

– DRAFT –

City of Portsmouth, New Hampshire



**Community Development
Block Grant Program**

**Consolidated Annual Performance
and Evaluation Report**

For Program Period: July 1, 2025 – June 30, 2026

Prepared by:
Community Development Department
1 Junkins Avenue
Portsmouth, New Hampshire

Please submit public comments on this draft report
by 11:59 p.m. September 28, 2026 to:

Elise Annunziata
Community Development Director
Email: eannunziata@portsmouthnh.gov

Legal Notice
City of Portsmouth

Notice is hereby given that the City of Portsmouth Community Development Department has prepared a draft Consolidated Annual Performance and Evaluation Report regarding the use of Community Development Block Grant funds received from the U.S. Department of Housing and Urban Development for the program year beginning July 1, 2025 and ending June 30, 2026.

A fifteen (15) day comment period will begin on September 14, 2026, and end at 11:59 p.m. on September 28, 2026. Please submit written comments to eannunziata@portsmouthnh.gov.

A copy of the draft report will be available for public review and comment at the CDBG webpage: <https://www.portsmouthnh.gov/community/community-development-block-grant-cdbg>.

If you would like to review a written copy or have any questions, please call Elise Annunziata, Community Development Director, at (603) 605-4139.

Published in Portsmouth Herald and Seacoast Online 9/8/26

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PUBLIC NOTICES

Govt Bids & Proposals

Town of Rye, New Hampshire
Invitation to Bid - Fuel Supply (2026-2027)

The Town of Rye, New Hampshire is requesting bids from qualified fuel suppliers for the supply and delivery of fuels for the 2026-2027 contract period (July 1, 2026 through June 30, 2027) to locations in Rye and New Castle, New Hampshire.

Fuel Types and Estimated Quantities:

#2 Heating Oil - 40,400 gallons

#2 Blended Heating Oil - 6,000 gallons

Ultra-Low Sulfur Off-Road Diesel - 10,500 gallons - with appropriate additives for winter usage

Unleaded Gasoline - 16,300 gallons

Delivery Locations:

Town of Rye

Rye Historic Society

SAU #50 (School District)

Bid Requirements:

Pricing must be submitted per gallon for each fuel type.

Govt Public Notices

supporting materials, please contact Matt LeConte in the Code Enforcement Office at mleconte@townofnorthberwick.org or (207) 676-3353 ext. 2.

September 8 2026

LPRT0581081

Public Hearing
Zoning Board of Adjustment
Town of Strafford, NH

Please be advised that the Strafford Zoning Board of Adjustment will hold a public hearing on Thursday, September 17, 2026 at the Strafford Town Hall, 12 Mountain View Drive, at 6:30 PM concerning the following applications and any other business that may properly come before the Board.

MPE Holdings, LLC is requesting a Variance to the requirements of Article 1.4.1 Land Requirements,

Govt Public Notices

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eanunziata@portsmouthnh.gov

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If you would like to review a written copy or have any questions, please call Elise Annunziata, Community Development Director, at (603)605-4139.

U.S. ENVIRONMENTAL PROTECTION AGENCY
NEW ENGLAND
5 POST OFFICE SQUARE, SUITE 100
BOSTON, MASSACHUSETTS 02109

Notice of Request for Approval of Modifications
to the Industrial Pretreatment Program

Public Comment Period:

September 11, 2026 - October 12, 2026

Public Notice Number: NH IPP 01

Permit Number: NH0100234 & NH0100000

Govt Public Notices

Paragraph A--Frontage the Zoning and Land Use Ordinances of the Town of Strafford in order to subdivide a 12.06 acre parcel with 263.12 feet of frontage in two lots. Each proposed lot would have 131.56 feet of frontage, which is approximately 68.44 +/- feet less frontage for each of the two lots than current ordinance require. (Second Croft Point Road, Tax Map 19, L 48-2)

September 8 2026

LPRT0589202



Looking to Buy a Car?

Check the classified listings everyday.

Govt Public Notices

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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

Portsmouth's CDBG Public Service Agency Grant program funded services for elderly persons, at-risk youth, dental care, childcare, precariously housed families, and persons living with HIV/AIDS. In total, these CDBG-funded public services efforts benefited 481 low-moderate income persons.

Public facility and accessibility projects were also completed, including: Four Tree Island Restroom ADA/Accessibility Improvements project to remove architectural barriers to a public restroom, which benefitted approximately 2,792 persons with disabilities; senior housing exterior building elevator; and roof renovations for a housing facility serving severely disabled adults.

Note that select goals were not met as expected in PY 25 due to various factors as discussed below:

- Regarding **Housing-Homeowner Housing Rehabilitated Goal**: as discussed in previous CAPERs, the City has long planned to re-introduce a modified housing rehabilitation program; however, due to staff turnovers and capacity issues during the program year, the HR Program was not able to be designed and implemented. Looking ahead to future Five-Year Strategic Plan period to accomplish this goal.
- Regarding **Public Services-Tenant-based rental assistance / Rapid Rehousing Goal**: in PY 25, the costs to support families from becoming homeless increased per household, which led to having fewer resources available to serve more households as planned.
- Regarding **Public Services-Homeless Person Overnight Shelter Goal**: the difference in outcomes is primarily due to the growing length of stay in transitional housing. As permanent affordable housing in Portsmouth is scarce, persons are needing to stay longer in transitional housing. In addition, for the emergency warming center, in PY 25, there were more repeat clients than in prior years and this affected the goal outcomes.
- Regarding **Transportation-Public facility or infrastructure activities other than for LMI Housing benefit Goal**: during planning and periodically throughout the program year, the City had several conversations with stakeholders including the public, housing authority, and the public transportation agency (COAST) regarding improved transportation infrastructure. CD staff have

identified 3 potential locations for bus shelters and any necessary infrastructure improvements to be installed in the near term.

- Regarding the **Urgent Needs Goals for: a) public facility or infrastructure activities other than for LMI Housing Benefit; b) Public Service Activities other than LMI Housing Benefit; and c) Businesses Assisted**: as noted later in this report, the Urgent Need Goals are included in the PY 25 action plan as a placeholder in the event that unanticipated urgent needs and challenges arise. None were brought forth as an urgent need in PY 25. However, these funds could be made available in PY 26 for eligible projects meeting the Urgent Need Goal through the Substantial Amendment process.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG-CV: \$	Other	Other	5	1	20.00%	1	1	100.00%
Housing	Affordable Housing Public Housing Homeless	CDBG: \$ / LIHTC: \$ / CDBG-CV: \$	Rental units rehabilitated	Household Housing Unit	250	44	17.60%	44	44	100.00%
Housing	Affordable Housing Public Housing Homeless	CDBG: \$ / LIHTC: \$ / CDBG-CV: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	0	0.00%	4	0	0.00%

Public Facility/Infrastructure Improvements	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	2925	29.25%	2800	2925	104.46%
Public Facility/Infrastructure Improvements	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$	Homeless Person Overnight Shelter	Persons Assisted	500	109	21.80%	109	109	100.00%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4500	481	10.69%	475	481	101.26%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	11	27.50%	15	11	73.33%

Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / General Fund: \$	Homeless Person Overnight Shelter	Persons Assisted	550	157	28.55%	165	157	95.15%
Transportation	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1100	0	0.00%	220	0	0.00%
Urgent Needs	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG- CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	0	0.00%	15000	0	0.00%

Urgent Needs	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG- CV: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	25	0	0.00%	25	0	0.00%
Urgent Needs	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG- CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	0	0.00%	15000	0	0.00%

Urgent Needs	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG- CV: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	25	0	0.00%	25	0	0.00%
Urgent Needs	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG- CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	0	0.00%	40	0	0.00%

Urgent Needs	Affordable Housing Public Housing Homeless Non- Homeless Special Needs Non-Housing Community Development Urgent Needs	CDBG: \$ / CDBG- CV: \$	Businesses assisted	Businesses Assisted	3	0	0.00%	3	0	0.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The activities undertaken during this program year represented the Year 1 priority needs identified in the 2026-2030 Consolidated Plan. Those priority needs included Housing, Public Facilities, Public Services - General Welfare, Public Services - Elderly Services Programs, Public Services - Homeless/HIV-AIDS, Public Services - Health, and Public Services - Non-Homeless/Special Populations.

Below, see summary charts of PY 25 (City FY 26) CDBG expenditures:

City of Portsmouth, NH CDBG Expenditures HUD Plan Year 2025 (City FY 26, ending 6-30-2026)			
	Description	Budget Amount	YTD Expended
Program Administration			
	Program Administration	\$175,443.24	\$175,443.24
Housing			
	Housing Rehabilitation Administration	\$0.00	\$0.00
Public Facilities/			
	Cross Roads House Energy Efficiency and Hot Water Expansion	\$99,136.36	\$98,300.00
	Betty's Dream Roof Rehabilitation	\$129,700.00	\$129,700.00
	*HAVEN - Demo and Abate 1035 Lafayette Rd	\$350,000.00	\$267,116.10
		\$578,836.36	\$495,116.10
Accessibility Improvements			
	PHA Connors Cottage - Exterior ADA Improvements	\$291,124.26	\$277,433.30
	City of Portsmouth Four Tree Island - Bathroom ADA Improvements	\$168,523.00	\$168,523.00
		\$459,647.26	\$445,956.30
Public Services Grant Program			
	AIDS Response Seacoast	\$11,500.00	\$11,500.00
	Cross Roads House	\$21,500.00	\$21,500.00
	Greater Seacoast Community Health	\$14,000.00	\$14,000.00
	Fair Housing	\$0.00	\$0.00
	Operation Blessing Warming Center	\$23,331.00	\$23,331.00
	Community Action Partnership Rockingham/Hillsborough (CAPHR)	\$23,576.26	\$23,576.26
	Rockingham Nutrition & Meals on Wheels	\$16,500.00	\$16,500.00
		\$110,407.26	\$110,407.26
Transportation			
	Bus Shelters	\$50,000.00	\$0.00
Total		\$1,374,334.12	\$1,226,922.90
* HAVEN expended the remainder of its FY 26 project budget amount in early FY 27 (PY 26)			

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,967
Black or African American	51
Asian	125
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	3,145
Hispanic	31
Not Hispanic	3,114

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Race and ethnicity totals are representative of City of Portsmouth demographics.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,374,334.12	\$1,226,922.90
General Fund	public - local	\$250,500	\$250,500
LIHTC	private	0	0
Other	public - federal	0	0

Table 3 - Resources Made Available

Narrative

CDBG funds were expended to serve primarily low- to moderate-income (LMI) individuals or areas, to address urgent needs and other eligible activities. CDBG funds were also expended to make public facility improvements including the removal of architectural barriers impeding ADA accessibility. \$371,635.34 was received in program income during PY 25 and utilized for CDBG-eligible projects and activities.

\$250,500 in General Fund dollars through the Portsmouth Welfare Department were utilized as supplemental funds to support social services in the City.

No publicly owned land or property located within the jurisdiction was available or used to address the needs identified in the plan.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	100	100	City wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

Rather than targeting specific geographic areas as low- to moderate-income areas (LMAs)--of which there are relatively few in Portsmouth--the City directs funds to agencies and facilities that provide social services to low- to moderate-income clientele (LMI). Therefore, the City expended funds city wide for activities identified in Year 1 of its 2025-2029 (City FY 26-30) Five-Year Consolidated Plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG funds were combined with other private and/or public funds (contributed by subrecipients) to support primarily LMI individuals or areas, to make public facility improvements, to address urgent needs and other eligible activities. In PY 25, \$8,974,258.74 was leveraged from nonprofit agencies and the City General Fund as additional investments in projects benefiting LMI individuals.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	165	157
Number of Non-Homeless households to be provided affordable housing units	20	20
Number of Special-Needs households to be provided affordable housing units	24	24
Total	194	153

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	11
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	44	44
Number of households supported through Acquisition of Existing Units	0	0
Total	59	55

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

CDBG funds were expended in PY 25 to maintain safe, affordable rental and owner-occupied housing. Eleven households, composed of twenty-two (22) persons, benefitted from short-term rental assistance. The outcome was slightly lower than expected due to rising rental costs and the proportion of single-person households assisted.

Regarding affordable housing/shelter for persons who are homeless, the goal was slightly under met with 157 persons benefitting from two housing activities (Cross Road House transitional shelter and Operation Blessing Warming Center). The difference in expected outcomes is primarily due to the growing length of stay in transitional housing. As permanent affordable housing in Portsmouth is scarce, persons are needing to stay longer in transitional housing. In addition, for the emergency warming center, in PY 25, we found that there were more repeat clients than in prior years and this affected the goal forecast.

Discuss how these outcomes will impact future annual action plans.

In PY 25, during public participation and in discussions with DPW, CD staff identified three potential locations for bus shelters and any necessary infrastructure improvements to be installed in PY 26. These potential locations for bus shelters include: PHA Woodbury Avenue housing; PHA Wamesit Place housing at the corner of Greenleaf Ave. and Holiday Drive; and near PHA Margeson Apartments on Middle Street.

Through continued collaboration with the housing authority and plans to re-envision the Housing Rehabilitation Loan Program, the City anticipates that it will meet or exceed goals to assist eligible households in finding and maintaining safe, decent affordable housing in future Annual Action Plans (AAP).

There are Portsmouth Housing Authority plans for new affordable housing developments at the City-owned former Sherburne School premises, and site work is underway at 1035 Lafayette Road for HAVEN and Portsmouth Housing Authority projects that will result in additional affordable housing as well as a new shelter and HAVEN's offices that provide social services for survivors of domestic violence. City staff are continuing to explore funding options such as Section 108 Loan Guarantee Program that may assist in these projects with infrastructure, rehabilitation of existing structures at the site and other CDBG-eligible expenses.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	36	0
Low-income	18	0
Moderate-income	1	0
Total	55	0

Table 7 – Number of Households Served

Narrative Information

The City has taken other actions to foster and maintain affordable housing including working through planning and zoning to support safe, suitable affordable housing.

The City Council adopted a formal housing policy in December 2016 to address Portsmouth's housing needs, stating that it "will support a housing stock that addresses greater housing supply and variety, including an adequate supply of workforce and moderate-income housing." The Community Development (CD) Department continues to be actively engaged in issues and discussions related to preserving, increasing, and improving affordable housing in the City.

It is worth elaborating on the City's significant commitments to affordable housing planning. In previous years during this Consolidated Plan period, the City hired a Housing Navigator to examine regulatory

barriers to the preservation and production of housing, including affordable housing, in Portsmouth. The two-year position was funded through a grant from the New Hampshire Finance Authority (NHFA) and the InvestNH Housing Opportunity Planning (HOP) Grants program.

Through ongoing conversations with members of the Home for All (formerly Greater Seacoast Coalition to End Homelessness), NH Housing Finance Authority, the City Welfare Department, the Portsmouth Housing Authority (PHA), and Community Action Partnership of Hillsborough and Rockingham Counties (CAPHR, the local community action program, or CAP), the City maintains an understanding of worst-case housing needs of low-income renter households. These households include those who pay more than half of their income for rent, live in seriously substandard housing (including homeless individuals), or have been involuntarily displaced. Where unmet needs are identified, the Community Development (CD) Department provides technical assistance and pursues collaboration with nonprofits that are subrecipients of CDBG funds and serve individuals and households with “worse-case” needs.

The City addresses affordable housing and other community needs and its progress in meeting the needs of low to moderate income individuals, areas, or public facilities and persons with disabilities by gathering information through public input sessions and other consultations. During the PY 25/City FY 26 Annual Action Plan planning process, public input was particularly expressed and noted during the public hearing on community needs, which was held in February 2025 for PY 25.

In addition, the City continues to collaborate with nonprofit agencies and public housing partners to identify and explore accessibility and affordable housing projects. The City's original 2016 Blue Ribbon Committee on Housing (Housing Committee), was re-established in 2022. This committee works with the Housing Navigator, Community Development (CD) staff and the 2025 Master Plan, which incorporates the Housing Committee's recommendations and ongoing goals for increasing affordable housing in the City.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Working with Home for All (formerly Greater Seacoast Coalition to End Homelessness), Cross Roads House, HAVEN, and Operation Blessing, the City—particularly through the Community Development (CD) and Welfare Departments—reaches out and assesses the needs of homeless individuals and families in Portsmouth.

Additionally, the City coordinates with the Portsmouth Housing Authority (PHA) which is also an active participant in the Home for All coalition, to reduce and end homelessness in the City. Additionally, organizations participating in the CDBG Public Service Agency Grant program—such as Community Action Partnership of Hillsborough and Rockingham Counties and AIDS Response Seacoast—work with precariously housed individuals and families, including those living with HIV/AIDS.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to fund nonprofit agencies that provide emergency shelter and transitional housing to homeless persons, including Cross Roads House, a transitional shelter for individuals and families. In PY 25, necessary energy efficiency upgrades and HVAC improvements were made to that facility.

In PY 25, the City funded the following agencies through the CDBG Public Service Agency Grant program to support nonprofit agencies providing emergency shelter and transitional housing to homeless persons:

AIDS Response Seacoast (ARS) provided its support program services to twenty-two (22) individuals living with HIV/AIDS, providing case management, food access, financial aid, and housing assistance for HIV+ individuals and their families. Of the Portsmouth beneficiaries, 100% were individuals and small families with very low or low incomes, while one beneficiary had a moderate income.

Cross Roads House (CRH) is a homeless shelter in the jurisdiction that provides both emergency and transitional shelter for homeless individuals and families with very low incomes. In PY 25, one hundred nine (109) homeless individuals were provided with emergency shelter beds and supportive services. In addition to shelter, funding to Cross Roads House supported a wide range of services to individuals in transition, including case management, tutoring, mental health counseling, vocational training, life skills training, and assistance in finding permanent housing. Although the original projections for Cross Roads House were higher, finding permanent affordable housing in the City is increasingly challenging, leading to longer stays at the shelter.

Operation Blessing Emergency Warming Shelter received CDBG funds to support the extreme weather shelter for persons who are homeless. Forty-eight (48) persons benefitted from this activity. The shelter director noted that more women presented and there was an increase in repeated clients from the previous year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Betty's Dream housing for adults with severe disabilities received CDBG funds in PY 25 to renovate the building's failing roof to meet livable standards and code. Twenty-four (24) persons living in the facility benefitted from this activity.

Connors Cottage Senior Housing, a Portsmouth Housing Authority facility for seniors, utilized Portsmouth CDBG funds to add an exterior lift from the ground level to the entrance. This activity has been long anticipated and included coordination with the Portsmouth Historic District Commission and the State Historic Preservation Office to carefully address the building's historic nature. The activity included a rehabilitation of the substandard exterior stairs to the main entrance and a covered walkway from the enclosed exterior lift to the building entrance and platform. Twenty (20) seniors benefitted from this improvement.

In addition, Community Development (CD) staff continued to work closely with various organizations on key issues. They collaborated with the PHA, HUD, the City Welfare Department, the Balance of State Continuum of Care, the Portsmouth Housing Endowment Fund (PHEF), and The Housing Partnership on affordable housing and homelessness issues. They also worked with the Chamber Collaborative of Greater Portsmouth and the City's Economic Development Department on economic development issues, and with the Portsmouth Arts and Nonprofits Committee and neighborhood groups on community development issues.

As noted previously in the CAPER, the City collaborates with the Home for All coalition to identify needs and opportunities to coordinate support for low-income individuals, including those coming from correction programs, mental health facilities, and foster care, to prevent them from becoming homeless. Nonprofits funded by the CDBG Public Service Agency Grant program such as CAPHR and ARS, work with precariously housed individuals and families, including those living with HIV/AIDS, to prevent homelessness by providing services that ease the cost burden of living.

The City itself does not have a homeless discharge coordination policy; instead, it relies on the Home for All coalition. This coalition, which includes three CDBG-funded emergency shelters (Cross Roads House, HAVEN, and Operation Blessing), supports and coordinates with relevant stakeholders, including the City, to address and avoid discharges into homelessness.

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

As previously discussed in this section, the City continues to support various nonprofit agencies with CDBG and Welfare funds to address homelessness. The Welfare Department refers struggling individuals and families, who are receiving assistance from other public or private programs, to Cross Roads House when transitional housing is needed. In turn, Cross Roads House case managers work diligently to transition homeless families into permanent homes, often found in PHA housing.

The Community Development (CD) Department meets and collaborates with the Veterans Court, Harbor Care, PHA, CAPHR (the regional community action program, or CAP), the Welfare Department, the Home for All coalition, and the shelter programs (Cross Roads House and Operation Blessing) to identify needs and opportunities for the support of homeless veterans transitioning to permanent housing.

Affordable permanent housing in the City and Section 8 waitlists remain significant limiting factors. Homeless veterans are prioritized by the PHA for housing.

Community Action Partnership of Hillsborough and Rockingham Counties (CAPHR) received CDBG funding to support its short-term rental assistance program, aimed at preventing homelessness. In PY 25, eleven households comprising twenty-two (22) individuals were assisted with CDBG funds.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Community Development (CD) Department continued to support the Portsmouth Housing Authority (PHA) in its efforts to maintain existing and create new affordable housing opportunities, and to administer its public housing and Section 8 voucher programs. The PHA owns and manages thirteen housing complexes for low and moderate-income members of the community - Gosling Meadows, Wamesit Place, Woodbury Manor, State Street, Pleasant Street, Feaster Apartments, Ruth L. Griffin Apartments, 200 Greenleaf Avenue, Margeson Apartments, Wamesit Place Family Housing, as well as Lafayette School, Atlantic Heights, and Connors Cottage Senior Housing. Additionally, it is the fiscal agent for Betty's Dream, a twenty-four (24) unit facility dedicated to housing for disabled persons.

The PHA has also worked with local public safety providers to ensure effective screening policies, strict lease enforcement, and the maintenance of healthy and safe neighborhoods. They also offer employment and education incentives to tenants, as well as youth risk prevention services. The City and the PHA have worked closely to address the need for public housing, focusing on the retention, renovation, and development of housing units, as well as improvements to livability and residents' access to services.

The PHA's last workforce and affordable housing project, Ruth's Place, was completed in PY 21. The City coordinated closely with the PHA on land use and zoning to complete construction and assisted in outreach about the new housing, which included twenty-four (24) units for households earning 30% or less of the area median income (AMI). In PY 25, the PHA led on-going site work along with HAVEN for new affordable housing developments on privately owned land. PHA also won a bid to develop additional affordable housing at the former Sherburne School City-owned property, commencing likely in PY 26.

The PHA has made significant progress in recent years in areas such as security, accessibility, and community partnerships. Future challenges include addressing the increasing number of non-elderly disabled persons in need of housing and services, and expanding and diversifying housing opportunities. Recently, the PHA has been required to house more non-elderly persons with physical and/or mental disabilities in housing originally developed and designed to serve seniors.

With 506 applicants on the PHA's waiting list for a Section 8 voucher and an additional 1,456 on the list for public housing, coupled with a sustained lack of affordable housing for the Seacoast's workforce, the PHA is actively pursuing new opportunities to increase housing units through acquisition or new construction. We note that the Section 8 waitlist is still closed so the current number on the waitlist does not necessarily reflect the need. The PHA has committed to increased collaboration with other regional or statewide housing authorities and nonprofit developers. This includes cooperating on policy development, purchasing, back-office operations, and waiting lists to decrease costs and improve customer service, with the long-term goal of creating a stronger and more responsive organization.

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

The City and the PHA share a common interest in ensuring that safe and decent housing is available to individuals and families with very low, low, or moderate incomes. All agreements for Public Service Agency Grant subrecipients include a requirement to advertise their services in PHA housing complexes.

The PHA is committed to encouraging resident participation in all its neighborhoods to improve social outcomes, reduce crime, foster greater civic engagement, and promote more caring and compassionate communities. In addition to working to add more programs and services for tenants, the PHA encourages residents to seek leadership roles and actively shape the future of the community by joining Resident Advisory Boards. These boards give residents the ability to provide feedback and guidance on PHA policies and programs.

Actions taken to provide assistance to troubled PHAs

No troubled PHAs in the jurisdiction.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Affordable housing continues to be identified as a critical need at this time. The Portsmouth 2025 Master Plan addresses the need for the creation and maintenance of new and existing affordable housing, as well as strategies for accomplishing that objective. As noted previously in this report, over the last few years, the Housing Navigator and the re-established Housing Committee, appointment by the City Council, have been diligently assessing how the City may add affordable housing units and studying zoning changes. The Housing Navigator explored and identified regulatory barriers to the production of housing in the City—including affordable and workforce housing—and developed recommendations for addressing these barriers. The City Planning & Sustainability staff can then act on, with support and input from Community Development to ensure alignment with CDBG Program goals.

These policy considerations are intended to encourage mixed-use redevelopment that incorporates workforce housing along transit corridors and a village center concept. This work builds upon that of the 2008 Housing Committee, which established a Workforce Housing Trust Fund and recommended zoning changes. The Portsmouth 2025 Master Plan, the 2016 Housing Committee report (Housing Committee Final Report to Council), and the 2008 Housing Committee report (“A Road Map to Affordable Housing”) are available on the City’s website.

The demand for housing in the region continues to be significant, resulting in high rents and very low vacancy rates. In Portsmouth specifically, rents have been continuing to rise according to the New Hampshire Housing Finance Authority (NHHFA), making housing cost burden a challenge.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One underserved need that the City focused on again in PY 25 was access to emergency housing and services for low- to moderate-income and homeless families and individuals in need of shelter. In PY 20, Operation Blessing set up a shelter structure, initially intended to be a temporary observation shelter for those seeking medical observation after COVID-19 vaccinations. In prior program years, CDBG assisted the agency and the City in making permanent improvements to the facility in order to shelter the homeless population during extreme cold and heat events. This year, CDBG funds supported the operations of the extreme weather shelter, providing twelve (12) additional emergency overnight beds and benefiting forty-eight (48) unduplicated homeless individuals. The shelter director noted that more women presented and there was an increase in repeated clients from the previous year.

The City also continues to work with partners such as Home for All and the PHA to target low-income households and areas, as well as at-risk populations, to address underserved needs such as community centers at public housing sites.

In PY 25, the CDBG Program supported HAVEN’s work to rehabilitate an existing structure that will benefit survivors of domestic violence and the addition of affordable housing by the housing authority.

It is worth noting that older CDBG grant and Program Income (PI) funds were utilized for the HAVEN project in PY 25 and planned as well in PY 26.

The City's AAP does not allocate resources based on geographic areas or targeted assistance. All programs and projects are intended to benefit residents earning low and moderate incomes, as well as persons with disabilities, and enhancing their access to services, safe and affordable housing, and the City's public facilities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Many households built before 1979 have had their lead-based paint (LBP) hazards remediated; however, the City is in cooperation with State agencies to ensure that new problems are addressed, and the safety of residents is maintained. The City actively coordinates lead reduction efforts with the New Hampshire Housing Finance Authority (NHHFA), who is the primary grant recipient of funding from federal lead paint initiatives. The City is involved in supporting these applications, their administration, and referring relevant properties as appropriate.

No LBP hazard reduction projects were undertaken directly by the City in PY 25.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City does not have an explicit policy for addressing the reduction in the number of households below the poverty line. However, the Welfare Department provides services directly to families living in poverty. In addition, both the Welfare and Community Development (CD) Departments provide grants to public service agencies serving families in poverty. The CD Department coordinates with the Health Department, Welfare Department, the PHA, as well as other agencies that work most closely with families in poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

No gaps in the institutional structure were identified in the Consolidated Plan or AAP. In PY 25, City staff and local officials maintained open communication with the nonprofit community and the PHA, so that any gaps identified could be addressed. Additionally, relationships with various public service agencies serving clients with low or moderate incomes, allowed staff to stay up-to-date on agency needs. These relationships often led to participation by these agencies in grant programs available through the CDBG program.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Portsmouth and its residents benefit from a strong network of social services and both publicly and privately assisted housing. For its size, Portsmouth is home to a wide range of social service providers that may assist residents in need. This is due in part to Portsmouth's role as an economic, cultural, and social hub of the region. Many larger nonprofits are located in Portsmouth but serve areas beyond the City's borders.

In addition, the Portsmouth Housing Authority (PHA), the leading housing agency in Portsmouth, is heavily involved in the coordination of nonprofit service providers through their Resident Services Coordinator program. The PHA also participates extensively in regional efforts to address substance misuse and homelessness issues. Most of the City's publicly and privately assisted housing developments are served by regional transportation.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

According to the last published statewide Analysis of Impediments to Fair Housing Choice in New Hampshire (NH AI), persons situated within lower income brackets are more likely to spend more of their incomes on housing, experience housing instability, and have more difficulty accessing housing. The waiting lists in Portsmouth indicate a demand for affordable housing—especially for households earning less than 30% AMI, which make up over 92% of the households on the Section 8 voucher and public housing waiting lists.

The City has pursued collaboration with New Hampshire Legal Assistance (NHLA) and others to provide fair housing training to vulnerable or precariously housed individuals. In PY 25, the City participated in meeting and continued conversations with the NH Fair Housing Advisory Council (<https://www.nhfairhousing.org/>), fair housing consultants, and experts to enhance trainings for the residents of Cross Roads House and other low-income residents, such as those served by Operation Blessing. This programming and coordination will continue in PY 26.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All potential community development activities are reviewed by Community Development (CD) staff for eligibility and compliance requirements to determine if they are eligible for CDBG or CDBG-CV funding. Once a project is funded and underway, CD staff monitors its progress either through a desk audit or an on-site visit. Quarterly activity and beneficiary reports, which are required for public service agencies, serve as additional monitoring touchpoints.

Mid-year, CDBG project progress was discussed at a public hearing held on February 12, 2026, for PY 25 (see attachment "Legal Notice-Public Hearing and PY 25 Progress") and was reviewed by the Citizens Advisory Committee (CAC) and CD staff. Annually, projects are reviewed as a component of the City audit, including through a Single Audit (also known as an A-133 audit).

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's Citizen Participation Plan, the PY 25 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review for fifteen (15) days, from September 14, 2026, to September 28, 2026 *inclusive* (see attachment "Legal Notice-CAPER Comment Period").

Public notice about the CAPER comment period was published on September 8, 2026, in print in the *Portsmouth Herald* and digitally via Seacoast Online (seacoastonline.com). Additionally, the legal notice was posted on the City's website on the same date. Seacoast Online, part of the USA TODAY Network, provides accessibility features for individuals with disabilities, including support for screen reading (text-to-voice), zoom (magnification of text), color contrast (increased legibility), and navigation (verbal rather than physical/mouse-driven navigation of the website and its content).

Paper or electronic copies of the full CAPER are also made available at the CD Department, on the CD website, and upon request. The non-English speaking population in Portsmouth is under 1% and by reaching out to agencies that may serve non-English speaking persons and persons with disabilities, the CD Department endeavors to provide an opportunity for these populations to comment on the CAPER.

Draft comments received during the public comment period will be considered and included in the Final CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in the jurisdiction's program objectives as outlined in the Consolidated Plan. During the 2025-2030 Five Year Consolidated Plan period, the City's activities focused 100% on benefit to low- to moderate-income persons. The Consolidated Plan acknowledged that up to 30% of the City's awarded Cares Act-CV and regular Entitlement funds could be used to meet the Urgent Needs National Objective during the Consolidated Plan's five-year period.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	4	0	0	0	0
Total Labor Hours	450				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.	4				

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

No new jobs were created or new hires made as a result of the activities undertaken in PY 25. Section 3 requirements were not applicable.