

## HOUSING & HOMELESSNESS PREVENTION

# LIHTC Senior Housing Program

SNHS continues to maintain its place as one of the state's leading providers of housing to low-income senior citizens. Rents are restricted and the program is administered by New Hampshire Housing Finance Authority who serve as administrative agents for this Internal Revenue Service (IRS) program. SNHS' four Low Income Housing Tax Credit (LIHTC) sites are for seniors; they must meet HUD's median area income set for each area. There are currently 93 units of tax credit housing.

The first LIHTC senior housing facility, Sherburne Woods opened in 2003. Salmon Brook, an additional facility, is now open in Nashua. All 31 units are supported with rental assistance through the Nashua Housing and Redevelopment Authority.

### ELIGIBILITY REQUIREMENTS

**AGES:** Whispering Pines II: 55+; JB Milette Manor: 62+; Salmon Brook: 62+; Sherburne Woods: 55+ (subsidized units for ages 62+)

**INCOME GUIDELINES:** HUD Median Area Income Guidelines

**GEOGRAPHIC AREA:** Locations in Nashua, Deerfield and Epping

**PROGRAM COST:** Affordable rents; only 15 of the 20 units at Sherburne Woods have a subsidy attached

**OTHER REQUIREMENTS:** Tenant Selection Plan outlines all criteria

*Contact a Senior Housing location directly or call (603) 668-8010 x 6028 for more information*

### PROGRAM LOCATIONS

JB Milette Manor, 72 Vine St., Nashua.....(603) 595-1300  
Salmon Brook, 21 Lovell St., Nashua.....(603) 577-1306  
Sherburne Woods, One Upham Dr., Deerfield .....(603) 463-5893  
Whispering Pines II, 70 Pleasant St., Epping.....(603) 679-2495

### FAST FACTS:

- Senior housing offering affordable rents
- Buildings are safe and secure
- and 2-bedroom units available
- Each location features on-site property management
- 24/7 emergency/maintenance available
- Heat and hot water are included in the rent
- Amenities include a community room available for resident use and laundry facilities
- All locations are smoke-free
- Locations typically have waiting lists
- Applicant can place their name on the waiting list for any (and multiple) housing locations; residency in the community where housing is located is not required