



Advocate, Develop, Operate and Manage



Building economic and social capital is critically important for the continued vitality of the Concord region and the entire state. Providing decent, safe, affordable housing is the key to making it happen.

Since 1961, Concord Housing Authority has been in the forefront of construction and management throughout Concord and Penacook, making it one of the largest residential housing organizations in the area. With the vision and energy of community leaders and companies, CHA has grown its assets, steadily improving the management and physical condition of its properties.



[MANAGING \$25 MILLION IN ASSETS]

Concord Housing Authority supports over 500 affordable homes, serving a broad cross section of the community, including families, the elderly and people with disabilities.

A COMMUNITY PARTNER IN DEVELOPING NEW AFFORDABLE HOUSING OPPORTUNITIES.

[**MANAGEMENT**] CHA is at the leading edge of complex construction financing and management. Creative thinking has fostered an environment where anything is possible — giving CHA the vision to think long term and accomplish initiatives others might view as unachievable. CHA management solutions include strategies that apply innovative best practices, increase the efficiency of construction and act as a catalyst in community wide economic revitalization initiatives.

CHA has the leadership, capacity and financial systems and tools to handle projects of any scale. A \$4 million annual budget and ability to issue bonds, positions CHA as a vital player in the city's economic engine.



[**INNOVATIVE CONSTRUCTION FINANCING**]

\$1 million, no risk lease-buy back equipment package, \$1.3 million non-recourse energy improvement bond and \$250,000 in utility equipment rebates highlights the ability to structure complex construction financing.



Concord Housing Authority approaches all of its capital improvement projects in human terms. The impact on the residents is carefully weighed throughout the planning stages of each project. Careful planning allows CHA to handle multiple projects, concurrently, in several locations throughout the city.

CHA's recent completion of a three-year, \$5 million capital improvements program preserves the viability of our assets for another 45 years and further demonstrates our complex construction and financing expertise. Savings realized from purchasing gas and electricity direct from suppliers will enable CHA to pay for lease/buyback equipment and more capital improvements.

[ANNUAL RECOGNITION]

CHA is recognized annually by federal audits and reviews for the organizational capacity of staff and leadership, comprehensive monitoring tools and sophisticated financial systems.

DEVELOPING AND PLANNING FOR THE FUTURE NEEDS OF OUR PEOPLE.



[CONSTRUCTION] Imagine renovating major building systems in a fully-occupied high rise without significant disruptions to residents. CHA did just that. When crucial improvements became necessary at the John F. Kennedy Apartments, an innovative solution was required. CHA employed a novel no-soldering method to replace all the 40 year old water and waste lines throughout the building. It also removed asbestos flooring, installed fresh air systems, replaced exterior unit doors and installed a fire suppression system — all while the building was fully occupied.

[CUTTING EDGE SOLUTIONS]

Exposed, press-fitted water service lines span the hallways of the John F. Kennedy Apartments. The use of ProPress®, a non-soldering plumbing solution, was recognized in national trade journals.

Families and the economy benefit from the creation of mixed-use and mixed-income neighborhoods with housing of all types and all price ranges. Communities flourish when residents become advocates for their neighbors and themselves. CHA works to advocate for the development and availability of unique housing programs that enable residents to contribute to a stronger, more vital community.

CHA administers a Home Ownership Program, which enables individuals to realize the dream of owning their own home and continue to improve their economic condition within the community.



[BUILDING COMMUNITIES]

CHA oversees Housing Choice Vouchers in towns throughout the region, further expanding available, affordable housing to individuals and families in need.

ADVOCATING FOR FAMILIES THROUGHOUT THE GREATER CONCORD AREA.

[RESIDENCE SERVICES] Concord Housing Authority is committed to projects that improve the neighborhoods and life experiences of the residents.

In Summer 2002, CHA founded the Concord Housing Foundation, and contracted with Merrimack Valley Day Care Services to operate a free, licensed after-school program for school-aged residents, on-site at its Haller Apartments.

Together with Groundwork Concord, a local non-profit organization, CHA has worked to transform the neighborhoods and public spaces around their properties through the planting of trees, enriching the environment in which tenants live.

These collaborative relationships increase the quality of life for all residents.



[AWARD -WINNING PROGRAMS]

The Resident Services program developed by CHA, won the 2007 National Association of Housing & Redevelopment Officials (NAHRO) Award of Merit.

Concord Housing Authority stands ready to partner with companies and organizations throughout the Concord region to bring leading-edge financing, construction, renovation and operational practices to housing and neighborhood initiatives.

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