

**COMMUNITY DEVELOPMENT
BLOCK GRANT
PORTSMOUTH, NEW HAMPSHIRE
Five Year Consolidated Plan HUD PY 2025-2029
and City FY 2026 (HUD PY 2025) Annual Action Plan**



submitted to
U.S. Department of Housing and Urban Development
by
City of Portsmouth, NH
Community Development Department
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Executive Summary

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

1. Introduction

This Consolidated Plan is a strategic plan for the next five years and discusses the goals and objectives the Portsmouth Community Development Department plans to achieve from City Fiscal Years 2026-2030 (HUD FY 2025-2029). Each year the CD Department provides an annual update to the Consolidated Plan, which serves as an action plan for the upcoming fiscal year. In addition to the Five-Year Consolidated Plan, this year's submittal contains an Annual Action Plan for HUD FY 2025 (City Fiscal Year 2026: July 1, 2025-June 30, 2026). In Program Year 2025 and beyond as allowable, the City intends to submit for and utilize CARES ACT CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19 pandemic. Specific activities are described in the Action Plan Section.

Attached to this Plan are the following:

- HUD-required Certifications and SF424, SF242B forms;
- Public Comment/Hearing Notice documentation (in Grantee Unique Appendices); and
- Summary of public comments received.

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

This year's Annual Action Plan and Five-Year Consolidated Plan include 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. As noted above, in Program Year 2025 and likely beyond, the City intends to submit for and utilize CARES ACT CDBG-CV funds to undertake activities that prepare, prevent, and respond to COVID-19 pandemic. 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 five-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 2025 (the first year of the HUD 2025-2029 Five-Year Consolidated Plan), the City of Portsmouth will receive \$522,653 to be used in carrying out various eligible programs that benefit residents who earn low or 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.

In Program Years 2025 – 2026 and beyond as allowable, the City anticipates spending up to \$275,000 previously received CDBG-CV funds, which will be utilized to undertake eligible projects and activities that prepare, prevent, and respond to COVID-19 pandemic. Specific activities are described in the Action Plan Section.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated 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.

Consolidated Plan Public Contact Information

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PR-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 (NHLA) Housing Justice Program. NHLA 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	CROSSROADS 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?	Will Arvelo, the Executive Director, described the services and clientele at CRH. He noted that recently that are seeing more women, first time homeless, elderly, and persons with disabilities seeking transitional shelter. CRH has over 200 people on the waitlist for beds. Priority near term facility improvements/expansion projects include: 1) reconfiguring the shelter space to add 10 more beds in the main building; and 2) Rebuilding a new family structure to increase up to 20-24 families and improve ADA access. Projected project cost at this time is \$8-10M.
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?	Joann Neumann, Chief Executive Officer, described Greater Seacoast Community Health's organization, specifically the dental program. They provide critical dental services to low-income individuals on a sliding scale, lowering the barrier to access care and keeping the community healthier. Staffing has been their biggest challenge recently, so they have taken the opportunity to create a new training program in-house to train dental assistants. Currently there are long wait times for new patients to get an appointment due to the staff shortage, preference is given to patients who are already in the behavioral or health center system for continuity. Grant funding for staff will allow them to open more appointments and serve more patients.
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, Facilities Director for Portsmouth Housing Authority (PHA), gave updates on a delayed FY 2024 project, the exterior lift at Connors Cottage, which is now back on track. He discussed the FY 27-28 major project at Sherburne School site for new housing and the renovation of the school building into usable space. He also mentioned that an accessible/sensory playground is a need and a siting for such a playground could be explored at one of the PHA sites or possibly at Greenleaf Recreation Center (city-owned).
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?	The Program Director, Louise Ferrari, spoke before the CAC regarding HAVEN's domestic violence shelter and services for survivors of sexual and domestic violence (DV) and their families. She spoke about the significant increase in domestic violence since COVID and that shelter needs/beds for people surviving domestic violence are continuing to increase. The Lafayette Rd. Little Blessing property and rehabilitation project with the church is facing delays due to legal issues. It is their hope that it will get on track for a new shelter, housing, and HAVEN central operations facility construction.
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 is to provide nutritious food to those in need through congregate settings and deliveries. The agency serves about 380,000 meals per year for 2,800 clients - hot and cold food. They have added a 6th Portsmouth route to ensure food safety and this additional route, which serves 12-15 clients in downtown Portsmouth. The major challenges facing their clients are the increasing cost of living and economic segregation; some clients reported that their delivery driver is the only person they see all week.
6	Agency/Group/Organization	Seacoast Mental Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	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?	Mike Wilson, Development Director of Seacoast Mental Health, explained the agency's services and that most of their clients are on Medicaid. The agency will be looking to make facility improvements to address water leakage issues.
7	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?	The 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 proposed by state and federal government. Uncertainties around future federal grants also pose a challenge for funding administration costs. The cost of living (housing, food, utilities, transportation) has increasingly become a challenge to ARS clients. ARS moved to a new office space at City-owned Community Campus; lease is for 5 years. The organization sees opportunities in the coming year to build an alliance with other nonprofit organizations; Lovering center, Seacoast Community Health, etc.
8	Agency/Group/Organization	Southern New Hampshire Services
	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?	The CAPHR Site Director, Kathie Comeau, described that their agency encompasses 60 programs including workforce development, health, nutrition, energy, and utility assistance targeted for economically disadvantaged and vulnerable populations. One of their main objectives is to increase funding for their 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. Over the past year they have seen an increase in single household assistance requests.
9	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?	Continued consultation with NHLA will result in fair housing information being disseminated to vulnerable populations who are exiting homelessness and will assist the City to identify additional strategies and opportunities to affirmatively further fair housing in the City. Ms. Lincoln, NHLA staff attorney, added that NHLA does provide fair housing assistance, some in coordination with social service agencies.
10	Agency/Group/Organization	Cooperative Alliance for Seacoast Transportation
	Agency/Group/Organization Type	Regional organization Transportation services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Transportation; Urgent Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CD Staff consulted with Cooperative Alliance for Seacoast Transportation (COAST) regarding gaps in service/locations serving low-moderate income persons and on-demand transportation services. Currently, the most needed services are for medical appointments and grocery/basic need shopping.

11	Agency/Group/Organization	Krempels Brain Injury Center
	Agency/Group/Organization Type	Services-Persons with Disabilities
	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?	Community Relations and Development Officer, Terry Hyland, of Krempels Brain Injury Center consulted with the CDBG staff and Citizens Advisory Committee and described the agency's mission of improving the quality of life for individuals with acquired brain injury. Krempels offers services including very limited physical rehab programs (not reimbursable), training in social communication and cognitive skills, creative expression, and general physical activity. Clients are never turned away due to their inability to pay. A major emerging challenge is funding unpredictability for low income and disabled clients. Other community-wide challenges are access to affordable housing, and reliable, regular, affordable transportation within the city.

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(I))

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 CD Department also consults with liaisons to the Portsmouth Cultural Commission and the organization it established to carry out its work, Art-Speak, due to the critical role the arts play in the local economy. 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, the CD Department Staff discussed community needs and emerging and potential urgent needs due to the COVID-19 or other health pandemic with Senior City Management and other departments including Health, DPW, Fire, Recreation, Economic development. These discussions will be ongoing in order to identify and address activities that prevent, prepare, and respond to COVID-19/other declared emergencies.

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 recent 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.

PR-15 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, and particularly as it relates to COVID-19 and determining goals to prepare, prevent and respond to the pandemic. 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	Residents of Public and Assisted Housing	Held at Greenleaf Recreation Center, across from PHA Wamesit Place public housing 2/05/25. Five (5) community members attended public meeting; also attending - 1 member of PHA Staff; CAC member; and City CD staff	Community Needs: Sidewalks; Bus shelter; COAST Bus access; Speed Limit Signs; Off-leash Dog Park; ADA Improvements to Playground; Lighting Improvements; Housing Exterior Storage	None	

Demo

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 Residents of Public and Assisted Housing	Held at City Hall 2/11/25. All CAC Members present, CD Staff present, Representatives from several organizations present; Cross Roads House, PHA, Operation Blessing, Meals on Wheels, HAVEN, CAPHR, Seacoast Mental Health, NH Legal Assistance.	Affordable Housing; ADA Access Improvement Projects; Shelter bed demand increases; Shelter Facility Upgrades; Homelessness Prevention; Bus Shelters; Public Playground Improvements; Financial Literacy Trainings.	None.	

Demo

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 Public Service Agencies	CAC public meeting (3/06/25) held at City Hall for public service agency presentations. Representatives of area organizations came to speak, including: AIDS Response Seacoast and Krempels Center	The primary purpose of the meeting was to discuss agencies' application for the FY26 Public Service Agency Grant Program and their perspectives on the issues most in need of addressing in the 5-Year plan. See summary of comments in previous section of this Plan.	None.	

Demo

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	Public Meeting	Non-targeted/broad community Public Service Agencies	CAC public meeting held at City Hall (3/11/25) for public service agency presentations. Representatives of several area organizations came to speak including: Cross Roads House, Greater Seacoast Community Health, Meals on Wheels of Rockingham County, CAPHR, Operation Blessing	The primary purpose of the meeting was to discuss agencies' application for the FY26 Public Service Agency Grant Program and their perspectives on the issues most in need of addressing in the 5-Year plan. See summary of comments in previous section of this Plan.	None.	

Demo

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)
5	Public Meeting	Residents of Public and Assisted Housing Seniors	Held at PHA Margeson Apartments 3/17/25. Twenty (20) residents of elderly public housing attended; various representatives of Portsmouth Housing Authority; also attending - City CD Staff	Community Needs: Transportation; Crosswalk Safety; Slip Hazards in Parking Lot; ADA Accessibility Improvements; Shuttle to Specific Destinations; Outdoor Lighting; Medical and Dental services	None	
6	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	Held at Ruth Lewin Griffin Place 3/19/25. Two (2) members of the public, and City CD staff	COAST Bus stops and added routes; Sidewalk Maintenance; Accessibility to Medical Services; Bike Racks and Shelters; Financial Workshops/Training; Public Restrooms and Drinking Fountains.	None.	

Demo

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)
7	Newspaper Ad	Non-targeted/broad community	Legal Notice (1/24/25) regarding CAC public hearing in February 2025 to determine community needs.	See comments above, as a result of CAC public hearing and meetings to determine community needs.	None.	
8	Flyers and text messages	Residents of Public and Assisted Housing	Flyers place at various public housing authority buildings, newsletter and text messages to residents of public and assisted housing to inform about community needs meetings and help turnout.	n/a	None.	

Demo

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)
9	Newspaper Ad	Non-targeted/broad community	Legal Notice (5/27/25) in local print newspaper regarding 30-day comment period on the Five-Year Consolidated Plan and Annual Action Plan, and the public comment period for revisions to the Citizen's Participation Plan.	No public comments were received.	None.	
10	Public Hearing	Non-targeted/broad community	CAC public hearing (6/10/25) on the Draft Five-Year Consolidated Plan, Draft PY25 Annual Action Plan, and Activities/Progress on the current PY24 Annual Action Plan.	No public comments were received.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Needs Assessment Overview

The Community Development (CD) Department staff maintain an open and active relationship with public service agencies, keeping staff aware of community needs. In addition, Community Development staff have been actively involved in the development of the City-wide Master Plan, Recreation Needs Study, Open Space Study, the Blue Ribbon Committee on Housing's Final Report and Recommendations, as well as other planning and community development oriented local and regional issues. CD staff is also attentive to community issues receiving particular focus during this planning period including ending homelessness, serving the aging population, and treating people with mental-illness. The CD Department is also working to address any opiate misuse through greater cooperation between other agencies and service providers including law enforcement, health care providers, and the Portsmouth Housing Authority (PHA).

Increasing affordable and assisted housing stock and ensuring those most in need have access to public service providers are the City's most pressing priorities. The most common housing challenge is addressing the large number of cost burdened households. In addition, homelessness in Rockingham County has increased in recent years, and chronic homelessness has risen significantly.

In Program Years 2025-2026 and beyond as allowable, the City intends to submit for and utilize CARES ACT CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19/other pandemic or declared emergencies. Specific activities are described in the Action Plan Section.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As the Seacoast region's urban center, Portsmouth has historically provided a range of housing options to serve the needs of a wide variety of households. Approximately half of the City's housing stock is rental units, compared to 35% in the metropolitan area (Primary Metropolitan Statistical Area or PMSA, NH portion) and only 25% in Rockingham County. With 12.5% of all households in the PMSA, Portsmouth hosts 16% of the region's rental households and 20% of renters who earn the lowest incomes. Portsmouth strives to be a community with a high quality housing supply that is diverse in type, ownership, and affordability, thereby promoting a healthy demographic and economic diversity within the population. Portsmouth is a regional job center with a high-cost housing market. The affordable housing supply has not kept pace with economic growth. Portsmouth's jobs-to-housing balance has changed dramatically as a result of the conversion of Pease Air Force Base into the Pease International Tradeport. The development of the Tradeport, along with other changes in the local and regional economy, has made Portsmouth a regional job hub. Despite this, very little developable land has meant the local housing supply has not been able to keep pace with expansion.

Along with the evolution of the local economy over the past 25 years, Portsmouth has become increasingly desirable as a place to live, attracting new and more affluent residents who are drawn by the amenities offered by the City and the Seacoast region. The combination of increased housing demand and limited supply has resulted in soaring housing costs. While market-rate housing costs have increased, Portsmouth has continued to provide its "fair share" of housing for households earning lower incomes. About 31% of the assisted rental housing supply available in the NH portion of the PMSA is located in Portsmouth. This does not include 406 housing subsidy vouchers that are administered by the Portsmouth Housing Authority, which enable low and moderate income renters to afford housing in the private market.

Despite the dramatic shift in the housing market, nationally, beginning in late 2008, housing affordability in the Northeast and Portsmouth in particular has changed little. The Seacoast's livability and low foreclosure activity has not significantly altered the overall picture of housing cost burden or changes in vacancy or tenure.

Given the City's limited land supply, regional approaches are needed in addition to the City's existing affordable housing initiatives, which include the Multi-Family Housing Rehabilitation Program, the non-CDBG-funded First Time Homebuyers Program, and working to identify affordable housing projects.

Demo

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	21,425	21,420	-0%
Households	10,260	10,095	-2%
Median Income	\$71,392.00	\$78,712.00	10%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Housing Needs Demographics - 2020; 2023 data

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	21,418	21,420	-0%
Households	10,095	10,556	4.5%
Median Income	\$78,712.00	\$105,756.00	34%

Table 5 (alt.) - Housing Needs Assessment Demographics

Data Source: 2016-2020 ACS (Base Year) , 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,395	670	1,850	1,050	5,135
Small Family Households	260	145	540	315	1,945
Large Family Households	4	4	70	30	210
Household contains at least one person 62-74 years of age	385	155	385	205	1,110
Household contains at least one person age 75 or older	264	105	185	125	310
Households with one or more children 6 years old or younger	75	29	238	80	330

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	10	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	35	25	60	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	415	90	80	0	585	240	65	65	20	390

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	430	160	530	60	1,180	35	75	215	210	535
Zero/negative Income (and none of the above problems)	40	0	0	0	40	0	0	0	0	0

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	415	100	115	25	655	240	65	65	20	390
Having none of four housing problems	705	385	1,165	485	2,740	35	120	505	520	1,180
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	120	49	245	414	55	19	25	99
Large Related	0	0	20	20	0	4	25	29
Elderly	410	55	85	550	149	79	165	393
Other	310	145	280	735	75	34	65	174
Total need by income	840	249	630	1,719	279	136	280	695

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	4	4	25	4	0	29
Large Related	0	0	0	0	0	0	0	0
Elderly	110	20	30	160	145	34	35	214
Other	0	210	70	280	75	0	0	75
Total need by income	110	230	104	444	245	38	35	318

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	10	35	25	70	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	10	35	25	70	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source: <https://www.huduser.gov/portal/datasets/cp.html>

Describe the number and type of single person households in need of housing assistance.

The number of single person households in need of housing assistance is relatively small, when compared to the overall population. However, they do make up a majority of the individuals on the waitlist for public housing, 57% of whom are waiting for a one bedroom or studio. There is also a homeless population to consider; comprised of a mix of single person and families who are not yet in the mix of housing assistance need but are waiting on the periphery. It can be inferred that they will need housing assistance if/when they settle in Portsmouth and that many of them will be single persons.

The PHA owns or manages approximately 400 single bedroom units, primarily occupied by single elderly or disabled individuals. These units are primarily at properties designated for occupancy by elderly or disabled but includes 32 units at their two family properties. These single bedrooms located at family properties are often occupied by elderly or disabled but not necessarily. Additionally, Betty's Dream maintains 24 units for severely disabled adults.

Usually, the majority of single persons in need of housing assistance are elderly individuals living alone who have difficulty maintaining their residences and performing everyday physical tasks. However, there are occasional requests for single household member owner-occupied housing rehabilitation assistance, which are referred to partnering agencies such as Community Toolbox and SNHS.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

It is estimated that nearly one third of all women in NH have experienced intimate partner violence at some point in their lifetime. This estimate would be consistent with the number of families in need of housing assistance as it would be with the population overall. Portsmouth Housing Authority provides specific protections to residents under the Violence Against Women Act (VAWA), which protects victims of domestic violence from losing their housing due to circumstances that result from domestic violence.

There are 656 applicants on the waitlist specifically for public housing. Of those 656, 215 applicants (32%) are disabled and 82 (12%) have children. There are 459 applicants on the waitlist for Section 8. Of those 459, 77 (16%) are disabled and 29 (6%) have children.

What are the most common housing problems?

The most common housing problems stem from rapidly rising real estate prices that require families to spend an increasingly large percentage of their income on housing costs. There are few problems with physical issues such as substandard housing, but many families are cost burdened spending more than 30% of their income on housing costs

Are any populations/household types more affected than others by these problems?

The populations most affected by high housing costs are usually small families and the elderly. Small and single parent families have less of a combined income to draw off to defray housing costs, and many elderly persons see the costs of the residences they have lived in for most of their lives rise above their ability to pay. High rates of housing cost burdens also make it difficult for young persons to find housing in the area, and, while they are more mobile than other population groups, failure to attract and keep young people will have a distinct negative impact on the regional economy if it continues long term.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income families are usually at risk of losing their housing due to situations outside of their control such as unanticipated healthcare costs or lack of stable employment. The best means to prevent loss of housing are to ensure families have access to affordable healthcare, stable employment, educational opportunities, and financial services. Particularly important for families transitioning back into housing is reliable transportation to service providers and place of work. In order to transition back into stable living situations and stay there, a household needs to be able to have access to a robust support network to address and deal with chronic issues and prevent recidivism.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In Portsmouth, the most pervasive issue with regards to housing instability is an increasingly high cost burden. When families are required to pay more than 30% of their income on housing costs they are left with less ability to pay for necessities such as food, healthcare, transportation, and education. This creates a downward spiral difficult to arrest, especially when families lack the resources to be able to relocate to a neighboring community with lower costs of living.

Discussion

According to New Hampshire Housing Finance Authority and the Census Bureau, Portsmouth has 11,094* units of housing. Of the units that are occupied, approximately 48%* are occupied by renters. Rockingham County, as a whole, shows that 21%* of occupied homes are rentals, which gives Portsmouth an advantage in the number of rentals per capital, but not in affordability. Approximately 45%* of Portsmouth's renters paid over 30% of their income towards rental costs. A disproportionate amount of those renters made under \$75,000/year compared to owners, and a greater number of those paid over 35% and as much as 50% of their income towards rent.

About 32%* of homeowners in Portsmouth are paying over 30% of their income on their mortgage. The median homeowner income in Portsmouth is \$139,934 while the median renter income in Portsmouth is \$72,737**; 90%* of homeowners are in the over \$75,000 income bracket.

Sources: *ACS 2019-2023 DP04; **NHHFA

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Using the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, the City has assessed any disproportionately greater need from a particular racial or ethnic group in an income category that has one or more of four housing problems. These housing problems include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room and a cost burden greater than 30%. The CHAS data has six categories of race and ethnicity to compare along with the data from the jurisdiction as a whole. In Portsmouth, the vast majority of residents facing housing problems are dealing with cost burden; very few residences lack complete kitchen or plumbing facilities and the City as a whole has a very low average person per household rate at 2.07 persons per unit.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	275	0
White	970	245	0
Black / African American	10	0	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	30	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	400	275	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	335	265	0
Black / African American	0	10	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	920	930	0
White	835	810	0
Black / African American	0	10	0
Asian	4	69	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	20	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	735	0
White	300	590	0
Black / African American	0	10	0
Asian	10	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	55	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Portsmouth is a relatively homogeneous City with a white population of greater than 87% according to data from the 2023 American Community Survey. As such, it was expected to see that there is a disproportionately greater need for persons classified as white across the board. What the data tell us is that there is not a significant racial or ethnic minority-based disproportionately greater need. At the same time, the City will continue to work to solve the four housing problems for all categories.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As a relatively homogenous community, the City does not have a significant disproportionately greater need among racial or ethnic minorities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	655	740	0
White	555	660	0
Black / African American	10	0	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	50	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	165	505	0
White	150	445	0
Black / African American	0	10	0
Asian	0	35	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	180	1,670	0
White	180	1,470	0
Black / African American	0	10	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	35	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45	1,005	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	45	840	0
Black / African American	0	10	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	65	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Severe housing problems data largely mirrors the housing problems analysis in the previous section. The data confirm that the most pressing severe housing problem is cost burden.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As a relatively homogenous community, the City does not have a significant disproportionately greater need among racial or ethnic minorities. The portion of racial or ethnic minorities experiencing housing cost burdens is reflective of the percentage of the population experiencing cost burdens overall.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,145	1,915	990	40
White	6,520	1,700	880	35
Black / African American	85	0	10	0
Asian	265	50	45	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	155	50	35	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

None further.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Portsmouth is not a very ethnically diverse community, and the income categories are on par with the demographics of the City overall.

If they have needs not identified above, what are those needs?

There are no additional needs identified that are significantly different from the population at large.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The number of racial or ethnic groups in the city is small enough that there are no large identifiable concentrations in specific areas or neighborhoods in the community.

NA-35 Public Housing – 91.205(b)

Introduction

The Portsmouth Housing Authority (PHA) works to serve the housing needs of individuals and families who earn 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 on addressing the need for public housing units including the retention, renovation, and development of housing units as well as improvements to livability and access to services by residents. This section provides a description of the existing public housing resources as well as the goals for the future.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	418	376	42	333	1	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center), 2020

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,882	14,935	16,958	14,659	22,048	0
Average length of stay	0	0	6	7	0	7	1	0
Average Household size	0	0	1	1	1	1	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	176	114	37	77	0	0
# of Disabled Families	0	0	150	142	5	137	0	0
# of Families requesting accessibility features	0	0	418	376	42	333	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	389	342	41	300	1	0	0
Black/African American	0	0	22	33	1	32	0	0	0
Asian	0	0	2	1	0	1	0	0	0
American Indian/Alaska Native	0	0	3	0	0	0	0	0	0
Pacific Islander	0	0	2	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	18	10	3	7	0	0	0
Not Hispanic	0	0	400	366	39	326	1	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In order to meet the need of a growing number of disabled tenants the PHA has begun housing non-elderly residents with disabilities in previously senior-only housing in order to prevent disabled potential residents from being disproportionately on the waiting list for long periods of time. Tenants and those on the waiting list have the same need for access to services such as healthcare, education, and employment support. In order to ensure applicants on the waiting list do not decline into unstable living situations it is important that there are measures in place to prevent them from becoming too cost burdened in their current living situation and that they are able to support themselves while they are under consideration. If waiting times for applicants become long enough to impose a burden on them, applicants become increasingly at risk of being homeless and an increase in housing stock is needed.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The number of applicants on the waiting list for PHA units as of July 1, 2025 was 908. Of this number 82% are white, 29% are elderly families, 23% are non-elderly with disabilities, and roughly 25% of families have children. The number of applicants on the waiting list fluctuates but has gone up in recent years with increasing housing costs.

Applicants' most immediate needs are assistance maintaining their stability with regards to their current housing situation. Most applicants apply once they realize their current living arrangements are unsustainable and therefore will need some form of housing support while they wait in order to prevent them from falling into homelessness. Families in transition also need healthcare services, employment support, and access to transportation in order to ensure they are able to maintain a regular source of income and can maintain good health and minimize unexpected expenses. Public services providers and comments from public input have noted that in some cases the location of public housing and/or housing for Housing Choice Vouchers holders does not facilitate adequate access to transportation/pick up points, causing a disconnect between housing and access to services, employment, and recreation.

How do these needs compare to the housing needs of the population at large

All persons, regardless of income level, have the same basic needs and expenses. Families with higher incomes are better able to address their own chronic needs and deal with any unexpected costs that come up, whereas many times families of low or moderate income live in constant uncertainty when they lack access to community support services. By identifying and addressing the needs of those most at risk of housing instability before they fall into homelessness, the community defrays costs long-term and improves quality of life for residents overall.

Discussion

Demo

In recent years the Portsmouth Housing Authority (PHA) has experienced a significant amount of administrative change with a focus on improving service delivery, adding new units, and ensuring the quality of existing units. The PHA is a participant in community issues and concerns, and the City will continue to work with the PHA as its principle housing partner.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The data collected for use in this plan were collected by the State of New Hampshire Department of Health and Human Services, Bureau of Homelessness and Housing Services (BHH). BHH is responsible for compiling the homelessness data for the Balance of State Continuum of Care (BOSCO), which includes Portsmouth-Rockingham County. The BOSCO homelessness information consists of data representing the whole of Rockingham County.

- The 2024 Point in Time Count data for Rockingham County are as follows:
 - Sheltered: 37 individuals
 - Unsheltered: 111 individuals
 - Temporarily doubled-up: not available

(Source: pit-by-county-2024.pdf)

- The 2024 statewide total point in time count of homeless veteran sub-population: 36 households

(Source: 2024-pit-boscoc-overview.pdf)

The following table shows limited Portsmouth-specific data, which are provided by Cross Roads House (Transitional Shelter), Operation Blessing (Emergency Shelter), HAVEN (DV Shelter) and AIDS Response Seacoast.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	5	73	82	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	24	125	215	0	0	0
Chronically Homeless Individuals	8	58	66	0	0	0
Chronically Homeless Families	0	16	16	0	0	0
Veterans	0	6	6	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	2	2	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

This discussion is severely limited by available data. In the past three winters, Operation Blessing's Emergency Warming Center served a total of 146 unique individuals who are homeless. Recently, it has seen a trend of more elderly and women seeking emergency shelter, resulting in closer parity in their clientele than in previous years (current clientele is about 40% women and 60% men. Last year, Cross Roads House provided transitional shelter housing for 435 people, including 19 families with 39 children. Information from Cross Roads House indicates the shelter is full year round and has a diverse range of clientele including families with children. Additional information from HAVEN, which runs a shelter for survivors of domestic violence, indicates that there is insufficient housing for families in crisis in Portsmouth, but that a statewide network provides resources for safe housing for this population. AIDS Response Seacoast reports that only a few, less than five, persons with HIV/AIDS are reported as chronically homeless.

According to Cross Roads House, in FY24, 78% of shelter occupants who stay for longer than 90 days were able to find housing after working the intensive readiness program that the shelter helps to facilitate. Cross Roads states that due to the short supply of public housing and landlords who accept Section 8 Vouchers, many individuals who leave Cross Roads are rehoming into surrounding communities. This shelter does not house unaccompanied youth and instead refers them to Way Point, an extension of Child and Family Services. They do not document data on HIV status, however the Community Development Department's work with other partners indicates that at least 2 individuals in Portsmouth's catchment area experience chronic homelessness, both sheltered and unsheltered, and are diagnosed with HIV.

The State of New Hampshire Department of Health and Human Services, Bureau of Homelessness and Housing Services (BHH)'s Balance of State Continuum of Care total for types of services provided are below:

2909 Emergency Shelter persons served
128 Transitional Housing persons served
106 Permanent Housing persons served
70 Exit to Temporary Housing persons served

Source: [System Performance Measures Dashboard — Institute for Community Alliances](#), and includes Balance of CoC statistics, which includes Portsmouth and make up about 60% of the state's homeless population outside of two largest cities Manchester and Nashua.

Portsmouth-Specific Stats FY23:

- ~461 total persons sheltered in 2023
- ~26,047 bednights provided in 2023

Source: <https://crossroadsh.wpenginepowered.com/wp-content/uploads/2024/03/CRH-ANNUAL-REPORT-FY2023.pdf>

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with several children and adults who are underemployed or unable to work are most at risk of housing instability and in need of assistance. Families with children constitute over one third of the 635 persons in 231 families of the persons experiencing homelessness in NH in a given year.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Demographics of homelessness are relatively equivalent to the population of the community as a whole.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The community of Portsmouth has sufficient resources to ensure as many persons have access to shelter, as necessary. Unsheltered populations in the city many times are chronically homeless individuals who resist services and do not seek out shelter and may have untreated mental illnesses. Sheltered homeless are usually families and individuals suffering from housing instability and previously

lacked access to basic support services, and unsheltered homeless populations usually fluctuate seasonally.

Discussion:

The local subgroups of the Balance of State continuum of care meets regularly to discuss ways to support the chronic homeless. Portsmouth has created the Integrated Delivery Network, a multiagency taskforce, which aims to tackle the individual needs of the chronically homeless and those who are at risk of homelessness, who have complex health and mental health issues. They meet on a monthly basis at the Portsmouth Regional Hospital, to discuss care plans and interventions.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

A combination federal, state, and local funding is required to meet non-homeless special needs in the Consolidated Plan. Agencies serving special needs populations rely on various combinations of funding from public and private sources. Continued support for these programs will directly affect the ability of the programs to meet the needs identified in the Consolidated Plan.

There are an estimated 2,246 non-homeless households in need of supportive housing in Portsmouth. This estimate include persons with disabilities (mental, physical, and developmental), elderly, abused and neglected children and persons living with HIV/AIDs.

Describe the characteristics of special needs populations in your community:

The special needs population in Portsmouth largely consists of the elderly and those with physical or mental disabilities. The City has a large senior population who in many cases require supportive housing but are able to live semi-independent lives and continue to be active members of the community. Increases in the number of persons with disabilities requiring supportive housing has required the Portsmouth Housing Authority to place younger disabled residents in previously designated senior housing, but through administrative changes and partnering with the community the PHA is confident they can continue to meet the needs of both populations.

New Hampshire has been dealing with high rates of alcohol abuse for decades, and over the past several years Portsmouth, along with many other communities in New England, has seen a substantial rise in opiate use and related drug overdoses. As the problem continues and more residents become impacted, it is becoming increasingly apparent that there is a lack of adequate treatment services and beds in recovery facilities, especially for individuals of low or moderate income.

Substance misuse has a negative impact not only on the long-term development of the economy, but even more importantly on the personal lives of residents and their families; alcohol and drug abuse are prevalent among family incidents of child abuse and neglect. Additionally, a notable percentage of domestic violence homicide in NH had a history of substance abuse.

What are the housing and supportive service needs of these populations and how are these needs determined?

Senior populations are highly likely to be at risk of being cost burdened if they live in private rental units; they require access to prompt medical services, assistance with everyday household tasks, and a supportive communal environment to keep them socially engaged. The City targets support to seniors by funding social programs targeted toward the elderly community, and by maintaining a large stock of senior supportive housing in order to minimize the costs and risks associated with elderly individuals living alone in apartments or large homes.

Persons with mental or physical disabilities have similar needs to seniors, in that it is important for the City to ensure they have access to preventative medical services and are integrated as valuable members of the community. This is achieved through programs such as Friends in Action, which promotes social opportunities for those with developmental disabilities who may otherwise be isolated, and supportive housing opportunities to ensure those who need regular care and assistance have it.

Persons suffering from substance abuse require significant support from the community in order to recover, including access to medical services and supportive housing options. Lack of adequate services in Rockingham County is reflective of the lack in access to services state-wide and will require a significant renewed effort by the state government in cooperation with municipalities in order to properly address.

Shortage of individualized case management and assistance-based home visiting and companionship are also key issues for these populations. These organizations would represent access to: transportation to medical visits, someone to run errands, health monitoring – which leads to preventative care, and improved social contact/isolation prevention.

The housing and supportive service needs of the special needs populations in Portsmouth are determined through the community needs public meetings and consultations with agencies and housing authority providing these services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The population in Portsmouth affected by HIV/AIDS and receiving services is an average of approximately 20 individuals, which is up from average 17 in prior years. There are supportive services available throughout the Seacoast region to provide medical and housing assistance to best address each individual's specific needs and prevent hospitalization.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

The City plans to make progress in the next five years in addressing the needs of non-homeless special needs populations. This includes making improvements to accessibility of public transportation and facilities, and ongoing investments to continue adequate, improved, and affordable access to services and public facilities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Community Development (CD) Staff work in close consultation with nonprofits across the city and the other City Departments in order to best identify public facility needs such as parks, playgrounds, community centers, senior center, access to transportation and other. Plans for improved access to transportation for CDBG-eligible residents are a priority during this Five-Year plan period. Previous discussions about community needs and consultation is in the Consultation section of this Plan. Public facility projects are carried out based on project eligibility and funding availability, and many project plans originate directly from CDBG-eligible neighborhood or nonprofit agencies serving low- moderate-income clientele (LMC). No specific projects were identified in this Consolidated Plan in CDBG eligible neighborhoods; however, the City will undertake public facility improvements that will primarily benefit low- moderate income persons, persons with disabilities or that will address urgent needs. Connors Cottage Senior Housing is an example of an identified project benefitting persons with disabilities.

As/when appropriate and allowable, the City intends to submit for and utilize CARES Act CDBG-CV funds as allowable to undertake public facility projects and activities that prepare, prevent, and respond to COVID-19 pandemic. 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%).

How were these needs determined?

General public facility needs were identified through the City's capital improvement planning (CIP) process in which the Planning Board's Capital Improvement Plan Subcommittee works with each City department and the City Manager's office to identify, prioritize, and schedule needed capital improvements in the City over a six (6)-year period. The Planning Board recommends the Capital Improvement Plan (CIP) to the City Council and to the public in the form of public hearings. In turn, the City Council utilized the 6-year Capital Improvement Plan to develop the City's Annual Budget. The CIP and the Annual Budget are used as management tools to achieve a balance between competing needs, while ensuring that the City is financially capable of meeting those needs. The public hearing process that is carried out prior to CIP adoption by the City Council is a critical one. Two key purposes of the CIP are to inform the taxpayers of anticipated future improvements and to provide an opportunity for the public to express their reactions to such projects.

CDBG-eligible public facility projects are also identified through consultation with representatives of eligible CDBG neighborhoods, representatives of public service organizations, and through the public hearing and open public comment process. Needed facility improvements at Portsmouth Housing Authority owned and managed properties are addressed in the Portsmouth Housing Authority's Five-Year Plan.

Describe the jurisdiction's need for Public Improvements:

Public Improvement projects in CDBG eligible neighborhoods are carried out based on project eligibility and funding availability, and most project plans originate directly from the neighborhood. No specific projects were identified in this Consolidated Plan in CDBG eligible neighborhoods; however, the City plans improvements that will primarily benefit low- moderate income persons, persons with disabilities or that will address urgent needs.

As/when appropriate and allowable, the City intends to submit for and utilize CARES Act CDBG-CV funds to undertake public improvement projects and activities that prepare, prevent, and respond to COVID-19/other pandemic or other declared emergency. 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%).

How were these needs determined?

Public Improvement needs were determined through public hearings held by the Citizens Advisory Committee to determine community needs, and several public meetings held across the city, including at public housing developments. Another public hearing was held in the spring to discuss and review public comments on the proposed public facility/accessibility improvements. CD Staff work in close consultation with nonprofits across the city and the other City Departments in order to best identify public improvement/infrastructure/accessibility needs. Previous discussions about community needs and consultation are in the Consultation section of this Plan. As noted above, the Capital Improvement Plan process also informs the public improvement needs throughout the City.

Describe the jurisdiction's need for Public Services:

Community Development Staff maintain an open and active relationship with public service agencies to stay aware of community needs. Public Service agencies in the City more than address the needs of residents, and in many cases the City is seen as a hub for services in Rockingham County. This can create difficulties with access to services for clients from outlying communities, but the City has been working with COAST transportation services in order to determine the best timing schedule and bus routes in order to best serve the public. In order to maintain a vibrant, sustainable community in Portsmouth, public services need include child care, at risk youth programming, elderly/disabled transportation, AIDS/HIV support/housing/counseling services, tenant based rental assistance, operations support for the emergency shelter and the domestic violence shelter, and health care services including dental and behavioral health.

As/when appropriate and allowable, the City intends to submit for and utilize CARES Act CDBG-CV funds to undertake public services projects and activities that prepare, prevent, and respond to COVID-19/other pandemic or other declared emergency. 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%).

How were these needs determined?

Public Service needs were determined through public hearings held by the Citizens Advisory Committee, and several public meetings held by CD staff across the city. An additional public hearing was held in the spring to discuss and review public comments on the proposed public services activities. As part of the planning process, the Community Development Department convened a series of community-based meetings, held at Greenleaf Recreation Center, Margeson Apartments, and Ruth Lewin Griffin Place (low-income, senior, and workforce populations, respectively) to hear from residents about issues of most concern/priority to them. The most identified needs were affordable housing, transportation, access to dental services (followed by medical and behavioral health services), permanent supportive housing, and childcare. An overarching theme we heard was a demand for accessible pathways to connect people from housing to services via improved, safe, reliable transportation options. CD Staff continue to work in close consultation with service providers and clients to best identify inefficiencies and gaps in delivery.

Previous discussions about public service needs and consultation are in the Consultation section of this Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Portsmouth has a booming housing market, but it is growing at such a rate as to make it significantly difficult for residents to find affordable housing opportunities and to threaten the labor pool of service industry workers that the City relies upon as a hub of tourism. Recent data to make particular note of include the rapidly rising cost of housing in the City over the last decade. Home prices have risen 123.9% from 2010-2022 and rent rates had risen 94.8% from 2010-2023, reflecting an increasingly expensive housing market further compounded by Portsmouth's low household occupancy rate of 2.07 persons per household (NHHFA, 2010-2023, S1101 Occupancy Rate)*.

*Source: <https://www.nhhfa.org/data-dashboard/>;
<https://data.census.gov/table/ACSST5Y2023.S1101?q=Portsmouth+city,+New+Hampshire&y=2023>

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Portsmouth is fortunate to have a diverse supply of housing types including:

- Owner-occupied housing in single family neighborhoods;
- Large, older homes converted to condominiums;
- Upper story downtown apartments;
- Privately and publicly owned large and small apartment complexes;
- Several older mobile home parks; and
- The World War I era planned residential neighborhood of Atlantic Heights.

The neighborhoods immediately surrounding the downtown area provide a mix of single and multi-family housing; some are predominantly single family in character, while others are primarily multi-family. Outside of these areas, neighborhood housing stock is more homogenous in nature. Entire single family neighborhoods, such as Elwyn Park, Pannaway Manor, Maple Haven and the Woodlands, are comprised exclusively of single family homes. Outside of the City Center there are also a large number of multiple-unit condominium/apartment style developments such as Beechstone, Osprey Landing, Sagamore Court, and Patriots Park.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	4,355	41%
1-unit, attached structure	675	6%
2-4 units	2,180	20%
5-19 units	1,915	18%
20 or more units	1,280	12%
Mobile Home, boat, RV, van, etc.	264	2%
Total	10,669	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	265	5%
1 bedroom	175	3%	1,680	33%
2 bedrooms	1,685	33%	2,415	48%
3 or more bedrooms	3,210	63%	660	13%
Total	5,080	99%	5,020	99%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the New Hampshire Housing Finance Authority's (NHHFA) Directory of Assisted Housing, there are 781 subsidized affordable housing units in Portsmouth (as of 2022), targeted at families of low or moderate incomes, seniors, and adults with physical or mental disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect to lose any affordable housing units in the near future and is planning to increase the current stock over the next 5 years.

Does the availability of housing units meet the needs of the population?

The current availability of housing units unfortunately does not meet the needs of the population. With an average household size of 2.07 persons Portsmouth's measure of affordable housing units is considerably lower than other Seacoast communities and NH overall. Although Portsmouth's household size is low, there is a large number of houses with 3 or more bedrooms, reflecting a need for more affordable, smaller housing units.

NH Housing Finance Authority 2023 data show that the City of Portsmouth has fewer available units that are priced at higher costs, both for rentals and purchases. The rental vacancy rate is 0.18% for two bedrooms and 0.14% overall, while the purchase vacancy rate is less than 0.5%. According to the latest ACS data, vacant units "for sale" made up 53 of 11,094 total units in Portsmouth. In this tightening market, those with fewer means have a harder time competing for vacant units.

Describe the need for specific types of housing:

Reflecting the low household size, there is a need for a greater number of smaller affordable housing units for moderate income households. There is also greater need for assisted and supportive housing for seniors and persons with disabilities. Although the overall population has a household size of 2.07, there is anecdotal evidence from PHA that public housing residents, particularly those with higher household size and low income would benefit from adding units with 3 or more bedrooms.

Discussion

None further.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The continuing rising costs of housing in Portsmouth represent the City's increasing popularity as a destination for both tourists and prospective residents. This is compounded by a lack of affordable housing that is becoming increasingly difficult to address as high property values make it difficult to site non-luxury developments.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	352,700	456,200	29%
Median Contract Rent	1,037	1,250	21%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	730	14.5%
\$500-999	975	19.4%
\$1,000-1,499	1,915	38.1%
\$1,500-1,999	825	16.4%
\$2,000 or more	570	11.4%
Total	5,015	99.9%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	720	No Data
50% HAMFI	1,205	89
80% HAMFI	2,865	352
100% HAMFI	No Data	701
Total	4,790	1,142

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, there is unfortunately a lack of affordable housing in Portsmouth. Rent and ownership costs have skyrocketed in the past ten years, pricing many families out and imposing significant financial burdens on current residents.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to NHHFA, in 2018, the median home price in Portsmouth was \$373,000 compared to 2022, when it rose to \$702,500 (Source: NHHFA Housing Market Trend Report; MLS Data), reflecting Portsmouth's increasing popularity as a community to live and work in. While the City is exploring opportunities to increase affordable housing stock, it is likely that rent and property values will continue to rise.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME/Fair Market Rent is considerably lower than Area Median Rent, reflecting a need for greater numbers of affordable housing units. The increasingly high value of property in the Portsmouth Downtown area makes it difficult to site affordable housing units in accessible areas of the city and necessitates further research on potential areas of development.

Discussion

None further.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

High demand for housing in the City ensures properties are well kept and do not stay vacant or in substandard condition for long periods of time. When, infrequently, only a few properties are vacant and abandoned, the City identifies and addresses them.

Portsmouth Housing Authority properties are located throughout the City in the downtown, waterfront, and historic district, and in peripherals of the city, where there is more commercial development; which is to say that the target population of renters is integrated into the larger geographic area. Because of the historic nature of the city, many owner-occupied properties were purchased before the property values inflated, meaning that the values of the homes may not reflect the income of the occupants, even in neighborhoods that low-mod residents would be priced out of in the current market.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The jurisdiction defines substandard condition as a property that is in disrepair to such an extent as to pose a hazard or housing problem to its occupants. Properties deemed to be suitable for rehabilitation are considered to not cost more to rehabilitate than the overall assessed value of the property as a whole.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,105	22%	1,860	37%
With two selected Conditions	0	0%	20	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,975	78%	3,140	63%
Total	5,080	100%	5,020	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	615	12%	415	8%
1980-1999	765	15%	1,120	22%
1950-1979	1,480	29%	1,560	31%
Before 1950	2,225	44%	1,930	38%
Total	5,085	100%	5,025	99%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,705	73%	3,490	69%
Housing Units build before 1980 with children present	199	4%	124	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

While the condition of owner and rental units is relatively adequate, the City receives requests from owner-occupied rehabilitation, primarily for accessibility or removal of architectural barriers for persons with disabilities. The City refers homeowners to Community Toolbox and Southern NH Services to link low- moderate income households with single family housing rehabilitation services. With respect to multi-family rehabilitation, the City is planning over the next five years to more aggressively market its multifamily rehabilitation loan program and to continue working with PHA and homeowners to identify CDBG-eligible activities.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As of 2023, approximately 68% of the City's housing stock was built before 1979, putting it at moderate risk for Lead Based Paint (LBP) hazards. Note that nearly 3,780 households in Portsmouth are already cost-burdened (paying over 30% of household income on housing payments).

Source: [http://nhhousingdata.nhhfa.org/diveport#page=a0022; ACS\(S2503\)](http://nhhousingdata.nhhfa.org/diveport#page=a0022; ACS(S2503))

Many households built before 1979 have had their LBP hazards addressed, but the City is in cooperation with State agencies to ensure new problems are addressed and the safety of City residents is maintained.

Discussion

None further.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Portsmouth Housing Authority (PHA) provides subsidies in two ways. First, it 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.

Secondly, PHA operates a Housing Choice Voucher (HCV) Program (also known as Section 8). This is a rental subsidy program that gives subsidies directly to owners of over 400 quality rental apartments throughout the region. The cash subsidies provided to these rental property owners allow them to rent the apartment to low-income tenants at monthly rental rates far below market rents. In this way, people with low income with a Housing Choice Voucher have a monthly housing expense that is no more than 30% of their gross income.

With respect to accessible units: there are 28 ADA compliant units in the public housing stock, with 31 total units for persons with physical, and/or hearing and sight impairments. There are an additional 24 units in the Betty's Dream housing facility that are managed by PHA and provide housing to some of the area's severely disabled, who need more of a residential atmosphere but still are capable of managing many activities of daily life. 10 accessible tax credit units are located in scattered sites around the City.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	421	406	12	394	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are currently 682 housing units owned and managed by the Portsmouth Housing Authority; of those, 658 are owned in part or full by the PHA and the remaining 24 are under their management. All of the units are currently in good physical condition and the PHA/HUD regularly inspects and updates facilities as needed.

Public Housing Condition

Public Housing Development	Average Inspection Score
Portsmouth Housing Authority	See tables below

Table 38 - Public Housing Condition

Public Housing Condition

The two tables below shows the Portsmouth Housing Authority REAC scores for the recent years. Properties Gosling Meadows, Woodbury Manor, State Street Apartments, and Pleasant Street Apartments are scored together, and properties Margeson and Feaster Apartments are scored together.

Note there are skipped years based on scoring. Estimates of when to expect the inspection are based upon the previous score of the property. If the REAC score was 90 or above, the property gets a three-year break until the next one. Scores between 80 and 89 trigger an inspection two years out. If the score was between 60 and 79, the property will be inspected just one year later.

2023	2020	2019	2018	2017	2016
81	80	63			96

Table 39 - Gosling Meadows/Woodbury/State/Pleasant

2023	2020	2019	2018	2017	2016
88	74		89	55	56

Table 2 - Margeson/Feaster Apartments

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In the past several years the PHA has renovated the apartments at Wamesit Place, undergone substantial accessibility and infrastructure improvements to residences and common areas at Gosling Meadows and Margeson Apartments, and conducted facility updates to Feaster Apartments. The PHA generally has the budget and resources necessary to undertake updates and renovations as needed; however, the City's CDBG Program provides funding for select projects, including facility improvements, to cover funding gaps.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The PHA constantly strives to encourage more residents to become involved with the community through resident advisory boards. The PHA is also engaged in organizing afterschool and summer recreation programs for children at Wamesit at the Greenleaf Recreation Center and Gosling Meadows, including B3 Basketball Program, which encourages socialization between resident and non-resident students. At Gosling Meadows, PHA has a partnership with Seacoast Community School to provide early childhood education services for families earning low- moderate- incomes. Various other faith based and community volunteers provide programming and assistance at all PHA properties, including, food assistance, volunteer drivers, visiting veterinarians, educational outreaches, etc. The PHA, employs a Resident Services team, which serves all residents and aims to help them reach their highest potential.

Discussion:

Of the 908 applicants waiting to be housed by the Portsmouth Housing Authority in either Public Housing or by Section 8, approximately 23% are non-elderly households with disabilities, 29% are elderly and they are 90-95% extremely low income. These households are majority Portsmouth Residents, as the Housing Authority prioritizes Portsmouth resident's acceptance into their programs. Their current housing situations have a range from homelessness, to currently housed but financially insecure, or currently under-housed, etc. Many if not all of these households are currently receiving other community services such as community health care, supplemental foods, or accessing social service programs. The comprehensive efforts of the City and community work to ensure that these families and individuals are not falling through the cracks as they wait to find permanent and affordable housing.

Assessment of needs of tenants and applicants on waiting lists for accessible units: There are 215 applicants with disabilities on the PHA waitlist for public housing, which makes up 23% of the total waitlist. In addition, there are 77 applicants with disabilities on the waitlist for Section 8, which makes up 8% of the total waitlist. A further breakdown of applicants on waitlists for accessible units includes the following:

- 290 of PHA applicants are disabled/handicapped
 - Of those 290 applicants, 73 are elderly
- 23 of PHA applicants require wheelchair-accessible units
 - Of those 23 applicants, 7 are elderly
 - Of those 23 applicants, 5 are families with at least two members
- 5 of PHA applicants require units that are hearing-accessible
 - Of those 5 applicants, 3 are elderly
 - Of those 5 applicants, only 1 has a family with at least two members
- 1 of PHA applicants requires a vision-accessible unit – the applicant is not elderly and is a single-person household

The relatively high percentages (32% and 16% for public housing and Section 8 accessible units, respectively) as discussed above reflect that the City and PHA does not have an adequate stock of affordable housing, in general, nor an adequate stock of affordable, accessible units.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City's continuum of care, called Home for All, assists the homeless with such services as case management, housing counseling, job training and placement, healthcare, mental health services, substance abuse treatment, child care, transportation, emergency food and clothing, family violence services, education services, moving services, entitlement access assistance, referrals to veteran's service, and legal advice. The City has less than adequate affordable housing targeted to homeless individuals and families exiting emergency or DV shelters. Also important to note is there are uncounted homeless individuals who are unsheltered or doubled up with friends or family. Over the last few years there has been frequent overflow at the emergency shelter and the average length of stay at both the emergency/family and DV shelters has risen over the last few years. However, its service agencies provide sufficient services and supports to homeless populations throughout the city and county with their robust continuum of care coalition.

The local homeless transitional shelter, Cross Roads, reports that although the flow of individuals needing services has risen, as well as their lengths of stay, homelessness recidivism is down, in large part thanks to their case management practices, which follow individuals for up to two years after they leave the facilities.

Additionally, in 2021 with CDBG funding grants, Operation Blessing opened an emergency Warming Center for overnight shelter. In the past three winters (2022-2024), Operation Blessing Emergency warming center has served a total of 146 beneficiaries. Recently, it has seen a trend of more elderly and women seeking emergency shelter, resulting in closer parity in their clientele than in previous years (current clientele is about 40% women and 60% men).

The limited data below reflect facilities and housing targeted to homeless household in Portsmouth and include transitional housing/PSH that may be located outside the jurisdiction but that serve Portsmouth clients.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	25	0	0
Households with Only Adults	0	47	96	14	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Chronically Homeless Households	0	0	0	3	0
Veterans	4	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

Data are from 2020. Counts above are from transitional and emergency shelters located in Portsmouth, as well as from individual facilities providing TH and PSH beds that serve the Portsmouth/seacoast area.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

As noted above, the organizations involved in Home for All are able to sufficiently cover all the needs of the homeless population in the area. They also have partnerships with other related organizations in the area not specifically targeted towards the homeless in order to best ease the transition out of homelessness. All mainstream services are committed to identifying individuals and families at-risk of becoming homeless and referring them to the appropriate service agencies.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Cross Roads House (CRH) provides emergency and transitional housing to families and individuals who have become homeless. In addition to emergency shelter services, CRH also provides transitional housing services. The Crossroads House facility underwent a major renovation which was completed in 2009, and additional improvements are planned in the agency's family building. Individuals and families staying at CRH have access to food, clothing, laundry facilities, telephones, and case management referrals to the City's social service network. Supportive services are available through CRH staff and referral to outside agencies. CRH maintains a staff of direct care service providers who co-ordinate services for transitional housing clients.

Operation Blessing (OB) offers a food pantry, new bathrooms with showers, laundry, donation collection and distribution, a café serving warm meals on the weekend and other services for people earning very low to moderate income. Additionally, Operation Blessing runs an emergency warming center when temperatures are below 25 degrees in the winter for Portsmouth residents who are homeless. It provides safety from city's brutal cold, wind, and snow that lead to frequent full capacity evenings at the shelter.

HAVEN is a specialized shelter and support to survivors of domestic violence and their children. Supportive services are provided to all survivors of battering, such as legal support, support groups, and assistance seeking social safety net services including aid to families with dependent children, and food stamps. Because of the nature of the population served by this shelter, no one is denied shelter. If the shelter is at capacity, HAVEN expands its capacity by using volunteer homes and other shelters.

Southern NH Services - Rockingham County Community Action Program (CAHPR) is a key regional anti-poverty agency whose services include assisting the homeless and those at risk of becoming homeless. CAHPR's Housing Services Program provides up to 80% of the required security deposit to enable a homeless family to secure housing. In addition, RCCAP will refer families at risk of becoming homeless to appropriate agencies that will help the family avoid eviction. CAHPR also administers the

Fuel Assistance Program and Weatherization Program, both of which are crucial to helping families who earn low incomes avoid homelessness.

The Portsmouth *Welfare Department* provides emergency assistance to families who need shelter. Consistently, the expenditures related to emergency shelter are the most expensive service related expense for the Welfare Department.

Portsmouth Special Needs Fund is the City's emergency mortgage payment fund which makes funds available to families who are temporarily unable to pay their mortgage through no fault of their own.

Seacoast Mental Health Center (SMHC) has a homeless outreach coordinator who works with the unsheltered homeless and assists them in accessing important local services. This coordinator actively works with partners in the Seacoast Area Continuum of Care.

Greater Seacoast Community Health provides dental, medical, and behavioral health services to sheltered and unsheltered homeless individuals and families.

Region 6 Integrated Delivery Network (IDN) covers parts of Rockingham and Strafford counties and provides interventions and services to those who are chronically homeless or at risk of becoming homeless and also suffer from complex health and mental health problems. The IDN collaborative is intended to improve care transitions between providers, promote integrated physical and behavioral health, and build mental health and substance use disorder treatment capacity.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Services for special needs non-homeless populations are funded by a combination of federal, state, and local sources both public and private, and are reliant on CDBG grant funds in order to continue providing adequate services for the demand. Continued support for these programs will directly affect the ability of the programs to meet the needs of the targeted populations in the area. In order to support the welfare of special needs residents of Portsmouth, the City works with a number of different local and regional organizations to ensure all their needs are met.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

With the elderly and those with disabilities or HIV the main goal with regard to housing and supportive services is to prevent hospitalization and promote healthy lifestyles. With residents recovering from alcohol or drug addictions it is also important to maintain healthy living habits, but with a greater focus on preventing relapse and regression in treatment. Public Housing residents require stable comfortable housing, as well as access to quality healthcare, transportation, and employment resources.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City partners with organizations such as Greater Seacoast Community Health, Seacoast Mental Health, Region 6 Integrated Delivery Network, and Area Homecare & Family Services to ensure that those in need have access to services including therapy and homecare assistance.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the upcoming Five-Year Consolidated Plan period, the City will pursue its goals by continuing to support programs that provide home care, support activities and medical care for those with special

needs, such as AIDS-Response Seacoast in order to provide case management and support services to individuals in low or moderate income households living with HIV/AIDS.

The City will also promote programs that provide social activities that will support the physical and emotional health of senior citizens. The Portsmouth Community Senior Center, completed in 2020 and funded in part by CDBG provides increased access to a wider margin of Portsmouth seniors, at the same time as expanding services.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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 is currently constrained by the lack of availability of developable land. On the other hand, there may be untapped potential for redeveloping underutilized parcels to meet local housing needs and other planning goals.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Portsmouth enjoys a healthy economy, with a diversity of businesses meeting the needs of local residents. Moreover, with the growth of Pease International Tradeport as an industrial and business center over the past decade, Portsmouth has also become a major source of employment in the Seacoast region. While almost half of the City's working residents are employed locally, nearly 80 percent of the employees in Portsmouth businesses commute in from other communities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	20	7	0	0	0
Arts, Entertainment, Accommodations	1,430	4,274	14	15	1
Construction	403	660	4	2	-2
Education and Health Care Services	1,938	4,921	19	17	-2
Finance, Insurance, and Real Estate	922	3,130	9	11	2
Information	393	1,869	4	6	2
Manufacturing	983	3,030	10	10	0
Other Services	359	867	3	3	0
Professional, Scientific, Management Services	1,570	5,472	15	19	4
Public Administration	0	0	0	0	0
Retail Trade	1,417	3,042	14	10	-4
Transportation and Warehousing	273	675	3	2	-1
Wholesale Trade	569	1,461	6	5	-1
Total	10,277	29,408	--	--	--

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	12,830
Civilian Employed Population 16 years and over	12,620
Unemployment Rate	1.54
Unemployment Rate for Ages 16-24	3.95
Unemployment Rate for Ages 25-65	1.16

Table 42 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	4,980
Farming, fisheries and forestry occupations	365
Service	905
Sales and office	2,825
Construction, extraction, maintenance and repair	355
Production, transportation and material moving	380

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,570	77%
30-59 Minutes	1,646	15%
60 or More Minutes	932	8%
Total	11,148	100%

Table 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	200	20	155
High school graduate (includes equivalency)	1,125	35	425
Some college or Associate's degree	1,845	35	335
Bachelor's degree or higher	7,355	55	780

Table 45 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	19	29	30	24	110
9th to 12th grade, no diploma	255	19	90	190	105
High school graduate, GED, or alternative	215	275	290	1,035	1,135
Some college, no degree	490	495	480	585	565

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	19	75	120	505	260
Bachelor's degree	405	2,255	1,070	1,805	1,180
Graduate or professional degree	70	690	860	1,535	805

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	31,142
Some college or Associate's degree	44,534
Bachelor's degree	63,032
Graduate or professional degree	80,231

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Retail trade, education, education and healthcare services, arts/entertainment/accommodations and professional/scientific/management services are the major employment sectors in Portsmouth. Note that the COVID-19 health crisis impacted these employment sectors in 2020, resulting in significant unemployment and loss of revenue for the City and its downtown/small business owners during the pandemic. The City itself had lost significant revenue due to circumstances beyond its control and is still working toward full economic recovery.

Describe the workforce and infrastructure needs of the business community:

Portsmouth has a diverse workforce, with most jobs being in the sectors of education and health care services, retail trade, arts/entertainment/accommodations, and finance/insurance/real estate.

Most of Portsmouth's workforce is either service-based or office/professional, necessitating a need for diverse housing supplies to ensure employers have consistent access to affordable labor. Due to Portsmouth's high quality of life and geographic assets, many individuals and families of higher income choose to live in the area and commute to work outside the City, necessitating easy access to highways and main transit routes. Portsmouth has a well-known reputation for its large number of high quality restaurants, but many service industry employees are forced to commute as it becomes increasingly difficult to find affordable housing within the City, adding increased transportation costs for workers. As a shopping and dining destination, many businesses rely on ample parking as a necessary source of

income and customers, and as developments have grown parking shortages become an increasing concern.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As previously noted, the COVID-19 health crisis created a significant negative economic impact, which affected transportation, employment, job growth, small business owner sustainability and the other major employment sectors in the City. Some of these sectors have bounced back while others are struggling to recover from losses. Business rents as well as overall housing affordability in the City affects the workforce availability/livability and transportation to the City for employment.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce of the City is highly educated and is able to meet the needs of the high-skill employer base in the area. The current workforce is for the most part suited to employment opportunities in the jurisdiction, except in many cases the lack of affordable housing requires service and retail employees to commute from neighboring communities with less expensive housing costs. In some cases, the Portsmouth-based workforce for certain job classifications is often over qualified for the number of service industry jobs compared to the level of education, which may also contribute to the inability to find affordable housing or workforce housing.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Portsmouth collaborates with Great Bay Community College to provide access to workforce training programs to residents of low and moderate income. Great Bay Community College not only provides its own technical, business, and degree based curriculum but it also houses the Governor sponsored, Work Ready New Hampshire program, which trains its participants in order to improve both hard and soft skills, making them employment ready. This is in line with the City's plans to promote opportunities for upward mobility among residents. CDBG Partner, Southern New Hampshire Services facilitates the Workforce Innovation and Opportunity Act (WIOA) Program, a National Initiative to increase the skills base and pay scale of the work force. The program pairs individuals with funding for trainings and certificates and with employers through salary matching incentives.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Portsmouth is a member of the Regional Economic Development Center of Southern New Hampshire. The REDC's CEDS goals and objectives for 2014 include Economic Development, Infrastructure Development, Regional Cooperation, Workforce Development, Workforce Housing, and Environmental Preservation. The City of Portsmouth is particularly committed to: increasing cooperation with regional service providers and organizations such as the Rockingham Planning Commission and Greater Seacoast Coalition to End Homelessness; promoting targeted economic development through the neighborhood charrette process, establishment of Economic Revitalization zones, and adoption of Character-Based Zoning Districts; supporting workforce development through increased collaboration with Great Bay Community College for vocational training opportunities targeted to low/moderate income residents; and encouraging greater opportunities for workforce housing through a long-term focus on pedestrian-friendly mixed-use developments closer to the City Center with zoning ordinances that incentivize efficient higher density developments that promote affordability. Over the last 10 years, Portsmouth has also undertaken a citywide overhaul of its structurally deficient arterial bridges, identified and begun to address the long term issues posed by and solutions to the City's growing parking shortage.

Discussion

In addition to continuing to support a vibrant economy and a sustainable living environment, over the next five-year planning period, the City plans to monitor and assess emerging urgent needs and additional public services/facilities affected by COVID-19/other pandemic or declared emergencies.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are few homes in the City with multiple housing problems, but the ones that do exist are dispersed and not concentrated in any specific area. Areas would be defined as concentrated if there were a substantial number of households with multiple housing problems and a majority or large portion of them were located in a specific neighborhood or group of neighborhoods.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

While the City has a very small and dispersed population of low-income families; however, there is a low mod area concentrated in Upper Woodbury (10700-01 and 10700-02) Block Groups. The concentration is determined by these areas containing the substantial majority of the City's low- moderate- income populations from the 2015-2018 American Community Survey (ACS) data released by HUD to project jurisdictions.

What are the characteristics of the market in these areas/neighborhoods?

Upper Woodbury is more defined by planned housing developments (including the large 346-unit mixed income Osprey Landing, and the Gosling Meadows family development owned by the PHA) and neighboring commercial retail space in the adjacent jurisdiction of Newington.

Are there any community assets in these areas/neighborhoods?

Upper Woodbury is on the edge of the City's jurisdiction and concentration of public services and public buildings, but is serviced by a regional bus-line and has significant access to commercial entities and employment opportunities. Notably located in this area are Pease Tradeport and Business Center, which provides a large number of professional and medical, computer employment; Great Bay Community College; Seacoast Organization of Retired Entrepreneurs (a small business mentoring organization); and walk in clinics. Also nearby is the Newington shopping mall, bike lanes, retail, and grocery shopping. It is currently an under-invested commercial area.

Are there other strategic opportunities in any of these areas?

The Woodbury Avenue area and all of the City's entrance corridors, including Islington Street and US Route 1, were included in redevelopment plans that were in line with the 2015 Master Plan and the subsequent 2025 Master Plan. These areas are also included in the plans for Gateway District zoning laid out in the Master Plan. The City has targeted funding and initiatives towards making these areas more walkable/bike-able, which assists low-mod income individuals in accessing all parts of the City.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Currently, the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods has not been raised as a need. The City consulted with SAU 52, which includes the City of Portsmouth School Department and with the public housing authority to determine community needs. The area Internet provider, Comcast, has a service plan that is specifically intended to bring internet access to low-mod income individuals living in public housing. The cost for this service is ~\$15/month. Many PHA residents take advantage of this service. To the extent that some targeted areas may require hot spots, the City would consider funding for those needs.

Broadband wiring and connection demand significantly increased since 2020. Increasing or upgrading these services/infrastructure would be considered an appropriate use of CDBG-CV or CDBG-EN funds as appropriate and available..

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Currently, the City has at least 2-3 internet service providers; however, increased competition for lower pricing could be a benefit to low- moderate- income households and internet users.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The "Coastal Resilience Initiative" was prepared for the City in 2015 by a team of researchers from the University of New Hampshire and the Rockingham Planning Commission. This detailed, 50-page report a number of possible adaptation measures that the City can take over time to protect private property and public infrastructure.

The driving forces of natural hazards risks to Portsmouth that are associated with sea level rise and storm surge. The Coastal Resilience study modeled 4 sea level elevations to representing various combinations of sea level rise and storm surge. The scenarios are based on two scenarios of global greenhouse gas emissions: a low emissions scenario ("best case") and a high emissions scenario ("worst case"), projected forward to the years 2050 and 2100. Even in the best-case emissions scenario our sea level could rise 2.5 feet by 2100.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There is considerably less vulnerability to these risks of housing occupied by low- and moderate-income households due to public housing and other affordable housing units largely being sited farther from the flood plain areas. Putting in flood protection measures and elevating possibly affected infrastructure in advance of flooding would protect low lying properties and result in a net savings.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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 addressing funds expended at the end of each program year. The CD Department works in cooperation with public and private agencies who serve people who earn very low-, low- and moderate incomes. The CD Department works closely with other municipal departments including the Planning, Public Works, Legal, Finance, Inspection, Health, and Welfare departments. The Portsmouth Housing Authority is another 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. Working with area service providers, the CD Department over the next 5 years plans to address the most prevalent issues facing individuals and families of low or moderate income in the areas of housing affordability and quality, accessibility improvements, ensuring high quality public services and facilities. Specific activities are described in the Action Plan Section.

Also to note, in Program Year 2025-2026 and beyond as allowable, the City intends to submit for and utilize CARES ACT CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19 pandemic.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	City-Wide
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	5/15/2015
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The citizen participation process, community needs, and available funding drive the geographical allocation of investments in the community. In this Five-Year Consolidated Plan, investment of community development resources are planned for projects and programs located throughout the jurisdiction. 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 1 Census Block Group where a majority of residents earn low or moderate incomes. Projects in these areas are conducted based on project eligibility and funding availability. In the next five years, there is no plan to target CDBG or other HUD resources in a particular area as there has been in recent past plans. However, in this Five-Year period, the City is planning to assess and address, as/if appropriate, Urgent Needs related to COVID-19 or other disaster/declared emergency, which may benefit certain geographic areas or citywide services/facilities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Housing
	Description	Maintain and add safe affordable housing for low- moderate income individuals and families, including public housing residents. Multifamily rehabilitation is included.
	Basis for Relative Priority	Housing is identified as a high priority among other high priorities in this five-year planning period.
2	Priority Need Name	Public Facility/Infrastructure Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Public Facility/Infrastructure Improvements
	Description	CDBG dollars will be used to fund public facility/infrastructure/accessibility projects and activities benefiting low to low-moderate income individuals, and to address urgent needs (no more than 30%). Removal of architectural barriers to accessibility is included. As allowable and eligible, the City may submit for and utilize CARES Act CDBG-CV funds to undertake public facility improvement projects and activities that prepare, prevent and respond to COVID-19 pandemic.
	Basis for Relative Priority	Public Facility/Infrastructure Improvements is identified as a high priority among other high priorities in this five-year planning period.
3	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Public Services
	Description	CDBG dollars will be used to fund public services projects and activities benefiting low to moderate income individuals, and to address urgent needs (no more than 30%). Public services may include childcare, elderly support services, at-risk youth programming, health care, HIV/AIDs support, emergency/transitional shelter operations, tenant based rental assistance among other identified social services. As appropriate and eligible, the City may also submit for and utilize CARES Act CDBG-CV funds to fund public service activities that prepare, prevent and respond to COVID-19 pandemic.
	Basis for Relative Priority	Public Services is identified as a high priority among other high priorities in this five-year planning period.

4	Priority Need Name	Transportation
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Transportation
	Description	Transportation services and facility improvements, particularly access to transportation, for persons earning low- moderate household incomes and for persons with disabilities.
	Basis for Relative Priority	Transportation is identified as a high priority among other high priorities in this five-year planning period.
5	Priority Need Name	Urgent Need
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Urgent Needs
	Description	Provision of public services and public facility improvements to address urgent needs, including those as a result of the COVID-19 pandemic or other declared emergency/disaster. No more than 30% of the CDBG, CDBG-CV, or other HUD award allocations will be spent on Urgent Need National Objective unless approved by HUD.
	Basis for Relative Priority	Urgent Need is identified as a high priority among other high priorities in this five-year planning period.
6	Priority Need Name	Administration

	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-Wide
	Associated Goals	Administration
	Description	Program administration of the CDBG Program, including the effective and efficient implementation of all programs and Subrecipient monitoring. Administration of the CDBG Program is a priority need, even if ranked lower than other priorities. CD Staff will ensure the compliance with all applicable rules and regulations of the CDBG Program. CDBG-CV and Housing Rehab administration is included.
	Basis for Relative Priority	Administration is identified as a lower high priority among other priorities in this five-year planning period.

Narrative (Optional)

The CDBG Program will work citywide and in area-benefit Census Block Groups to undertake CDBG-eligible projects. Priority needs include housing, accessibility and infrastructure, public services, special needs/non-homeless services, homeless & HIV/AIDS, and activities to prepare, prevent and respond to the COVID-19 pandemic (as allowable). Administration of the CDBG Program is also a priority need, even if ranked lower than other priorities. CD Staff will ensure the compliance with all applicable rules and regulations of the CDBG Program.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	An increasingly strong rental market will necessitate deeper subsidies but will also most likely result in an increased gap between rents available under voucher programs and those outside the programs.
TBRA for Non-Homeless Special Needs	Rising rents will necessitate deeper subsidies.
New Unit Production	Rising real estate prices will necessitate higher funds for any future new unit production.
Rehabilitation	There will be little effect on the Housing Rehabilitation program, other than the focus on multifamily rehab as targeted in recent program years.
Acquisition, including preservation	Rising real estate prices will make acquisition more expensive.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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. CARES Act CDBG-CV funds will be used for activities meeting a National Objective and that prepare, prevent and respond to COVID-19 health crisis.

Anticipated Resources

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	522,653	200,000	539,089	1,261,742	2,112,555	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 \$539,089 from prior year resources (unallocated and obligated funds) will also be utilized for PY25 projects/activities.
General Fund	public - local	Public Improvements Public Services	250,000	0	0	250,000	900,500	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.

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: \$		
LIHTC	private	Housing	0	0	0	0	0	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
Other	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Other	90,082	0	0	90,082	200,000	To the extent available and allowable, CARES Act CDBG-CV funds may be used for activities meeting a National Objective and that prepare, prevent and respond to COVID-19 health crisis.

Table 51 - Anticipated Resources

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 this five-year period, including PY 2025, the City may utilize CARES Act CDBG-CV funds to undertake activities that prepare, prevent, and respond to COVID-19 pandemic. 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%).

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Development, City of Portsmouth	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In the past no gaps were identified in the institutional delivery system, but in recent years the City has seen an increase in heroin and opioid-related overdoses. Agencies in the region provide a full spectrum of delivery of services for homeless persons within the City, yet there is a growing need and opportunity for service providers working directly with those most at risk or impacted by substance abuse.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		

Street Outreach Services			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		X
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

To reach out to unsheltered homeless, Seacoast Mental Health Center employs a homeless outreach coordinator who assists unsheltered homeless in accessing important local services and actively works with partners in the Seacoast Area continuum of care agencies – organized as “Home For All.” AIDS Response Seacoast provides education, advocacy, support services, rental assistance, and referral to any persons whose life is affected by HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While there are gaps in Rockingham County as a whole, Portsmouth houses 60% of the County’s total emergency beds and promotes a robust spectrum of support services, although transportation to services in Portsmouth from outside the area may prove challenging. Typical services assisting the homeless in the City’s Continuum of Care include case management, housing counseling, job training and placement, health care, mental health services, substance abuse treatment, child care, transportation, emergency food and clothing, family violence services, education services, moving services, entitlement access assistance, referrals to veterans’ services, and legal assistance.

The City will continue to work with partner agencies to support a strategy of rapid rehousing on a regional level to best meet the needs as quickly as possible of those experiencing homelessness.

In addition to participating in Home for All, the City provides funding to agencies that make up a significant portion of the Seacoast's continuum of care system. This support is provided through the City's Community Development Block Grant-funded Public Service Agency Grant Program and through the Portsmouth Welfare Department Social Service grant program, which is supported by local tax dollars.

The most significant identified gap in the delivery system is a lack of local organizations specifically targeting individuals affected by substance misuse. While there are service providers in neighboring communities, Portsmouth does not have a developed substance misuse recovery infrastructure. This lack of substance misuse services and transitional facilities in the City is being recognized as an issue that needs to be addressed, especially with the increase in opiate overdoses in recent years.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Portsmouth provides for capacity of services greater than its individual needs, yet unfortunately many persons of need from outside the City do not have access to reliable transportation to get to service providers. In order to better address the needs of the County as a whole the City will continue to promote public transportation options such as the regional COAST Bus and encourage expansion of service providers in other population centers in the county to decrease the burden on those seeking services.

While improved transportation will assist in the short-term, concerted effort by the City in cooperation with service providers is necessary to address substance abuse treatment and recovery needs.

SP-45 Goals Summary – 91.215(a)(4)

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: \$850,000 LIHTC: \$0 CDBG-CV: \$0	Rental units rehabilitated: 500 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Public Facility/Infrastructure Improvements	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Facility/Infrastructure Improvements	CDBG: \$1,200,797 General Fund: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services	CDBG: \$420,000 General Fund: \$1,150,500	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 650 Persons Assisted
4	Transportation	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Transportation	CDBG: \$255,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 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 CDBG-CV: \$290,082	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 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: 10000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Businesses assisted: 3 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	Administration	CDBG: \$648,500 CDBG-CV: \$0	Other: 5 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	<p>To support the creation and preservation of safe, affordable, and accessible housing for people who earn very low-, low- and moderate-incomes. Includes housing rehabilitation.</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%). CARES Act CDBG-CV funds may be used for activities that prepare, prevent, and respond to COVID-19 health crisis.</p>

2	Goal Name	Public Facility/Infrastructure Improvements
	Goal Description	<p>To improve infrastructure and accessibility in areas where a majority of residents earn very low-, low-, and moderate-incomes, or in public building that primarily serve low-moderate income persons with the objective of improving sustainability, safety, and aesthetics; and to improve accessibility for people with disabilities.</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%). CARES Act CDBG-CV funds may be used for activities that prepare, prevent, and respond to COVID-19 health crisis.</p>
3	Goal Name	Public Services
	Goal Description	<p>To support activities that provide various public services for people who earn very low-, low-, and moderate-incomes.</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%). CARES Act CDBG-CV funds may be used for activities that prepare, prevent, and respond to COVID-19 health crisis.</p>
4	Goal Name	Transportation
	Goal Description	<p>To support public service agencies that provide transportation services for persons who earn very low-, low-, and moderate-incomes.</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%). CARES Act CDBG-CV funds may be used for activities that prepare, prevent, and respond to COVID-19 health crisis.</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. No more than 30% of the CDBG and CDBG-CV allocations will be spent on Urgent Needs National Objective.</p> <p>CARES Act CDBG-CV funds may be used for activities that prepare, prevent, and respond to COVID-19 health crisis.</p>

6	Goal Name	Administration
	Goal Description	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 CDBG- and CDBG-CV funded activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

N/A

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Portsmouth Housing Authority (PHA) is not required and does not need to increase the number of accessible units. The PHA continuously undertakes renovations and improvements to its properties in order to further increase accessibility and quality of life for its residents, including a currently planned project for an ADA-compliant exterior building lift for senior residents at Connors Cottage.

Activities to Increase Resident Involvements

The Portsmouth Housing Authority believes in the importance of resident participation in all of their administered neighborhoods and that strong resident participation in their communities improves social outcomes, reduces crime, fosters greater civic engagement, and assures more caring and compassionate communities. In addition to focusing on adding more programs and services and programming for their tenants, the PHA's goal is to try to more actively engage residents in their communities through community meetings in conjunction with City Planning and Community Development Departments, and its own Resident Coordinators. The City also continues to rent the Greenleaf Recreation Center to local organization Operation Blessing to enable them to provide a free recreation program including basketball, soccer, skateboarding, and after school programming and other activities designed to keep children off the streets and focused on healthier choices.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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 is currently constrained by the lack of availability of developable land. On the other hand, there may be untapped potential for redeveloping underutilized parcels to meet local housing needs and other planning goals.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In preparing the City's Housing Existing Conditions Report for the 2025 Master Plan Update, 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.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Portsmouth already sufficiently reaches out and works closely with area organizations that provide sufficient services to all homeless persons within the City and will continue support of programs providing direct assistance to the homeless sub-populations and chronic-homeless persons. In order to better serve populations in the County the City's priorities include providing support for regional facilities, which promote expansion of service accessibility, and promoting development of new housing facilities for homeless and at-risk populations, including supportive, transitional, and permanent housing. The Community Development Department will also continue to support services that assist in preventing homelessness for individuals and families, including temporary emergency rental assistance.

In Program Years 2025-2026 and beyond as allowable, the City intends to utilize CARES ACT CDBG-CV funds to undertake activities that prepare, prevent, and respond to COVID-19 pandemic.

Addressing the emergency and transitional housing needs of homeless persons

Throughout the current Five-Year Consolidated Plan period, the City has worked with area organizations to increase the number of emergency shelters beds, and in the next five years will continue to work to maintain and increase the number of transitional shelter units.

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.

Area homeless service providers plan to increase the number of permanent-supportive units available in order to better facilitate the transition to independent living and reduce homeless recidivism. Additionally, wrap around services post-shelter exit have proved more effective if extended to 2 years. CDBG funds will help support these services.

In Program Years 2025-2026 and beyond as allowable, the City intends to utilize CARES ACT CDBG-CV funds to undertake activities that prepare, prevent, and respond to COVID-19 pandemic. Specific activities are described in the Action Plan Section.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

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

The City will continue to work with service providers and support organizations in order to prevent at-risk individuals and families from becoming homeless by ensuring access to support such as physical and mental health services as well as fuel and rent assistance in order to avoid eviction.

In Program Years 2025-2026 and beyond as allowable, the City intends to utilize CARES ACT CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19 pandemic. Specific activities are described in the Action Plan Section.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The NH Dept. of Health and Human Services Healthy Homes and Lead Poisoning Prevention Program maintains an extensive blood lead surveillance system for the purpose of monitoring trends in blood lead levels in adults and children in New Hampshire. The data is used to help identify populations at risk for elevated blood lead levels (BLLs) to determine whether screening guidelines are being followed in high-risk populations and to ensure that appropriate environmental and medical follow-ups are provided to children with elevated BLLs. An estimated 50 licensed laboratories that serve approximately 1,500 medical clinics, hospitals, and employer groups report to the program ensuring that incidents are identified and addressed as quickly as possible in order to minimize health risks to the public.

How are the actions listed above related to the extent of lead poisoning and 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.

How are the actions listed above integrated into housing policies and procedures?

The City integrates the above actions into housing policies and procedures by ensuring all LBP hazards are identified and referred to the state in order 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.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Portsmouth Housing Authority (PHA) has already embraced exploring 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. 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.

In summer 2022, Portsmouth Housing Authority (PHA) completed its workforce housing project on Court Street in the downtown area. There are 64 one- and two-bedroom units in the housing development. All of these units will be 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.

SP-80 Monitoring – 91.230

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

The Community Development (CD) Department has the responsibility to ensure compliance with federal regulations by all of its contractors and subrecipients and does this by close monitoring of the projects and programs determined to be of the greatest risk of non-compliance. Whether a program or project is considered high-risk is determined by the following factors: length of program history, amount of funding, complexity of terms in Subrecipient Agreement, and familiarity of Subrecipient of personnel assigned to duties under the CDBG agreement. Grantees in the Public Service Agency Grant Program are required to submit quarterly reports to CD staff, who also conduct on site monitoring visits annually to those agencies deemed high-risk. All construction and rehabilitation projects within the City are also monitored by the City Inspection Department for compliance with building codes. The progress of all public facilities projects is monitored by CD staff; the staff person in charge of the project is responsible for ensuring that the project is carried out in accordance with all pertinent HUD regulations, bid specifications and plans to meet project goals. The CD Director provides final approval on all payments made for project expenses, which are processed by the Finance Department.

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. CARES Act CDBG-CV funds will be used for activities meeting a National Objective and that prepare, prevent and respond to COVID-19 health crisis.

Anticipated Resources

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	522,653.00	200,000.00	539,089.00	1,261,742.00	2,112,555.00	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 \$539,089 from prior year resources (unallocated and obligated funds) will also be utilized for PY25 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	250,000.00	0.00	0.00	250,000.00	900,500.00	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	90,082.00	0.00	0.00	90,082.00	200,000.00	To the extent available and allowable, CARES Act CDBG-CV funds may be used for activities meeting a National Objective and that prepare, prevent and respond to COVID-19 health crisis.

Table 55 - 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 this five-year period, including PY 2025, the City may utilize CARES Act CDBG-CV funds to undertake activities that prepare, prevent, and respond to COVID-19 pandemic. 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: \$237,744.00	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	Public Facility/Infrastructure Improvements	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Facility/Infrastructure Improvements	CDBG: \$711,195.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted Homeless Person Overnight Shelter: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Public Services	CDBG: \$101,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 175 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: 220 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: \$.00 CDBG-CV: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 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: 10000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Businesses assisted: 3 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	Administration	CDBG: \$161,803.00	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	<p>To support the creation and preservation of safe, affordable, and accessible housing for people who earn very low-, low- and moderate-incomes.</p> <p>FY 26 (PY 25) Activity: Housing Rehabilitation Program</p> <p>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. CARES Act CDBG-CV funds may be used for activities meeting a National Objective and that prepare, prevent, and respond to COVID-19 health crisis.</p>

2	Goal Name	Public Facility/Infrastructure Improvements
	Goal Description	<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 26 (PY 25) Activities:</p> <p>ADA Accessibility Improvements</p> <p>Public Facility/Infrastructure Improvements</p> <ul style="list-style-type: none"> • Connors Cottage Senior Housing removal of architectural barriers/ADA and accessibility upgrades • Four Tree Island phase two of removal of architectural barriers/ADA and accessibility upgrades <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%). CARES Act CDBG-CV funds may be used for activities meeting a National Objective and that prepare, prevent, and respond to COVID-19 health crisis.</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 26 (PY 25) Activities:</p> <ul style="list-style-type: none"> • Greater Seacoast Community Health, Dental Services for School-Aged Children • SNHS Rockingham Community Action Homelessness Prevention Services/Rental Assistance • Fair Housing Trainings • Operation Blessing Emergency Warming Center • Cross Roads House, Inc., Shelter Operations • AIDS Response of the Seacoast, Client Services Program <p>Additional or other CDBG-eligible public service activities may be identified and undertaken as a result of COVID-19 related needs. Previously awarded 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%). CARES Act CDBG-CV funds may be used for activities meeting a National Objective and that prepare, prevent, and respond to COVID-19 health crisis.</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 26 (PY 25) Activity: Bus shelters in eligible areas</p> <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 26 (PY 25) 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, that address urgent needs (no more than 30%). CARES Act CDBG-CV funds may also be used for activities meeting a National Objective and that prepare, prevent, and respond to COVID-19 health crisis.</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 26 (PY 25) 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%). CARES Act CDBG-CV funds may be used for grant administration activities meeting a National Objective and that prepare, prevent, and respond to COVID-19 health crisis.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 26 (PY 25), 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.

Additionally, in Program Year 2025, the City may utilize CARES Act CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19 pandemic.

The Grantee anticipates that any future activities that meet the Urgent Need National Objective will be evolving over time, including those that prevent, prepare, and respond to COVID-19. In order to be flexible to ever-changing health/crisis needs, specific budget amounts will be directed to targeted public facilities and public services activities over time.

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 57 – 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 25 to assess the underserved needs in Portsmouth and provide recommendations for CDBG and CDBG-CV 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: \$161,803.00
	Description	General program administration of the CDBG Program.
	Target Date	6/30/2026
	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: \$711,195.00
	Description	The City will continue accessibility and public facilities/infrastructure upgrades to locations throughout the City. Major activities include Connors Cottage Senior Housing and Four Tree Island facility improvements and ADA/Accessibility improvements. Other infrastructure/public facility improvement and ADA accessibility projects, including transportation, are anticipated in PY 2025.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3,000 persons earning low to moderate household income, including persons with disabilities will benefit from the proposed activities. 200 homeless persons, including individuals, families and survivors of domestic violence will benefit from these activities.

	Location Description	Connors Cottage Senior Housing (ADA accessibility); Four Tree Island public facilities; 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
	Planned Activities	Connors Cottage Senior Housing-removal of architectural barriers to accessibility, removal of architectural barriers at Four Tree Island public facilities, other citywide accessibility improvements, public facility/infrastructure improvements in eligible areas or primarily serving eligible clients
3	Project Name	Housing Rehabilitation
	Target Area	City-Wide
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$237,744.00
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 low- moderate- income households (rental) will benefit from the proposed activities. Approximately 4 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 Loan Program.
4	Project Name	Public Services Agency Grant Program
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$101,000.00 General Fund: \$250,000.00

	Description	Grants to local nonprofit organizations providing public services to Portsmouth residents who earn low to moderate income.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 715 individuals, including persons who are homeless, earning low- moderate household income will benefit from the proposed activities, or precariously housed.
	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.
5	Project Name	Transportation
	Target Area	City-Wide
	Goals Supported	Transportation
	Needs Addressed	Transportation
	Funding	CDBG: \$50,000.00
	Description	To support agencies/facility improvements that provide transportation for persons who earn very low-, low-, and moderate-incomes.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 220 low income, elderly and/or persons with disabilities will benefit from the proposed activities.
	Location Description	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.
6	Planned Activities	Bus shelters in targeted locations; connectivity to services from housing developments.
	Project Name	Urgent Needs
	Target Area	City-Wide
	Goals Supported	Urgent Needs

Needs Addressed	Urgent Need
Funding	CDBG-CV: \$90,082.00
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, including CDBG-eligible activities that prevent, prepare, and respond to COVID-19. 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	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	An estimated 22,000 unduplicated persons may benefit from the proposed urgent need activities. The beneficiaries may not be low-moderate income.
Location Description	Citywide urgent need activities.
Planned Activities	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. As noted in the introduction, the Grantee anticipates that any activities that meet “urgent need” national objective will be evolving over time to meet the needs, including activities that prevent, prepare, and respond to COVID-19. 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.

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 Five-Year Consolidated Plan, investment of community development resources are planned for throughout the jurisdiction.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This Five-Year 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	175
Non-Homeless	25
Special-Needs	0
Total	200

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	104
Acquisition of Existing Units	0
Total	119

Table 60 - 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. With 459 applicants on the PHA's waiting list for a Section 8 voucher and an additional 656 on the list for public housing, 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 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 through working with organizations such as the Rockingham County Community Action Program, the Portsmouth Special Needs Fund, NH legal Assistance, and Operation Blessing to provide financial and legal support for individuals and families at-risk of becoming homeless. The City through CDBG grant funding and/or general funds will also work with organizations such as Southeastern New Hampshire Services, Greater Seacoast Community Health, Seacoast Mental Health Center, One Sky Community Services, Krempels Center, and Area Home Care to support those with disabilities or substance abuse issues.

Discussion

As noted in several sections of this Plan, in PY 25 the City may submit for and utilize CARES ACT CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19 pandemic. All projects and activities will meet a National Objective, with no more than 30% allowed to Urgent Need.

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:

Discussions in the Market Analysis and Housing sections of this Plan have previously addressed the economic/market and land availability barriers to affordable housing in the City.

AP-85 Other Actions – 91.220(k)

Introduction:

At least 70% of all CDBG and CDBG-CV 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 all CDBG and CDBG-CV funds may be spent on urgent needs in order to prepare, prevent and respond to COVID-19 or other emergencies 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 25 to assess the underserved needs in Portsmouth and provide recommendations for additional CDBG and CDBG-CV 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 is 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, LBP 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 in addition to the actions described above, the City may submit for and utilize CARES ACT CDBG-CV funds to undertake eligible activities that prepare, prevent, and respond to COVID-19 pandemic. No more than 30% of CDBG and no more than 30% CDBG-CV funds shall be used to fund projects/activities under the Urgent Need National Objective.

Program Specific Requirements

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

Introduction:

The plan period covers HUD PY 25/City FY26. 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(l)(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(l)(2)(vii)). N/A

Specific year(s) covered that include this Annual Action Plan: PY 2025 (City FY 2026)

Attachments

Citizen Participation Comments

Attachment

Citizen Participation Comments

**Five Year Consolidated Plan Public Hearing on Community and Housing Needs
Citizens Advisory Committee
2-6-25, City Hall Conference Room A**

Jodi Carnes, Portsmouth Welfare Director (via written comment)

Housing

One bedroom apts for 50 +.

I have so many people that are 50 + and still working but can't maintain their homes their kids are gone and don't qualify for senior living.

We have so many that have lived here their whole life and can't afford the apts. And have been waiting over 2 years for senior space at PHA.

--

Jodi L. Carnes
Welfare Director

Community Needs Meeting at Greenleaf Rec Center 2/05/25

General ideas and concerns:

- Bus station/shell for the kids
 - They've been waiting under the awning at Greenleaf then sprinting to the bus when it arrives, causing slips and falls
- A new fence is blocking common walking routes, installation of new lighted pathway connecting to families first would be helpful
- Sidewalks on Greenleaf drive
- Off-leash dog park at bottom of hill
- Playground improvements to be more handicap friendly
 - Wider pathways to playground
 - Rubber mats in between structures so wheelchairs can get through
- Exterior sensory boards and splash pad at rec center
- Note that skatepark is still frequently utilized but a portion of the park could be given up for other uses

Annual Action Plan
2025

138

OMB Control No: 2506-0117 (exp. 09/30/2021)

- Lighting improvements
- More speed limit signs
- Concern of traffic patterns at nearby intersection where at least two kids have been hit by cars

Wamesit Housing Ideas and Concerns:

- Addition of screen doors
- Cement slabs at back doors
- Exterior storage/shed
- Cut outs for air conditioning or split units

Margeson Community Needs Hearing

Monday, March 17th 2025 – 10:30am-11:30am

Attendee ideas/concerns/questions:

- Lafayette School property/parking lot is sometimes overrun by the public who come to use the playground next door. Can parking signage be more clear that it is for tenants only? Public seems to confuse the signs to mean Portsmouth resident parking. Connor Cottage has a similar issue.
- Crosswalk lights to cross from Middle St to Middle Ave seem to be delayed/not working for pedestrians
- Crosswalk light across from Margeson going toward Summer St is obstructed
- Bigger sign for “no turn on red” from Miller Ave turning onto middle, cars seem to ignore this sign often
- Seniors at Margeson are at risk of slipping/falling when bringing trash out to dumpsters, especially in winter. Is there a solution for this and/or could trash chutes be reopened?
- Someone versed in geriatric health to provide more guidance for residents about health services available to them
- Help with signing up for and understanding transportation options
- Subsidies for transportation to social events at the repertory, etc.
- Retrofit more Margeson units to be handicap accessible – ADA showers, etc.
- There are issues with controlling temperature in Margeson units – some turn on AC during the winter because their units are too hot. Any way to fix HVAC issues?
- Maker’s Market or shop where seniors can sell things they make for extra cash
- Some streetlights are out on Federal St across from Margeson
- Stackable washer/dryers at Atlantic heights aren’t accessible for many seniors who can’t reach the top units
- Shower/tubs at Connors Cottage do not have sufficient overhead lighting
- General concern for lack of affordable housing options

PHA Staff Comments:

- They are available to help connect residents with appropriate services, but many agencies have long wait times
- It is helpful for residents to participate in the health assessments they offer so they can gather data and identify what services their residents need

Ruth Lewin Griffin Place Community Needs Meeting

Wednesday 3/19/25, 6:30pm – 7:45pm

Attendee Ideas/Concerns for Community Improvements:

- More frequent coast bus routes, specifically for the route that goes to the Lafayette Rd Market Basket
- Lack of certain services that are walkable in town: dentist, medical care, pharmacies, grocery stores, affordable clothing stores
- Sidewalk maintenance can be a deterrent from walking downtown
- More bike racks (at grocery stores, pharmacies, community campus) and benches (none at Feaster, the bench at Ruth Lewin is always used by the same group)
- Training/workshops in finances or first time home ownership for renters
- Business center with computer and printer at Ruth Lewin
- More public restrooms or distribution of public restroom map so people know where they are
- Public drinking fountains
- EV car chargers at Ruth Lewin
- More chargers and shelters for E-Bikes
- Surveys could be a better way to get more input from Ruth Lewin residents
- More bus routes to polling places on election days

Grantee Unique Appendices

LEGAL NOTICE
NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR
PORTSMOUTH COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN

Notice is hereby given that the Portsmouth Citizens Advisory Committee (CAC) will hold a 30-day comment period beginning on June 10, 2025 and ending on July 10, 2025 regarding the FY 2026-FY 2030 Five-Year Community Development Block Grant (CDBG) Consolidated Plan and FY 2026 Annual Action Plan and Budget (AAP). In addition, the Citizens Advisory Committee will hold a public hearing to receive comments on the Draft CDBG Five Year Consolidated Plan and FY 2026 Action Plan and to report on this fiscal year's (FY 25) CDBG activities and progress. The public hearing is at 6:30 p.m. on June 10 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 (HUD) to primarily benefit very low- to moderate-income residents or for other national objectives including urgent needs or elimination of slum and blight. The Annual Action Plan describes the annual activities planned to meet the City's housing and community development needs as described in the City's Five-Year Consolidated Plan.

The FY 26-FY 30 Five-Year Consolidated Plan and FY 26 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 4:30 p.m. on July 10, 2025 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 26 Action Plan activities and FY 26-FY 30 Five-Year Consolidated Plan goals follows:

Housing Goal: To support the availability and preservation of safe, affordable and accessible housing for people who earn very low-, low- and moderate-incomes through multifamily housing rehabilitation.
Public Facilities Goal: To improve facilities and infrastructure, including transportation, in areas where a majority of residents earn very low, low-, and moderate-incomes or at facilities primarily serving income-eligible persons, with the objectives of improving accessibility, sustainability, safety and aesthetics; and to remove architectural barriers for people with disabilities.
Public Services Goal: To support public service agencies that provide services for people who earn very low-, low-, and moderate-incomes. These services to include: medical, dental and behavioral health services; tenant based rental assistance or other housing assistance/fair housing counseling/other homelessness prevention services; services for children/youth that will foster their growth into healthy adults; services to help prevent the hospitalization of elderly and those with disabilities by providing home care, medical care, and programming supporting the physical and emotional health of senior citizens; emergency shelter for persons who are homeless and persons fleeing domestic violence and the facilitation of their movement into permanent housing; and, help prevent the hospitalization of those living with HIV/AIDS through supportive services.
Urgent Needs Goal: To support non-profit and for profit businesses and public facilities to provide public services and public facilities improvements addressing urgent needs during a disaster or other declared emergency when no other funding sources are available and the grantee is unable to finance the activity(ies) on its own. Certain economic development activities may be funded under the urgent needs goal.
Administration Goal: 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.

FY 26 Annual Plan activities may include and are not limited to:

- Citywide ADA accessibility improvements and removal of architectural barriers to accessibility in public spaces/facilities
- Building/infrastructure improvements in eligible block group areas or at public facilities primarily serving eligible clients
- 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
- Transportation facility, services or infrastructure enhancements
- Urgent Needs Public Services
- Urgent Needs Public Facility/Infrastructure Improvements
- Administration

FY 26 PROGRAMS	SUBTOTAL
Public Service Agency Grants	\$100,500
Housing Rehabilitation (HR)	\$205,744
Public Facility Improvements	\$408,195
Transportation	\$50,000
Accessibility/Remove Barriers	\$303,000
Administration (including HR Admin)	\$193,803
ESTIMATED TOTAL ANNUAL BUDGET	\$1,261,242

Portsmouth Herald, 5/27/25

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Community Announcements
 1. **Announcements**
 2. **Real Estate**
 3. **Public Notices**
 4. **Homes**
 5. **Real Estate**
 6. **Homes**
 7. **Real Estate**
 8. **Homes**

Real Estate
 1. **Homes**
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WHAT SOLD • WHAT SOLD • WHAT SOLD
 LISTINGS INCLUDE: Property Type, Bedrooms, Bathrooms, Buyers — Sellers, Address, Date Closed, Price

DOVER
 1. 1000 S. 10th St. Dover, NH 03820. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.
 2. 1000 S. 10th St. Dover, NH 03820. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.
 3. 1000 S. 10th St. Dover, NH 03820. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.

PORTSMOUTH
 1. 1000 S. 10th St. Portsmouth, NH 03801. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.
 2. 1000 S. 10th St. Portsmouth, NH 03801. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.
 3. 1000 S. 10th St. Portsmouth, NH 03801. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.

ROCHESTER
 1. 1000 S. 10th St. Rochester, NH 03875. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.
 2. 1000 S. 10th St. Rochester, NH 03875. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.
 3. 1000 S. 10th St. Rochester, NH 03875. 3 BR, 1 BA, 1000 sq ft. Sold for \$110,000.

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City of Portsmouth
 Advertiser: 10966614
 Agency: N/A
 Section-Page-Zone(s): B-8-All
 Description: 2-6 Citizen Advt

Ad Number: 10966614
 Insertion Number: N/A
 Size: 1 Col x 5.91 in
 Color Type: N/A

Portsmouth Herald
 Foster's Daily Democrat
 Friday, January 24, 2015

**Legal Notice
City of Portsmouth, NH
Citizens Advisory Committee**

**Public Hearing on the FY 2026-2030 Consolidated Plan &
FY 2026-2027 Annual Action Plan**

The Portsmouth Citizens Advisory Committee will hold a public hearing on Thursday, February 6, 2025 at 6:30 p.m. in Conference Room A at Portsmouth City Hall, 1 Junkins Avenue. The purpose of this public hearing is to solicit input on the Community Development Block Grant (CDBG) Consolidated Plan for FY 2026-2030 and the Annual Action Plan for FY 2026-2027. The Consolidated Plan describes the City's housing and community development needs and provides a 5-year strategy for meeting those needs and the one year CDBG program action plan for the upcoming fiscal year 2026 that begins July 1, 2025. In addition to the public hearing described above, City staff will review the status of the current fiscal year's CDBG projects.

CDBG funds are provided to the City each year by the U.S. Department of Housing and Urban Development. The City must spend these funds to primarily 1) benefit individuals who earn very low, low or moderate incomes; and 2) benefit areas of the City in which more than 51% of the residents earn very low, low or moderate incomes. For more information, or if you are unable to attend the hearings and would like to provide input, please contact Elise Annunziata, Community Development Director (603) 610-7281.

Ad run in Portsmouth Herald 1-24-25