an update on the CDBG-funded Connors Cottage ADA exterior lift project, nearing completion, which will give Portsmouth senior residents increased accessibility and safety. He remarked that CDBG has been a key player for various public improvement projects across the city and supplied a written list of potential future projects to CDBG staff.
4	Agency/Group/Organization	HAVEN
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services – Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Urgent needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sarah Shanahan, Director of Programs and Services at HAVEN Domestic Violence Shelter, spoke about the community needs she hears from clients and staff alike – a top priority is affordable housing. She noted that domestic violence is the leading cause of homelessness for women and children. HAVEN has a major public facility project in the works at Christ Church in Portsmouth, it will be renovated to house their offices, shelter, a daycare, and workforce housing.
5	Agency/Group/Organization	Rockingham Nutrition and Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director, Tim Diaz, discussed Meals on Wheels’ mission to provide nutritious food to those in need through congregate settings and deliveries. Drivers offer consistent contact with homebound seniors who are increasingly isolated from the community. The agency serves about 48,000 meals per year for 312 clients in Portsmouth alone. The major challenges facing clients are the increasing cost of living and lack of affordable housing. The agency faces uncertainty when it comes to instability of funding sources, cost of fuel, etc.
6	Agency/Group/Organization	AIDS Response Seacoast
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Executive Director, Tamara Leibowitz, described the case management services that ARS provides for people living with HIV/AIDS. The agency’s mission is to keep clients out of hospitals and shelters by providing emergency assistance, medical referrals, transportation, etc. The most pressing challenge are the threats to Medicaid and Medicare. Uncertainties around future federal grants also pose a challenge for funding administration costs. The increasing cost of living has become a challenge for ARS clients leading to a sharp increase in intakes in recent months. ARS sees an opportunity to focus on supporting its aging population, since their clients are able to live long healthy lives with the right support.

7	Agency/Group/Organization	Community Action Partnership Hillsborough Rockingham Counties
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Tenant Based Rental Assistance/Other Interim Assistance; urgent needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Katie Dunfey, Innovation and Strategy Director, and Tucker Corrow, Marketing Director, Community Action Partnership of Hillsborough and Rockingham (CAPHR) described the agency's programs including workforce development, health, nutrition, energy and utility assistance, all targeted to economically disadvantaged and vulnerable populations. They remark that CDBG's contributions to the emergency rental assistance program have been invaluable due to increased demand for the program. Agency is open to a collaboration for Housing Rehabilitation (weatherization) work.</p> <p>Portsmouth Site Director, Kathie Comeau, added that the short-term rental assistance program aims to give people the temporary relief they need to remain housed. She expects the need for crisis assistance to remain high with the increasing cost of living and rising fuel costs.</p>
8	Agency/Group/Organization	New Hampshire Legal Assistance
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lindsay Lincoln, Director of Grants Development and Administration at NH Legal Assistance (NHLA), described her agency's mission to provide legal assistance to low-income individuals. NHLA's office building in the historic district presents architectural barriers that may be opportunities for public facility improvements.

9	Agency/Group/Organization	Operation Blessing
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Urgent Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Tammy Joslyn, Executive Director, described Operation Blessing (OB)'s emergency warming center operations. When temperatures are below 25 degrees, they offer a warm bed for unhoused individuals. Alongside the shelter they provide, they assist clients through their food pantry, bathrooms with showers, laundry, donation collection and distribution, and a café serving warm food on weekends. Tammy shares personal stories of client experiences; notably the center has been a springboard for several unhoused individuals to address substance abuse issues and get connected to proper social services. This year they exceeded their budget, and they are working on diversifying fund sources due to rising operating costs.
10	Agency/Group/Organization	Seacoast Community School
	Agency/Group/Organization Type	Child care
	What section of the Plan was addressed by Consultation?	Non homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Melissa Caldwell, Executive Director, described the childcare and related services the school provides, as well as the scholarship (tuition assistance) program for low-income families. There is a gap between the federal funding they receive and the demand for tuition assistance. Other challenges discussed for SCS families included affordable housing and long waitlists for childcare. Lack of early childhood education staff in the career pipeline is a concern for the agency, as key vocational programs to train staff in local schools have been cut.

Identify any Agency Types not consulted and provide rationale for not consulting

None.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	State of NH Bureau of Homeless and Housing Services	Typical services assisting the homeless in a Continuum of Care (CoC) include case management, housing counseling, job training and placement, healthcare, mental health services, substance misuse and substance use disorder treatment, childcare, transportation, emergency food and clothing, family violence services, education services, moving services, referrals to veterans' services, and legal assistance. In addition to participating in the CoC, the City provides funding to agencies that make up a significant portion of the CoC system. This support is provided through the City's CDBG-funded Public Service Agency Grant (PSAG) program and through the Welfare Department, which is supported by local tax dollars.
2025 City Master Plan	Portsmouth Planning Board	One of the many priorities for action identified in the Portsmouth 2025 Master Plan is supporting and maintaining a thriving community in the city, which includes promoting access to affordable housing.
2014 Bike-Pedestrian Plan with 2018 Updates	Portsmouth Planning Board	The Plan calls for a connected bicycle and pedestrian network and new programs and policies to help encourage people to walk and bike on a daily basis. This Plan builds on the city's considerable attributes and growing support for walking, bicycling, and "Complete Streets" with the goal of promoting accessibility to diverse modes of transportation for the benefit of all residents.
Portsmouth Housing Authority 5-Year Plan	Portsmouth Housing Authority	The goals of the PHA's 5-Year Plan include increasing the quality and supply of housing for families of low and moderate income in Portsmouth, as well as encouraging access to social services, healthcare, family support, youth programs, and senior programs for current PHA residents. The PHA has recently completed a project that provides 64 units of workforce housing in downtown Portsmouth.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2015 Regional Master Plan	Rockingham Planning Commission	As one of the largest communities in the County, the City has a vested interest in the success of neighboring communities. Portsmouth faces many of the same challenges as other towns in the region, although most other towns are significantly more rural. Portsmouth is a regional hub for expanded social/medical services and economic activities.
Comprehensive Economic Development Strategy	Regional Economic Development Center of Southern New Hampshire	The CEDS is a plan submitted by the REDC to the Department of Commerce annually. It emerges from a continuous planning process developed with broad based and diverse community participation that addresses the economic problems and potential of an area. The strategy promotes sustainable economic development and opportunity, fosters effective transportation systems, enhances and protects the environment, and balances resources through sound management and development.
2014 Greater Seacoast Plan to Prevent Homelessness	Corporation for Supportive Housing	A thorough report on the status of the Seacoast region's efforts to prevent and end homelessness and a framework for communities and service providers to increase the success of the current work being undertaken.
2014 Housing Existing Conditions Report	Portsmouth Planning Board	An analysis of the existing housing conditions in the City with a focus on future efforts to preserve existing affordable housing and encourage redevelopment of underutilized properties with housing that is affordable to houses at or below the area median income.
2014 Economic Dev. Existing Conditions Report	Portsmouth Planning Board	An analysis of the economic conditions of the City and surrounding area focusing particularly on the composition of the current labor pool and population as a whole. Also lays out opportunities for expansion and improvement of specific areas and neighborhoods in the City.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2023 Regional Housing Needs	Rockingham Regional Planning Commission	A report that provides data regarding the regions housing inventory and community demographics. The goal of this report is to help municipalities understand their current and future housing needs, and determine compliance with the Workforce Housing Statute.
2023-24 Housing/Regulatory Study	Housing Navigator, Planning Department	Housing Navigator report to City Council that examined regulatory barriers to the preserving and producing - including affordable housing - in the City of Portsmouth.
2024 Housing Market Study	PHA Housing Development, Ltd.	This study evaluates housing demand, potential opportunities, and barriers to market entry for the City of Portsmouth. It assesses existing housing conditions, current and projected demographic and household characteristics and preferences.
2024 Coastal Resiliency Initiative	Portsmouth Planning Board	This initiative supports coastal communities as they adapt to changes in climate. It administers grant funding for habitat resilience projects in addition to fostering community engagement and land stewardship.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Community Development staff consult and coordinate with other City department staff as well as the Portsmouth Housing Authority (PHA) to coordinate the consistency and implementation of the Consolidated Plan. City staff also coordinate with the New Hampshire Community Development Finance Authority (NHCDFA). NHCDFA administers the statewide CDBG program and is a member of the three agency team that develops and implements the state's Consolidated Plan. In addition to this coordination, staff also work with the Rockingham Planning Commission, the State Bureau of Homelessness and Housing Services, the NH Housing Finance Authority, and the State Lead Poisoning Prevention Program in the course of designing and implementing programs. The City also has liaisons between it and several local organizations including the Portsmouth Historical Society, Greater Portsmouth Chamber of Commerce, Downtown Business Association, Rockingham County Economic Development Authority, and the Tenant's Association at Pease to name a few.

Narrative (optional):

In addition to the consultations and coordination discussed in this section, as in the past with COVID-19 pandemic, CD Department Staff discussed with Senior City Management and other departments—including Health, DPW, Building Inspections, Fire, Recreation, Economic Development—community needs and the possible planning and response to emerging urgent needs.

The City is continuing to make efforts to secure adequate internet and broadband services/connections for low- to moderate-income households and individuals, and it will monitor state/federal rule changes and funding opportunities. In PY 26, the City will continue to look for opportunities to increase internet access and provide reliable, adequate internet services to targeted communities.

It is worth elaborating on the City's continuing commitments to housing and coastal protection planning in the coming year. In PY 22, the City hired a Housing Navigator to examine regulatory barriers to the preservation and production of housing—including affordable housing—in the City of Portsmouth. This position is a two-year grant-funded position through the New Hampshire Finance Authority (NHFA) and the InvestNH Housing Opportunity Planning (HOP) Grants program. In PY23, the Housing Navigator coordinated a discussion and information-finding program, facilitated by Portsmouth Listens, which was summarized in a presentation and report delivered to the Portsmouth City Council on 2/22/24.

CD staff anticipates that the continued work and outcomes of the Housing Navigator, regional planning boards, and City Planning Staff will inform this and future Annual Action Plans.

AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Portsmouth Community Develop (CD) Department works with a six-member volunteer Citizens Advisory Committee (CAC) throughout the last year to update the Citizens Participation Plan and develop the priorities and goals to be focused on in the Consolidated Plan. The Community Development Department consults with the public and service providers during CAC meetings. When an organization is being considered for funding or will be affected by potential policy developments, they are contacted regularly throughout the decision making process.

For the purpose of advertising public hearings in accordance with the Citizen Participation Plan, the CD Department sent emails to CDBG participant organizations – including existing public service agency grant participants and other non-profit service providers working with elderly populations, people with disabilities, at-risk youth, and others. Notices of all public hearings were published in the local paper and posted on the City’s website, Portsmouth City Hall, and the Public Library.

Citizen participation helps to inform the CAC and the City of various community needs’ scope and breadth, which is considered in goal setting. Goals are intended to address needs in certain areas of the cities or at facilities that serve CDBG-eligible populations, or infrastructure and accessibility needs. The community participation process and consultation will be ongoing during the Five-Year planning process. Specific language in Subrecipient Agreements with agencies receiving Public Service Agency Grant Program funds requires them to market their services to CDBG eligible neighborhoods as well as those living in housing developments owned or managed by the Portsmouth Housing Authority.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Held at City Hall 2/12/26. CAC Members present, CD Staff present, Representatives from several organizations present; CAPHR, Cross Roads House, HAVEN, NH Legal Assistance, Operation Blessing.	Affordable Housing; ADA Access Improvement Projects; Shelter bed demand increases; Shelter Facility Upgrades; Homelessness Prevention; Bus Shelters; Public Playground Improvements; Financial Literacy Trainings.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	CAC public meeting (3/12/26) held at City Hall for public service agency presentations. Representatives of area organizations came to speak, including: AIDS Response Seacoast, Rockingham Nutrition Meals on Wheels, Greater Seacoast Community Health, Seacoast Community School.	The primary purpose of the meeting was to discuss agencies' application for the FY27 Public Service Agency Grant Program and their perspectives on the issues most in need of addressing in the Annual Action Plan. See summary of comments in previous section AP-10 of this Plan.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community	CAC public meeting held at City Hall (3/19/26) for public service agency presentations. Representatives of several area organizations came to speak including: CAPHR, Cross Roads House, Operation Blessing	The primary purpose of the meeting was to discuss agencies' application for the FY27 Public Service Agency Grant Program and their perspectives on the issues most in need of addressing in the Annual Action Plan. See summary of comments in AP-10 of this Plan.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	Non-targeted/broad community	Legal Notice (2/01/26) regarding CAC public hearing in February 2026 to determine community needs.	See comments above, as a result of CAC public hearing and meetings to determine community needs.	None.	
5	Newspaper Ad	Non-targeted/broad community	Legal Notice (4/10/26) in local print newspaper regarding 30-day comment period on the Annual Action Plan and Budget; and Notice included the 30-day Comment Period from 4/13/26 – 5/12/26.	<i>pending</i>		
6	Public Hearing	Non-targeted/broad community	<i>Pending:</i> CAC public hearing (5/7/26) on the Draft PY26 (City FY27) Annual Action Plan, and Activities/Progress on the current PY25 (CFY26) Annual Action Plan.	<i>pending</i>		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This section is intended to summarize the funding sources which may be available to the CDBG program to make progress on priority needs and Consolidated Plan goals. CDBG dollars will be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent Needs as allowable. CDBG may be used for activities meeting an Urgent Need National Objective.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	499,576	200,000	463,589	\$1,163,165	1,498,728	CDBG dollars will be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent needs. \$200,000 in program income is anticipated from loan repayments. An estimated \$463,589 from prior year resources (unallocated and obligated funds) will also be utilized for PY26 projects/activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Improvements Public Services	262,000	0.00	0.00	262,000	750,000	General Fund dollars are leveraged to match CDBG funds for social services support and other public facilities projects that are identified on an annual basis. Typically, projects funded in part with CDBG for public facilities will see a cost share with local general fund dollars, primarily through the City's capital budget.
LIHTC	private	Housing	0.00	0.00	0.00	0.00	0.00	The funding source is intended to serve as a placeholder for potential partnerships in the five-year period that may result in the preservation of existing affordable units or the expansion of the inventory of affordable units in the City

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Other	0	0.00	0.00	0	0	None

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Matching is not required for CDBG. However, CDBG funds often leverage local general fund dollars for public facility/infrastructure and for ADA Accessibility projects. Typically, public facilities projects funded in part with CDBG dollars assume a cost share with local general fund dollars, primarily through the City's capital budget. Occasionally, some public facility projects funded with CDBG leverage private resources, creating a public-private partnership. CDBG dollars also leverage private resources, as well as municipal funds from the general fund (Welfare budget), to help fund public service programs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

During PY 2026 CDBG dollars will be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%).

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing Public Housing Homeless	City-Wide	Housing	CDBG: \$171,744.00	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit
2	Public Facility/Infrastructure Improvements	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Facility/Infrastructure Improvements; Removal of Architectural Barriers to ADA Accessibility in Public Facilities	CDBG: \$627,771	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted Homeless Person Overnight Shelter: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services	CDBG: \$102,500.00	Public service activities other than Low/Moderate Income Housing Benefit: 304 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 9 Households Assisted Homeless Person Overnight Shelter: 125 Persons Assisted
4	Transportation	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Transportation	CDBG: \$50,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 320 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Urgent Needs	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Urgent Needs	City-Wide	Urgent Need	CDBG: \$0.00, may fund up to 30% allocation for eligible urgent needs National Objective	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted. Public service activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted. Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted. Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted. Businesses assisted: 2 Businesses Assisted.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Urgent Needs	City-Wide	General Program Administration; Housing Rehabilitation Administration	CDBG: \$211,150	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	To support the creation and preservation of safe, affordable, and accessible housing for people who earn very low-, low- and moderate-incomes. FY 27 (PY 26) Activity: Housing Rehabilitation Program CDBG dollars will be used to fund projects and activities, including loans or grants for housing rehabilitation benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%). Includes the administration of Housing Rehabilitation loan/grant programs.
	Goal Name	Public Facility/Infrastructure Improvements

<p>Goal Description</p>	<p>To improve public facilities/infrastructure in areas where a majority of residents earn very low-, low-, and moderate-incomes, or at a public facilities where the primary users earn low- moderate incomes, with the objectives of improving safety and aesthetics; and to improve accessibility/remove barriers for people with disabilities.</p> <p>FY 27 (PY 26) Projects with focus on:</p> <ul style="list-style-type: none"> • Public Facility/Infrastructure Improvements in eligible Block Groups or at public facilities serving low- moderate income persons • Removal of architectural barriers to ADA accessibility in public facilities in eligible Block Groups or at public facilities serving low- moderate income persons <p><i>Potential</i> activities identified during public participation and consultation include:</p> <ul style="list-style-type: none"> • HAVEN Shelter and supportive housing infrastructure at 1035 Lafayette Rd. • Portsmouth Housing Authority new housing infrastructure at 1035 Lafayette Rd. • Splash pad at Greenleaf Recreation Center • Facility improvements at Operation Blessing Warming Center-emergency shelter • Facility improvements at Cross Roads House transitional shelter • Removal of architectural barriers to ADA accessibility at Portsmouth Historical Society • Site improvements at Gosling Meadows Child Care Center-Seacoast Community School • Facility expansion and renovations at Families First-Greater Seacoast Community Health • Removal of architectural barriers to ADA accessibility at New Hampshire Legal Assistance • Flooring renovation and Portsmouth Senior Activity Center <p>CDBG dollars will be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%).</p>
--------------------------------	---

3	Goal Name	Public Services
	Goal Description	<p>To support activities that provide public services for people who earn very low-, low-, and moderate-incomes.</p> <p>FY 27 (PY 26) public service activities identified:</p> <ul style="list-style-type: none"> • Greater Seacoast Community Health, Dental Services for School-Aged Children • Community Action Partnership of Hillsborough and Rockingham, Homelessness Prevention Services/Short-terms Rental Assistance • Operation Blessing, Emergency Warming Center Operations • Cross Roads House, Inc., Shelter Operations • AIDS Response of the Seacoast, Client Services Program • Rockingham Nutrition Meals on Wheels, Elderly Nutrition • Seacoast Community School, Child Care • Fair Housing, Trainings and Client Support <p>CDBG dollars may be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%).</p>
4	Goal Name	Transportation
	Goal Description	<p>To support public facilities that provide transportation for persons who earn very low-, low-, and moderate-incomes, including seniors and persons with disabilities.</p> <p>FY 27 (PY 26) Activity: Bus shelters in eligible areas. Three (3) locations identified as potential project areas:</p> <ul style="list-style-type: none"> • Woodbury Ave. , primarily serving public housing residents at Woodbury Ave. housing; • Holiday Dr. and Greenleaf Ave., primarily serving public housing residents at Wamesit Place; and • Middle St., primarily serving public housing residents at Margeson apartments. <p>CDBG dollars may be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%).</p>

5	Goal Name	Urgent Needs
	Goal Description	<p>To support non-profit and for profit businesses and city government programs providing public services and undertaking public facility improvements to address urgent needs when no other funding sources are available and, as applicable when the city is unable to finance the activity(ies) on its own. Economic development activities may be funded under the urgent needs goal.</p> <p>FY 27 (PY 26) Activities:</p> <ul style="list-style-type: none"> • Urgent Needs Public Services Support • Urgent Needs Public Facility/Infrastructure Improvements <p>CDBG dollars may be used to fund projects meeting a National Objective and that address urgent needs (no more than 30%).</p>
6	Goal Name	Administration
	Goal Description	<p>To efficiently and effectively develop, implement and evaluate programs that primarily benefit people who earn very low-, low-, and moderate-incomes. To ensure full compliance with federal regulatory requirements in the carrying out Block Grant-funded activities.</p> <p>FY 27 (PY 26) Activity: CDBG Program Administration</p> <p>CDBG dollars will be used to fund projects and activities benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%).</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 27 (PY 26), the CDBG program plans to make progress on a number of high priorities including public facilities upgrades to address accessibility needs and needs of the senior population; assistance to non-profit partners with public facilities improvements, as well as continuing interim tenant-based rental assistance and multifamily housing rehabilitation as the opportunities present.

Projects

#	Project Name
1	Program Administration
2	Public Facility/Accessibility Improvements
3	Housing Rehabilitation
4	Public Services Agency Grant Program
5	Transportation
6	Urgent Needs

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

This year the CDBG Consolidated Plan does not allocate resources based on geographic areas, but rather on priorities identified during the Consolidated Plan /Annual Action Plan consultation process. At least 70% of CDBG funding for projects/activities are intended to benefit residents earning low and moderate incomes to access/afford social services as well as ensure public building access for people with disabilities throughout the City.

Obstacles to addressing underserved needs include lack of matching or City general funds - through circumstances beyond the City's control, lack of capacity on the part of agencies- largely due to increased demands as a result of COVID-19/other health, emergency disaster declarations, high home prices, and local permitting/land use measures that do not aggressively facilitate the development of affordable housing in the City.

The Citizens Advisory Committee to the City's CDBG Program will maintain regular community and agency consultations throughout PY 26 to assess the underserved needs in Portsmouth and provide recommendations for CDBG-eligible activities. Community surveys may be utilized as well as community meetings at public housing and targeted neighborhoods.

AP-38 Project Summary
Project Summary Information

See table below.

1	Project Name	Program Administration
	Target Area	City-Wide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$211,150
	Description	General Program Administration of the CDBG Program; and Housing Rehabilitation Program Administration
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CDBG Program Administration
	Location Description	Citywide
	Planned Activities	CDBG Program Administration, including housing rehabilitation administration
2	Project Name	Public Facility/Accessibility Improvements
	Target Area	City-Wide
	Goals Supported	Public Facility/Infrastructure Improvements
	Needs Addressed	Public Facility/Infrastructure Improvements
	Funding	CDBG: \$627,771
	Description	The City will continue CDBG-eligible accessibility and public facilities/infrastructure upgrades and removal of architectural barriers throughout the City. Major activities identified are the HAVEN and Portsmouth Housing Authority affordable housing and support services projects at 1035 Lafayette Rd. Other infrastructure/public facility improvement and ADA accessibility projects may be considered in PY 2026 – see other potential project identified, as discussed earlier in section AP-20 Annual Goals and Objectives.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,000 persons earning low to moderate household income, including persons with disabilities will benefit from the proposed activities. 125 homeless persons, including individuals, families and survivors of domestic violence will benefit from these activities.

	Location Description	HAVEN and Portsmouth Housing Authority affordable housing and support services projects at 1035 Lafayette Rd.; other facilities such as the emergency shelters or housing/program facilities for at-risk youth that primarily serve low-moderate income persons; CDBG-eligible block groups. See other potential projects identified as discussed earlier in section AP-20 Annual Goals and Objectives.
	Planned Activities	Site work and infrastructure supporting affordable housing, shelter for survivors of domestic violence and other citywide accessibility improvements, public facility/infrastructure improvements in eligible areas or primarily serving CDBG-eligible clients. See other potential project identified, as discussed earlier in section AP-20 Annual Goals and Objectives.
3	Project Name	Housing Rehabilitation
	Target Area	City-Wide
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$171,744
	Description	Provides loans or other grant funds for rehabilitation of multifamily units that house low-moderate income families or individuals. Housing rehab funds may be provided as grants for nonprofits providing housing to income-eligible individuals/families.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low- moderate- income rental households (rental) will benefit from the proposed activities. Approximately 2 low- moderate-income homeowner households will benefit from these activities.
	Location Description	Residents in PHA properties may benefit from Portsmouth CDBG rental unit rehabilitation. Multifamily rehabilitation opportunities shall be assessed for eligibility during the program year.
	Planned Activities	Rental unit rehabilitation; multifamily housing rehabilitation through the Housing Rehab Program.
4	Project Name	Public Services Agency Grant Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$102,500 General Fund: \$262,000

	Description	Grants to local nonprofit organizations providing public services to Portsmouth residents who earn low to moderate income.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 438 income-eligible individuals, including persons who are homeless, earning low- moderate household income or precariously housed will benefit from the proposed activities, which include--among other eligible activities--medical/dental health care, emergency and transitional homeless shelter operations, elderly nutrition, child care. See also Section AP-20 Annual Goals and Objectives, discussed earlier in this Plan.
	Location Description	Through various non-profit social service agencies in the City.
	Planned Activities	Senior/elderly nutrition program; child care, medical, dental, and mental health services, at-risk youth programming/support, homeless shelter services, DV and sexual assault services, services for persons with HIV/AIDS, fair housing training for persons preparing to exit homeless shelters, and short-term tenant based rental assistance. See also Section AP-20 Annual Goals and Objectives, discussed earlier in this Plan.
5	Project Name	Transportation
	Target Area	City-Wide
	Goals Supported	Transportation
	Needs Addressed	Transportation
	Funding	CDBG: \$50,000
	Description	To support agencies/facility improvements that provide transportation for persons who earn very low-, low-, and moderate-incomes. At citywide on-demand transportation areas and public transportation facilities or at agencies providing transportation services for persons earning low income, elderly, and persons with disabilities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 320 low income, elderly and/or persons with disabilities would benefit from the proposed activities.
	Location Description	Potential locations include: Woodbury Ave.; Holiday Dr. and Greenleaf Ave.; and Middle St. See also Section AP-20 Annual Goals and Objectives, discussed earlier in this Plan. See also Section AP-20 Annual Goals and Objectives, discussed earlier in this Plan.
	Planned Activities	Bus shelters in targeted locations; connectivity to services from housing developments. See also Section AP-20 Annual Goals and Objectives, discussed earlier in this Plan.

6	Project Name	Urgent Needs
	Target Area	City-Wide
	Goals Supported	Urgent Needs
	Needs Addressed	Urgent Need
	Funding	CDBG
	Description	To support non-profit and for profit businesses and city government programs providing public services and making public facility/accessibility improvements to address urgent needs when no other funding sources are available and the grantee is unable to finance the activity(ies) on its own. Economic development activities may be funded under the urgent needs goal. As noted in the introduction, the Grantee anticipates that any activities that meet the urgent needs national objective will be evolving over time. In order to be flexible to ever-changing health/crisis urgent needs, specific budget amounts may be directed to public facilities and public services activities over time.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted. Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted. Public service activities other than Low/Moderate Income Housing Benefit: 22,000 Persons Assisted. Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted. Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted. Businesses assisted: 2 Businesses Assisted.
	Location Description	Citywide urgent need activities.

Planned Activities	<p>Support to non-profit and for profit businesses and city government programs, provide public services and make public facility/accessibility improvements to address urgent needs when no other funding sources are available and the grantee is unable to finance the activity(ies) on its own. Economic development activities may be funded under the urgent needs goal.</p> <p>As noted in the introduction and elsewhere in this Plan, the Grantee anticipates that any activities that meet “urgent need” national objective will be evolving over time to meet emerging needs. In order to be flexible to ever-changing health/crisis needs, specific budget amounts will be directed to public facilities and public services activities over time.</p>
---------------------------	--

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The citizen participation process, community needs, and available funding drive the geographical allocation of investments in the community. In other words, there is no pre-specified specific geographic targeting of resources. In this Annual Action Plan, investment of community development resources are planned for throughout the jurisdiction.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This Annual Action Plan does not identify any geographic concentration of resources. Specifically, the Housing Rehabilitation Program is undertaken without regard to geography, but instead, based on income of the property owners. Public service agencies that receive CDBG grant funds are scattered through the City and public facilities projects occur in locations that directly benefit those who earn low or moderate incomes or those who are presumed to earn low or moderate incomes. The City of Portsmouth has two Census block groups where a majority of residents earn low or moderate incomes. Projects in these areas are undertaken based on project eligibility and funding availability. For at least the most recent two Consolidated Plans the City has identified significant public infrastructure needs, in CDBG eligible neighborhoods. Urgent Need projects and activities may be undertaken City-wide according to priorities described earlier in this section.

Discussion

None further.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

While wages in the Seacoast area are on par with state averages overall, average housing purchase and rental costs are the most expensive in New Hampshire by considerable margins. Unfortunately, it seems that the gap in affordability is growing again. The Seacoast is a desirable location to live and to work, in no small part due to the abundance of services and supports that the area offers. Although many people come to the seacoast in order to access jobs and services, it is often difficult for them to remain due to the high cost of housing.

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	304
Special-Needs	0
Total	329

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance (households)	9
The Production of New Units	0
Rehab of Existing Units	100
Acquisition of Existing Units	0
Total	109

Table 9- One Year Goals for Affordable Housing by Support Type

Discussion

A diverse workforce is vital to a thriving regional economy and if the Seacoast region continues to become more expensive to live in, the lack of affordable housing will increase commuting distance, making it more difficult for employers to recruit workers and more costly to retain them.

AP-60 Public Housing – 91.220(h)

Introduction

The Portsmouth Housing Authority (PHA) works to serve the housing needs of individuals and families who have very low, low, and moderate incomes. The Housing Authority manages several residential complexes serving the elderly, families with children, and families with disabilities. In addition, the Authority manages a tenant-based Section 8 program and waiting list. The Housing Authority has also worked with local public safety providers to ensure effective screening policies, strict lease enforcement and the maintenance of healthy and safe neighborhoods. The Housing Authority also provides employment and education incentives to tenants, as well as youth risk prevention services. The City of Portsmouth and the Portsmouth Housing Authority have worked closely to address the need for public housing, including on retention, renovation, and development of housing units as well as improvements to livability and access to services by residents.

Actions planned during the next year to address the needs to public housing

The PHA has made great strides in the past several years in areas including security, accessibility, and partnerships with the community. Challenges to address in the future include the increasing number of non-elderly disabled persons being served and expanding housing opportunities. Recently the PHA has been required to house greater numbers of non-seniors with physical and/or mental disabilities in traditionally senior housing buildings; this creates a difficult situation to manage but one in which the PHA is confident it can continue to serve both populations through new administrative strategies and community partnerships. At this time, there are 237 applicants on the waitlist for a Section 8 voucher. There are 1,406 applicants on the waitlist for public housing. It should be noted that the Section 8 waitlist does not currently reflect the need, as the housing authority's waitlist for a Section 8 voucher has been closed since 2024, as they are working through the existing applicants. With this waitlist backlog coupled with a sustained lack of affordable housing for the Seacoast's workforce, the PHA is looking for new opportunities to increase housing units through acquisition or new construction. The Authority's Court Street housing provides 64 one- and two-bedroom units of work force housing for individuals who earn 80% or below, area median income. Three quarters of these units are made affordable for individuals earning at 60% or below area median income.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The PHA is committed to encouraging resident participation in all of its neighborhoods in order to improve social outcomes, reduce crime, foster greater civic engagement, and assure more caring and compassionate communities. Besides working to add more programs and services for tenants, the PHA encourages residents to seek leadership roles and actively engage with the future of the community by joining Resident Advisory Boards. The PHA Resident Service team regularly invites residents to participate in conversations happening in local Government and often provides transportation to public hearings as well as hosting on-site public meetings when possible.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Portsmouth Housing Authority is seen as an invaluable partner in addressing housing needs in Portsmouth. Through its own Five-Year Plan, the PHA is engaged on the issue of creating additional units, preserving existing units, and ensuring high quality services and linking with other resources in the community.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Seacoast area has a robust Continuum of Care and Portsmouth continues to work with regional organizations such as Home for All to improve coordination between service providers and develop and implement strategies to expand and refine services. Funding from the City's general fund through City Welfare funds complement CDBG funds for public services to assist the homeless and other special needs activities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will promote the availability of Public Service Agency Grants to shelters, healthcare and public welfare agencies in order to strengthen and support the already robust continuum of care.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue providing support through the funding of facility improvement and social services projects for transitional housing and emergency shelter needs. Additionally, the City will consult with state and regional entities to ensure that their proposed projects are consistent with the City's CDBG homelessness goals as well as well as encourage close cooperation with the Home for All coalition.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue providing Public Service Grants for agencies providing supportive services and will support the increase of transitional and permanent-supportive housing as well as research additional supports to chronically homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will help low-income individuals and families avoid becoming homeless by consulting and collaborating with organizations such as the Southern New Hampshire Services' Community Action Partnership of Hillsborough and Rockingham counties, NH legal Assistance, HAVEN, Operation Blessing, Cross Roads House, Portsmouth Housing Authority, and Home for All to ensure support for individuals and families at-risk of becoming homeless.

Additionally, Portsmouth Community Development Staff consult with agencies including Safe Harbor Recovery, One Sky Community Services, Krempels Center, and Portsmouth Housing Authority-Betty's Dream to ensure support for those with disabilities or substance abuse issues.

AIDS Response Seacoast, Seacoast Mental Health Center, and Greater Seacoast Community Health are partners that currently or have in the past received CDBG funding to address health and mental health needs. Grant funds for these types of community agencies are expected in PY26.

The City--through CDBG grant funding and/or Portsmouth General funds--provides public service agency grants to organizations including Operation Blessing, Cross Roads House, Greater Seacoast Community Health, Rockingham Meals on Wheels, Seacoast Community School, and others to financially aid agencies providing social services to income-eligible persons.

Discussion

As noted in several sections of this PY 26 Plan, all projects and activities will meet a National Objective, with no more than 30% allowed to Urgent Needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As the downtown area of the City continues to expand, opportunities to address the lack of affordable housing are beginning to come to light through increased potential for development of previously underutilized and underdeveloped sites.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Workforce housing in most circumstances is only going to be able to be affordable for developers and residents when undertaken on a large scale or as part of a larger development project. The City is also working to encourage workforce housing developments in the last sections of the City's undeveloped developable land (such as Sherburne School premises). Development of workforce housing may largely be incentivized by allowing zoning easements on setbacks, height, and yard frontage in exchange for developers designating a certain as-yet-to-be-determined percentage of units as affordable workforce housing with the goal of increasing densities and promoting more reasonable rates.

Discussion:

None further.

AP-85 Other Actions – 91.220(k)

Introduction:

At least 70% of all CDBG funds will be spent on programs and projects benefiting residents earning low-and moderate- incomes as well as ensuring access for people with disabilities throughout the City. Up to 30% of CDBG funds may be spent on urgent needs as allowable.

Actions planned to address obstacles to meeting underserved needs

The Citizens Advisory Committee to the City's CDBG Program has planned to increase its meetings and consultations throughout PY 26 to assess the underserved needs in Portsmouth and provide recommendations for additional CDBG funding to address those needs. Community surveys are planned as well as localized community meetings at public housing and targeted neighborhoods.

In preparing the City's Housing Existing Conditions Report for the 2025 Master Plan Update, the planning consultants met with and interviewed various persons who are involved or interested in local housing issues. Several respondents commented that city government presents a challenging climate for permitting new development. Permitting hurdles are especially discouraging for investment in workforce housing, as higher end and luxury residential projects can more easily absorb the premium costs associated with building in Portsmouth. The Community Development Department has also identified a lack of data and access to education resources on fair housing laws and protections as having a negative impact on the City's ability to encourage detection, reporting, and prevention of housing discrimination by advocates, tenants, and landlords.

As noted previously in this Plan, there may be additional opportunities for redeveloping underutilized parcels to address local housing needs and other planning goals including meeting underserved needs.

Actions planned to foster and maintain affordable housing

As the downtown area of the City continues to expand, opportunities to address the lack of affordable housing are beginning to come to light through increased potential for development of previously underutilized and underdeveloped sites. As a well preserved historic city, Portsmouth has a vested interest in continuing to maintain the culture and heritage of the community; this is especially true with regard to the downtown area. While Portsmouth has historically allowed housing types that provide for a diverse range of housing options, the opportunities for producing significant numbers of housing units are currently constrained by the lack of availability of developable land.

Workforce housing in most circumstances is only going to be able to be affordable for developers and residents when undertaken on a large scale or as part of a larger development project. The City is also working to encourage workforce housing developments in the last sections of the City's undeveloped developable land (mainly in the Gateway District). Development of workforce housing may largely be

incentivized by allowing zoning easements on setbacks, height, and yard frontage in exchange for developers designating a certain as yet to be determined percentage of units as affordable workforce housing with the goal of increasing densities and promoting more reasonable rates.

The Portsmouth Housing Authority (PHA) has embraced opportunities to increase workforce and affordable housing stock as one of its primary objectives, and the City is undertaking promotion of increased development of affordable housing opportunities as one of its priorities. In summer 2022, Portsmouth Housing Authority (PHA) completed its workforce housing project on Court Street in the downtown area. According to PHA, this project will convert land already owned by the PHA and what is now primarily a surface parking lot and redevelop it into 64 one- and two-bedroom units. All of these units are financially accessible to members of the workforce making at or below 80% of Area Median Income (AMI), and of those, three-quarters of the units will be affordable to residents making under 60% AMI. In 2025, the PHA won a City bid for development of an affordable/workforce housing project at the City-owned Sherburne School premises. CDBG will be exploring ways to support this effort.

Actions planned to reduce lead-based paint hazards

Portsmouth is not classified as one of the state's "higher risk" communities, largely due to its aging population; and therefore, LPB is not the focus of primary prevention strategies. While LBP hazards in households with children are not as significant of an issue in Portsmouth as in other communities in NH, the City actively monitors at-risk populations and still has access to the states substantial resources to identify and address situations if and when an incident does occur.

The City integrates the above actions into housing policies and procedures by ensuring all LBP hazards are identified and referred to the state to coordinate efforts state-wide. The City only uses contractors that have been certified for LBP removal in the Housing Rehabilitation Program and has expanded the LBP protocols in municipal operations.

Actions planned to reduce the number of poverty-level families

The City of Portsmouth is committed to supporting and promoting opportunities for families in poverty to achieve stability and success. By focusing on the three areas of housing, financial, and healthcare security, the City will work to provide a framework and support network for families to assist them in lifting themselves out of poverty. The City works closely with the Portsmouth Housing Authority to ensure residents have access to and can utilize supportive programs.

The City will continue to work with the PHA to better provide access to financial literacy and education resources among residents of the PHA in order to promote saving and asset building to help families achieve economic independence and self-sufficiency. The City promotes access to preventative medical care service for individuals and families earning low or moderate income through community organizations such as Greater Seacoast Community Health and encourages residents (who are not eligible for Medicaid/Medicare) to enroll for insurance under the Affordable Care Act to minimize the amount of uncompensated care provided.

Actions planned to develop institutional structure

The City of Portsmouth and the Community Development Department monitor and participate in regional discussions about issues impacting residents earning low to moderate incomes and special populations. The City is actively involved in supporting efforts to address substance misuse and homelessness prevention efforts through regional dialogues and resulting interventions and programs. The City will continue to be engaged to have an impact in these areas.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Portsmouth and its residents benefit from a good network of social services and public and privately assisted housing. For its size, Portsmouth benefits from a wide range of social service providers to assist those in need in Portsmouth. This is due in part to Portsmouth's role as an economic, cultural, and social hub of the region. Many larger non-profits are located in Portsmouth but have service areas beyond the City's borders. In addition, the leading agency in Portsmouth for housing issues, the Portsmouth Housing Authority, is heavily involved in the constellation of non-profit service providers and participates extensively in regional efforts to address substance misuse and homelessness issues.

Most all of the City's publicly and privately assisted housing developments are served by regional transportation, though improvements from public housing to access of transportation stops (e.g., sidewalks)/sustainability of facilities/bus shelters have been noted as areas for improvement.

Discussion:

None further except to note again that no more than 30% of CDBG funds shall be used to fund projects/activities under the Urgent Need National Objective.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The plan period covers HUD PY 26/City FY27. It is anticipated that 95% of funds will be used to support people earning low-moderate income with activities and projects meeting a National Objective.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 95.00%

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii)). N/A

Specific year(s) covered that include this Annual Action Plan: PY 2026 (City FY 2027)

ATTACHMENTS

Public Comments to Date

CDBG Public Comments on Community Needs Delivered February 12, 2026

Jodi Carnes, Welfare Director at City of Portsmouth, expressed that she is observing increased demand for mental health services, case management to navigate Medicaid cuts, unsustainable rent increases, and lack of late-night transportation for working folks.

Nicole Finitsis, Portsmouth Senior Center Supervisor, shared possible opportunities for public facilities projects including expanded accessibility at Spinnaker, addition of training rooms at the Senior Center, off-site storage for Senior Center, and accessible push-button doors at the Senior Center.

Lindsay Lincoln, Director of Grants Development and Administration, NH Legal Assistance (NHLA), spoke first. Ms. Lincoln described her agency's mission to provide legal assistance to low-income individuals in civil cases, i.e. facing evictions, accessing public benefits, divorce and custody matters. NHLA was gifted the building it operates out of on High Street in the Historic District. The age of the building presents several barriers that may be opportunities for public facility improvements. The first floor is inaccessible to people in modern electric wheelchairs due to a narrow entry door and insufficient ramp. NHLA would like to maintain the building's historic integrity while also improving accessibility to their clientele. If the building cannot be made accessible, then the agency would not be able to continue operating in Portsmouth.

Whitney Brown, Director of Safe Harbor Recovery Center, spoke next. Safe Harbor Recovery helps people battling addiction connect to services and treatment. An important aspect of recovery is maintaining social capital, being near to friends and family. There are currently no sober living options for Portsmouth clients in the city. Those who are recovering are eager for a pathway to live, work, and contribute to the Portsmouth community. A potential property has been identified for development into a sober living home; it is in early stages of procurement. CAC and Public advised Whitney on resources to assist in determining viability of this endeavor.

Katie Dunfey, Innovation and Strategy Director, and Tucker Corrow, Marketing Director, Community Action Partnership of Hillsborough and Rockingham (CAPHR) gave a brief overview of the agency's many programs. CAPHR provides a holistic approach to supply families with all the resources they need. They mention that CDBG's contributions to the emergency rental assistance program have been invaluable, and they expect that funds will be fully expended ahead of schedule due to increased demand for the program. A collaboration between CAPHR and CDBG is in the works for Housing Rehabilitation work. CAPHR currently operates out of a building on Cutt St, Ms. Annunziata offers to connect them to Greater Seacoast Community Health (GSCH) to discuss a collaboration at GSCH's new office space.

Sarah Shanahan, Director of Programs and Services at HAVEN Domestic Violence Shelter Program, spoke about the community needs she hears from her clientele and agency staff. A top priority is workforce housing, more than half of HAVEN's own staff are low income despite receiving two

scheduled raises per year. She notes that domestic violence is the leading cause of homelessness for women and children. HAVEN has a major public facility project in the works at Christ Church in Portsmouth, it will be renovated to house their offices, shelter, and workforce housing. They hope it to also be a community space for classes and support groups. Coast has offered to put a bus stop there.

Mark Lentz, Facilities Director for Portsmouth Housing Authority (PHA), spoke next. He remarks that CDBG has been a crucial partner in filling funding gaps for infrastructure projects over the years. PHA currently has multiple projects ongoing in partnership with CDBG. Mark submitted a written list to Ms. Annunziata of potential future project ideas.

Anna Kay Vorsteg, Chief Executive Officer at Cross Roads House (CRH), presented their top facility improvements/expansion projects ideas: 1) Converting urinals to additional toilets in each of the two men's bunk bathrooms; 2) Installing bathtubs in family restrooms, and separating the restrooms per family unit; 3) Replace slippery tile floors in the facility with laminate or rubber alternative to avoid slip, trip, and fall risk.

Tammy Joslyn, Executive Director of Operation Blessing and Resident Services Coordinator for PHA, shared stories of the clientele they've seen at the warming shelter this winter. Regarding facility improvements, in the future she sees a need for Operation Blessing's roof to be replaced, new siding, and possibly solar panels. On the PHA side, they are seeing more people with disabilities and autism and reiterated the desire for a sensory playground or a splash pad at Greenleaf Rec Center. She also mentioned the lack of a bus stop on Holiday Drive/Greenleaf Ave.

Public Service Agency Comments Delivered on March 12, 2026

Tamara Leibowitz, Executive Director of AIDS Response Seacoast (ARS), described the case management services that ARS provides to people living with HIV/AIDS. The agency's mission is to keep clients safely housed, well nourished, and their medical needs met. ARS teaches clients to become self-sufficient through budgeting techniques, transportation assistance, and referrals to medical and non-medical services. Ultimately these efforts prevent clients from ending up in hospitals, shelters, or in the city welfare office. The agency's most pressing challenges are the changing medical insurance landscape, increasing cost of living, lack of affordable housing, and increasing demand for services in recent months. Opportunities highlighted include newly formed support groups for clients, emerging focus on aging population, and strengthening their community network to support clients.

Tim Diaz, Executive Director of Rockingham Nutrition Meals on Wheels (RNMOW), discusses its mission to provide nutritious food to those in need through congregate settings and deliveries. What sets RNMOW apart from other food services is the human connection it provides. Drivers offer consistent contact with a senior population that is increasingly isolated from the community. The agency serves about 48,000 meals per year for 312 clients in Portsmouth alone. The major challenges facing clients are the increasing cost of living and lack of affordable housing. The agency faces uncertainty when it comes to instability of federal and state funding sources, cost of fuel, etc.

Cara Zielinski, Director of Development, gave an overview of Greater Seacoast Community Health's (GSCH) organization and goals. GSCH's medical services include primary care, dental, behavioral health, and new in-house pharmacy. They focus on removing barriers to healthcare by providing accessible language services, insurance navigation assistance, and a holistic model of care giving. CDBG funding

would contribute to critical dental services for low-income individuals, expanding access to care and keeping the community healthier. Economic challenges lead people to defer or opt out of proper healthcare, which is why GSCH finds ways to meet clients where they're at, via strategies like mobile health and sliding scale billing.

Melissa Caldwell, Executive Director of Seacoast Community School (SCS), described the childcare and related services the school provides, as well as the scholarship (tuition assistance) program for low-income families for which SCS has requested funds. There is a gap between what state and federal funding sources provide and the demand for scholarships; CDBG funds would be directed toward the 35% of scholarship recipients who fall into the extremely low-income HUD category. Challenges discussed for SCS families included affordable housing and long waitlists for childcare. Lack of early childhood education staff in the career pipeline is a concern for the agency, as key vocational programs to train staff in local schools have been cut.

Public Service Agency Comments Delivered on March 19, 2026

Kathie Comeau, Portsmouth Site Supervisor, reports that Community Action Partnership Hillsborough Rockingham (CAPHR) encompasses 60 programs including workforce development, health, nutrition, energy and utility assistance targeted for economically disadvantaged and vulnerable populations. Today they are seeking FY27 CDBG funding for the short-term rental assistance program that aims to give people the temporary relief they need to remain housed. She expects the need for crisis assistance to remain high with the increasing cost of living.

Tammy Joslyn, Executive Director, describes Operation Blessing (OB)'s emergency warming center operations. When temperatures are below 25 degrees, they offer a warm bed for unhoused individuals. Alongside the shelter they provide, they assist clients through their food pantry, bathrooms with showers, laundry, donation collection and distribution, and a café serving warm food on weekends. Tammy shares personal stories of client experiences; notably the center has been a springboard for several unhoused individuals to address substance abuse issues and get connected to proper social services. So far this winter OB has been open for 41 nights and 4 days, serving 48 individuals. This year they exceeded their budget, and they are working on diversifying fund sources for next winter, as well as requesting CDBG funds.

Anna Kay Vorsteg described that Cross Roads House provides both emergency and transitional housing for families and individuals. The shortage of affordable housing in the community has led to increased demand that they don't currently have the capacity for (constant waitlist). The uncertainty of future organizational funding is another challenge. CRH is seeking CDBG funding specifically for its case management operations; 95% of clients who work with case managers successfully remain in stable housing a year after leaving the shelter. Case managers assist clients with finding employment, internet access, housing vouchers, and transportation resources to lead them to independence. This year, the average stay at CRH has gone up 18%, caused in part by a lack of affordable housing to transition shelter clients into.

Overall, presenters for public service agencies mentioned the lack of affordable and workforce housing, which makes it challenging for their clients and staff to stay in their existing housing and/or be placed in stable and sustainable housing. Other community challenges discussed included rising cost of living, and lack of respite care options for their clients.

LEGAL NOTICE

**NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR
PORTSMOUTH COMMUNITY DEVELOPMENT BLOCK GRANT FY 2027 ANNUAL PLAN**

Notice is hereby given that the Portsmouth Citizens Advisory Committee (CAC) will hold a 30-day comment period beginning on April 13, 2026 and ending on May 12, 2026 regarding the City’s FY 2027 Community Development Block Grant (CDBG) Annual Action Plan and Budget (AAP). In addition, the Citizens Advisory Committee will hold a public hearing to receive comments on the draft FY 2027 AAP and to report on this fiscal year’s CDBG activities and progress. The public hearing shall be held at 6:30 p.m. on May 7, 2026 at Portsmouth City Hall, Conference Room A, 1 Junkins Avenue, Portsmouth.

CDBG funds are provided to the City by the U.S. Department of Housing and Urban Development to primarily benefit very low- to moderate-income residents or for other national objectives including urgent needs or elimination of slum and blight. The AAP describes the annual activities planned to meet the City’s housing and community development needs as described in its Five-Year Consolidated Plan.

The draft FY 27 AAP will be available on the Community Development webpage: <https://www.portsmouthnh.gov/community> during the public comment period. Comments or questions should be directed to Elise Annunziata, Community Development Director, at eannunziata@portsmouthnh.gov. Written comments must be received by 11:59 p.m. on May 12, 2026 and may be submitted via email to the above or mailed to:

City of Portsmouth
Community Development Department
1 Junkins Avenue
Portsmouth, NH 03801

A summary of the draft FY 2027 AAP activities that may be included and are not limited to is below:

- Building/infrastructure improvements at public facilities primarily serving income-eligible clients
- Transportation facility, services, or infrastructure enhancements primarily benefitting low- moderate income persons
- Citywide ADA-related improvements involving the removal of architectural barriers to accessibility in public spaces/facilities
- Housing rehabilitation loans or grants for multifamily housing
- Greater Seacoast Community Health, dental services
- Community Action Partnership Hillsborough and Rockingham Counties, homelessness prevention services/short-term rental subsidies
- Cross Roads House, Inc., shelter operations/services
- Operation Blessing Emergency Warming Center, operations, and services
- AIDS Response of the Seacoast, client services
- Meals on Wheels Rockingham County, meals delivery services to elderly/homebound
- Seacoast Community School, child care services
- Urgent Needs
- Administration

FY 27 PROGRAMS	SUBTOTAL
Public Service Agency Grants	\$102,500
Housing Rehabilitation (HR)	\$171,744
Public Facility Improvements	\$348,195
Transportation	\$50,000
Accessibility/Remove Barriers	\$279,576
Administration (including HR Admin)	\$211,150
ESTIMATED TOTAL ANNUAL BUDGET	\$1,163,165