

Invest in Affordable Workforce Housing

Portsmouth Housing secured two competitive awards to fund workforce housing. CDFA tax credits are granted to a local nonprofit and sold to businesses, providing tax benefits for supporting affordable housing development.



CHRIST CHURCH

(44 UNITS OF WORKFORCE
HOUSING)

Tax Credit Award:
\$500,000



SHERBURNE SCHOOL

(90 Units of Workforce Housing)

Tax Credit Award:
\$625,000



FOLLOW THE LINKS TO VISIT THE CDFA WEBSITE & **PLEDGE NOW!**

Or keep scrolling to learn more



PORTSMOUTH HOUSING'S TAX CREDIT IMPACT

LOCAL BUSINESSES CAN SUPPORT
AFFORDABLE HOUSING

WHY TAX CREDITS?

**GUIDE YOUR TAX
DOLLARS TO SUPPORT
AFFORDABLE.
WORKFORCE.
HOUSING.**

You pay taxes. You have employees. Let your taxes work for you by securing affordable housing that will benefit your workforce.

WHAT IS THE NEW HAMPSHIRE CDFA TAX CREDIT?

The CDFA Tax Credit Program is a powerful way for businesses to support community development projects—while reducing their New Hampshire tax liability.

When your business donates to an approved CDFA project, like the creation of affordable housing in Portsmouth, you receive a 75% tax credit that can be applied over five years to decrease:

- Business Profits Tax (BPT)
- Business Enterprise Tax (BET)
- Insurance Premium Tax (IPT)

****Ask your financial advisor about further returns in the form of Federal deductions.**

OVERVIEW

The Portsmouth Housing Authority is offering New Hampshire **CDFA Tax Credits for two affordable housing projects:**

- **Christ Church Workforce Housing:** 44 units | \$205,000 in credits remaining (to be sold within 12 months)
- **Sherburne School Redevelopment:** 90 units as part of a 127-unit total project | \$625,000 in credits available (to be sold over two years)



YOUR DEDUCTIBLE INVESTMENT CAN DECREASE YOUR TAX LIABILITY AND OFFER RETURNS OF OVER 75%. BEST PART? SUPPORTING AFFORDABLE HOUSING!

What can a tax credit “DO?”

PHA IS 3-FOR-3 IN WINNING THESE HIGHLY COMPETITIVE AWARDS.

Tax Credit Award:
\$375,000



**PHA - TAX CREDIT PROPERTY: Ruth Lewin Griffin Place
(64 Units of Workforce Housing)**
160 Court Street, Portsmouth, NH 03801

Tax Credit Award:
\$500,000



**PHA - TAX CREDIT PROPERTY: Christ Church
(44 Units of Workforce Housing)**
AKA “Urban Forest” Workforce Housing Project
1035 Lafayette Road, Portsmouth, NH 03801

Tax Credit Award:
\$625,000



**PHA - TAX CREDIT PROPERTY: Sherburne School
(90 Units (127 total) of Workforce Housing)**
35 Sherburne Road, Portsmouth, NH 03801

235 Units of Affordable Housing Created

\$ 1.5 Million in Tax Credits Awarded

HOUSING SHORTAGE QUICK FACTS

RENTS ARE
RISING 2.5X
FASTER THAN
INCOMES.

→ Investing in housing helps retain a stable, local workforce that your business depends on.

VACANCY
RATES ARE
UNDER 2%.

→ There's no room for workers, seniors, or young professionals to find homes.

PORTSMOUTH
NEEDS 3,124 NEW
AFFORDABLE
RENTALS BY 2030.

→ Your tax-credit investment becomes part of a long-term economic solution.

The CDFA Tax Credit Advantage

- 75% of your contribution comes back as a state tax credit (BPT, BET, or IPT).
- Remaining 25% may be federally deductible.
- Credits can be used over 5 years — flexible and easy to apply.
- \$1M annual limit per business.

**DIRECT YOUR TAX DOLLARS
TOWARD REAL COMMUNITY IMPACT.**
IT'S GOOD FOR THE WORKFORCE.
AND IT'S GOOD FOR YOUR BOTTOM LINE.

HOW YOUR COMPANY BENEFITS

Beyond taxes:

- ✓ Meet ESG and corporate responsibility goals
- ✓ Get public recognition as a housing and community partner
- ✓ Strengthen the local workforce by helping employees live where they work

Example of a Tax Credit Savings on a \$10,000 Investment.

Contribution from Donor	\$10,000
NH State Tax Credit Savings	\$7,500
NH BPT Savings	\$770
Total State Tax Savings	\$8,270
Net Percentage Cost to Donor	17.3%

TOTAL COST OF A \$10,000 GIFT? IT WILL EQUATE TO A \$1,730 MEASURED INVESTEMENT.

NOW THAT'S A GOOD DEAL.

WE'RE HERE TO ANSWER QUESTIONS

You can reach out to:



Craig W. Welch
Executive Director
Portsmouth Housing Authority
& PHA Housing Development, Ltd.
✉ craigwelch@nh-pha.com
☎ (603) 436-4310 ext. 118



Andrea Pickett
Director of Outreach and Engagement
Portsmouth Housing Authority
& PHA Housing Development, Ltd.
✉ apickett@nh-pha.com
☎ (603) 815-1179