



New Hampshire
COMMUNITY
LOAN FUND

New Hampshire Community Loan Fund
FY2025 Report on Lending Activities
Closed Between July 1, 2024 & June 30, 2025

To date this fiscal year, the New Hampshire Community Loan Fund, Inc. has financed **181 loans and 2 amendments for a total of \$33,706,820.**

Financing was provided to borrowers in 69 towns/cities and 10 counties in New Hampshire, 4 towns/cities and 3 counties in Vermont, and 1 town and county in Maine. Our lending supported:

- 280 individuals/families for housing
- 10 resident-owned communities
- 2 community organizations
- 0 child care facilities and 2 schools
- 26 businesses
- 0 crisis center clients

These loans created or preserved:

- 206 housing units
- 2 new resident-owned communities
- 0 community spaces
- 0 child care and 814 school spaces
- 222 jobs
- 67,551 square feet of nonprofit facility & business space

Lending activities in Fiscal Year 2025 by program:

HOUSING		
# Loans: 148	\$ Loans: \$28,386,900	% of FY Lending: 84.2%
# Amendments: 0	\$ Amendments: \$0	

A. Resident-Owned Communities (ROCs)

# Loans: 16	\$ Loans: \$17,188,000	# Housing Units: 189
# Amendments: 0	\$ Amendments: \$0	

Merrimack, NH

Total Loaned: \$1,750,000

1890301

This Cooperative closed in 1998 and is one of our older ROCs. The co-op has 93 sites on 12.9 acres and is refinancing their original loan with the New Hampshire Community Loan Fund. Total committed financing for this loan is \$1,750,000. (8/6/2024)

Concord, NH

Total Loaned: \$790,000 9020401

This Cooperative closed in 2019 and is one of our newer cooperatives. The co-op has 24 sites on 5.78 acres and is refinancing their original loans with the New Hampshire Community Loan Fund. Total committed financing for this loan is \$790,000. (8/15/2024)

Warner, NH

Total Loaned: \$2,675,000 10170201

This 33-site community came to us as a negotiated sale. The owners were retiring, and they were ready to sell. The residents and seller agreed upon a sale price of \$2,225,000. The Cooperative was incorporated 2/12/2024. A representative was retained and a Purchase & Sale agreement was executed by the Cooperative on 7/17/2024. The New Hampshire Community Loan Fund made a refundable deposit loan in the amount of \$50,000, a forgivable predevelopment loan in the amount of \$46,000 for due diligence and a forgivable environmental assessment loan in the amount of \$4,000. Total committed financing for this loan is \$2,675,000. (8/29/2024)

Bethlehem, NH

Total Loaned: \$150,000 (RLOC) 1790201

The New Hampshire Community Loan Fund made a \$150,000 Revolving Line of Credit (RLOC) to a Cooperative in Bethlehem that has owned and operated their community since 1997. The Co-op will use the RLOC to remove and replace 3 dilapidated homes with the goal of repaying the RLOC through the profits of each sale. (9/5/2024)

Derry, NH

Total Loaned: \$690,000 10000301

On June 18, 2024, this Cooperative purchased a park in Derry, NH. Three additional homes and lots that were not part of the acquisition were put under agreement on July 10, 2024, for \$230,000 a piece. Each home sits on its own deeded 1/3-acre lot, is connected to the park's water system, and accessed through the park's entrance and road. The homes are assessed well above the purchase price. The Cooperative closed on a 3rd mortgage with the New Hampshire Community Loan Fund for \$690,000 on September 19th to purchase all three homes and lots. (9/19/2024)

Rochester, NH

Total Loaned: \$85,000 10240101, 10240102, 10240103

The residents of a park in Rochester received a 60-day notice that their 39-unit park was for sale and under agreement. The current owner signed an Offer to Purchase for \$2,000,000. The residents incorporated on September 9, 2024, and hired an attorney to submit a competing offer. The New Hampshire Community Loan Fund made a refundable deposit loan in the amount of \$50,000, a forgivable pre-development loan in the amount of \$31,000, and a forgivable pre-development environmental loan in the amount of \$4,000. (10/2/2024)

Madbury, NH

Total Loaned: \$458,000 2770201

This loan is to a former borrower of the New Hampshire Community Loan Fund, having paid off their acquisition mortgage in February 2022. In January 2025, the Community Loan Fund closed on a USDA-Rural Development Interim Loan to the Cooperative to fund water and sewer improvements which will be repaid by permanent financing from Rural Development. (1/14/2025)

Danville, NH

Total Loaned: \$175,000 4050201, 4050202, 4050203

The residents of a park in Danville, NH, received a 60-day notice in November 2024 that the owner accepted a \$18 million dollar offer for the acquisition of their community. The residents formed a cooperative and submitted a competing offer which was accepted by the seller in January 2025. The New Hampshire Community Loan Fund made a \$100,000 refundable deposit loan, a \$71,000 forgivable predevelopment loan, and \$4,000 forgivable predevelopment environmental loan to the Cooperative. (1/29/2025)

Danville, NH

Total Loaned: \$9,800,000 4050301

Please see the Danville, NH loans described above for background information. The Cooperative closed on the sale of their 153-unit community in May 2025, with a \$9.8 million dollar loan from the New Hampshire Community Loan Fund and a \$9.5 million dollar loan from an anonymous foundation. (5/29/2025)

Holderness, NH

Total Loaned: \$250,000 (RLOC) 6960401

This Cooperative closed on a \$250,000 revolving line of credit (RLOC) for the development of vacant lots and/or the rehabilitation of vacant homes at the Cooperative. The RLOC has a 3-year draw period with payments deferred until the sale of a home followed by a 7-year repayment period, if necessary. (6/11/2025)

North Conway, NH

Total Loaned: \$200,000 (RLOC) 10050301

This Cooperative closed on a refinance of a revolving line of credit (RLOC) for the development of vacant lots and/or the rehabilitation of vacant homes at the Cooperative. The \$200,000 RLOC has a 3-year draw period with payments deferred until the sale of a home followed by a 7-year repayment period, if necessary. (6/16/2025)

Concord, NH

Total Loaned: \$165,000 (RLOC) 9020501

This Cooperative closed on a refinance of a revolving line of credit (RLOC) for the development of vacant lots and/or the rehabilitation of vacant homes at the Cooperative. The \$165,000 RLOC has a 3-year draw period with payments deferred until the sale of a home followed by a 7-year repayment period, if necessary. (6/20/2025)

B. Multi-Family Housing

Loans: 0

\$ Loans: \$0

Construction Jobs: 0

Amendments: 0

\$ Amendments: \$0

C. Homeownership

Loans: 132

\$ Loans: \$11,198,900

Housing Units: 17

I. Homes in Resident Owned Communities:**Welcome Home (B-395) & Down Payment Assistance (B-1300)**

A total of **78 loans for \$8,549,200** have been made to provide financing to homeowners in **55 resident-owned communities** in New Hampshire. Additionally, **32 of those borrowers also received down payment assistance totaling \$590,000**. These loans will create and preserve **4 housing units** that have never been a Community Loan Fund borrower before (denoted with an asterisk * below). These loans are summarized as follows:

C-1752/B	Old Lake Shore Cooperative, Inc. in Gilford: \$84,000 to purchase a new home to fill an empty lot PLUS \$35,000 for down payment assistance funds (7/11/2024)
C-1753/B	Black Bear Village Cooperative, Inc. in Conway: \$136,000 to purchase a home PLUS \$15,000 for down payment assistance funds (7/18/2024)
C-1754	Windy Hill Housing Cooperative, Inc. in Tilton: \$57,000 to refinance (cash out) a home (8/2/2024)
C-1755/B	Old Colonial Tenants Cooperative, Inc. in Meredith: \$99,000 to purchase a new replacement home PLUS \$35,000 for down payment assistance funds (8/16/2024)
C-1756	Crossings At Sleepy Hollow Cooperative, Inc. in Newmarket: \$99,000 to purchase a new replacement home (8/9/2024)
C-1757/B	Exeter River MHP Cooperative, Inc. in Exeter: \$180,500 to purchase a home PLUS \$15,000 for down payment assistance funds (8/9/2024)
C-1759/B	Greenville Estates Tenants Cooperative, Inc. in Greenville: \$133,000 to purchase a home PLUS \$15,000 for down payment assistance funds (8/5/2024)
C-1761/B	Page Hill MHP Cooperative, Inc. in Lancaster: \$58,000 to purchase a new home to fill an empty lot PLUS \$35,000 for down payment assistance funds (8/7/2024)
C-1763	Hideaway Village Cooperative, Inc. in Rochester: \$143,450 to purchase a home (8/26/2024)
C-1764/B	Forest Park Tenants' Association Cooperative, Inc. in Jaffrey: \$84,750 to purchase a home PLUS \$15,000 for down payment assistance funds (8/27/2024)
C-1765	Acorn Terrace Cooperative, Inc. in Rochester: \$104,500 to purchase a home (8/30/2024)

C-1766/B	Windy Hill Housing Cooperative, Inc. in Tilton: \$83,500 to purchase a home PLUS \$20,000 for down payment assistance funds (9/3/2024)
C-1767	Pine Gate Cooperative, Inc. in Plymouth: \$100,000 to purchase a new home to fill an empty lot (9/9/2024)
C-1768*	Seabrook Village Cooperative, Inc. in Seabrook: \$180,450 to purchase a home (9/10/2024)
C-1769	Lakemont Cooperative, Inc. in Laconia: \$164,250 to purchase a home (9/16/2024)
C-1771/B	Whip-O-Will Hill Village Cooperative, Inc. in Plymouth: \$71,500 to purchase a home PLUS \$15,000 for down payment assistance funds (9/20/2024)
C-1772	Tanglewood Park Cooperative, Inc. in Keene: \$85,500 to purchase a home (9/26/2024)
C-1773	Lee Oak Cooperative, Inc. in Barrington: \$183,800 to purchase a home (9/30/2024)
C-1774	Gaslight Village Cooperative, Inc. in Tilton: \$40,000 to purchase a home (10/4/2024)
C-1775	Windswept Acres Cooperative, Inc. in Rochester: \$140,000 to purchase a home (10/7/2024)
C-1776	Exeter River MHP Cooperative, Inc. in Exeter: \$153,500 to purchase a replacement home (10/11/2024)
C-1777	108 Hill Top Cooperative, Inc. in Somersworth: \$123,400 to purchase a home (10/21/2024)
C-1778/B	Tower View Cooperative, Inc. in Northwood: \$71,500 to purchase a new replacement PLUS \$35,000 for down payment assistance funds (10/28/2024)
C-1781	Contoocook River Cooperative, Inc. in Deering: \$129,450 to purchase a home to fill an empty lot (10/25/2024)
C-1782	Beech Tree Cooperative, Inc. in Exeter: \$188,050 to purchase a home (10/29/2024)
C-1780	Pine Grove MHP Cooperative, Inc. in Swanzey: \$45,000 to refinance (cash out) a home (11/4/2024)
C-1784/B	Rambling Woods Cooperative, Inc. in Bethlehem: \$110,500 to purchase a new home to fill an empty lot PLUS \$35,000 for down payment assistance funds (11/15/2024)
C-1785	Aberdeen West Cooperative, Inc. in Stratham: \$78,500 for a home equity loan on a home (11/14/2024)
C-1786/B	Freedom Hill Cooperative, Inc. in Loudon: \$186,900 to purchase a home PLUS \$15,000 for down payment assistance funds (11/13/2024)
C-1787	Lakes Region Manufactured Housing Cooperative, Inc. in Belmont: \$63,000 for a home equity loan on a home (11/20/2024)
C-1788	Catamount Hill Cooperative, Inc. in Allenstown: \$76,950 to purchase a home (11/22/2024)
C-1789/B	Powder House Cooperative, Inc. in Exeter: \$87,500 to purchase a home PLUS \$15,000 for down payment assistance funds (11/22/2024)

C-1790	Ladd Hill Cooperative, Inc. in Belmont: \$144,000 to purchase a home (11/27/2024)
C-1791	Tanglewood Park Cooperative, Inc. in Keene: \$150,000 to purchase a home to fill an empty lot (12/5/2024)
C-1796/B	Huse Road Manufactured Housing Cooperative, Inc. in Manchester: \$65,400 to purchase a home to fill an empty lot PLUS \$35,000 for down payment assistance funds (12/13/2024)
C-1797	Tanglewood Park Cooperative, Inc. in Keene: \$116,800 to purchase a new replacement home (12/13/2024)
C-1798	Olde Towne Homeowners Cooperative, Inc. in Allenstown: \$147,150 to purchase a home (12/13/2024)
C-1801/B	Jewel Estates Cooperative, Inc. in Merrimack: \$132,000 to purchase a home PLUS \$15,000 for down payment assistance funds (12/17/2024)
C-1802	Emerald Acres Cooperative, Inc. in Barrington: \$127,500 to purchase a home (12/20/2024)
C-1803	Two Rivers Mobile Home Community Cooperative, Inc. in Campton: \$64,100 to purchase a home (12/20/2024)
C-1804/B	White Rock Cooperative Estates, Inc. in Tilton: \$98,000 to purchase a home PLUS \$15,000 for down payment assistance funds (1/3/2025)
C-1805/B	Spruce Valley Cooperative, Inc. in Danville: \$106,000 to purchase a home PLUS \$15,000 for down payment assistance funds (1/10/2025)
C-1806	Pleasant Valley Estates Cooperative, Inc. in Claremont: \$76,500 to refinance (no cash out) a home (1/14/2025)
C-1807	Exeter River MHP Cooperative, Inc. in Exeter: \$120,000 to purchase a home (1/13/2025)
C-1808	Hideaway Village Cooperative, Inc. in Rochester: \$139,200 to refinance (no cash out) a home (1/29/2025)
C-1809	Soda Brook Cooperative, Inc. in Northfield: \$84,100 to refinance (cash out) a home (1/31/2025)
C-1810	Stony Brook Cooperative, Inc. in Rochester: \$94,750 to purchase a home (1/27/2025)
C-1811/B	White Rock Cooperative Estates, Inc. in Tilton: \$119,000 to purchase a new replacement home PLUS \$35,000 for down payment assistance funds (2/11/2025)
C-1812	Two Rivers Mobile Home Community Cooperative, Inc. in Campton: \$132,050 to purchase a new home to fill an empty lot (2/18/2025)
C-1813	Evans Cooperative, Inc. in Epping: \$143,450 to purchase a new home to fill an empty lot (2/21/2025)
C-1814/B	Windswept Acres Cooperative, Inc. in Rochester: \$115,750 to purchase a home PLUS \$20,000 for down payment assistance funds (2/21/2025)
C-1815/B	Contoocook River Cooperative, Inc. in Deering: \$39,700 to purchase a home PLUS \$15,000 for down payment assistance funds (3/21/2025)
C-1816*	Fieldstone Village Cooperative, Inc. in Rochester: \$186,300 to purchase a home (3/3/2025)

C-1817/B	Windy Acres Cooperative, Inc. in Charlestown: \$114,000 to purchase a home PLUS \$10,000 for down payment assistance funds (3/17/2025)
C-1818	Lilac Drive Cooperative, Inc. in Raymond: \$205,000 to refinance (cash out) a home (3/24/2025)
C-1819/B	Centennial Estates Cooperative, Inc. in Derry: \$73,500 to purchase a home PLUS \$15,000 for down payment assistance funds (3/24/2025)
C-1821/B	Contoocook River Cooperative, Inc. in Deering: \$82,000 to purchase a home PLUS \$10,000 for down payment assistance funds (3/28/2025)
C-1820	<i>Tamworth Pines Cooperative, Inc. in Tamworth: \$109,200 to purchase a new replacement home (4/9/2025)</i>
C-1822	<i>Friendship Drive Cooperative, Inc. in Salem: \$80,750 to purchase a home (4/4/2025)</i>
C-1823	<i>Soda Brook Cooperative, Inc. in Northfield: \$138,700 to purchase a home (4/3/2025)</i>
C-1824	<i>Derry Oak Village Cooperative, Inc in Derry: \$100,000 to purchase a home (4/10/2025)</i>
C-1825/B	<i>Town Line Village Cooperative, Inc. in Holderness: \$86,250 to purchase a home PLUS \$10,000 for down payment assistance funds (4/8/2025)</i>
C-1826	<i>Medvil Cooperative, Inc. in Goffstown: \$40,000 for a home equity loan on a home (4/22/2025)</i>
C-1827	<i>Whip-O-Will Hill Village Cooperative, Inc. in Plymouth: \$74,000 to refinance (cash out) a home (4/22/2025)</i>
C-1829	<i>Camp Sargent Road Cooperative, Inc. in Merrimack: \$154,000 to refinance (cash out) a home (5/7/2025)</i>
C-1830/B	<i>Acorn Terrace Cooperative, Inc. in Rochester: \$99,750 to purchase a home PLUS \$15,000 for down payment assistance funds (5/1/2025)</i>
C-1831	<i>Exeter River MHP Cooperative, Inc. in Exeter: \$147,250 to purchase a home (5/2/2025)</i>
C-1832	<i>Barrington Oaks Cooperative, Inc. in Barrington: \$99,750 to purchase a home (5/21/2025)</i>
C-1833/B	<i>Pine Grove MHP Cooperative, Inc. in Swanzey: \$73,400 to purchase a home PLUS \$10,000 for down payment assistance funds (5/16/2025)</i>
C-1834/B	<i>Black Bear Village Cooperative, Inc. in Conway: \$82,500 to purchase a home PLUS \$10,000 for down payment assistance funds (5/30/2025)</i>
C-1835	<i>Contoocook River Cooperative, Inc. in Deering: \$105,450 to purchase a home (5/27/2025)</i>
C-1836/B	<i>Lee Oak Cooperative, Inc. in Barrington: \$26,500 to purchase a home PLUS \$15,000 for down payment assistance funds (6/17/2025)</i>
C-1837/B	<i>Stony Brook Cooperative, Inc. in Rochester: \$64,500 to purchase a home PLUS \$15,000 for down payment assistance funds (6/20/2025)</i>
C-1838	<i>Seabrook Village Cooperative, Inc. in Seabrook: \$187,000 to purchase a home (6/18/2025)</i>
C-1839/B	<i>Acorn Terrace Cooperative, Inc. in Rochester: \$142,500 to purchase a home PLUS \$10,000 for down payment assistance funds (6/20/2025)</i>

- C-1840/B* *Mountain View Housing Cooperative, Inc. in Gilford: \$96,500 to purchase a home PLUS \$10,000 for down payment assistance funds (6/25/2025)*
- C-1841/B *Mascoma Meadows Cooperative, Inc. in Lebanon: \$89,500 to purchase a home PLUS \$10,000 for down payment assistance funds (6/24/2025)*
- C-1842 *Stony Brook Cooperative, Inc. in Rochester: \$133,000 to purchase a home (6/24/2025)*

II. Homes on Own Land:

Welcome Home (B-685) & Down Payment Assistance (B-1400)

A total of **13 loans for \$1,909,700** have been made to provide financing to homeowners of manufactured homes on their own land in New Hampshire. Additionally, **9 of those borrowers also received down payment assistance totaling \$150,000**. These loans will create and preserve **13 housing units** (denoted with an asterisk * below). These loans are summarized as follows:

- C-1760/B Claremont: \$166,250 to purchase a home PLUS \$15,000 for down payment assistance funds (8/8/2024)
- C-1762/B* Effingham: \$142,000 to purchase a home PLUS \$15,000 for down payment assistance funds (8/19/2024)
- C-1770 Raymond: \$168,000 to purchase a home (9/16/2024)
- C-1758/B* Exeter: \$44,000 to purchase a home PLUS \$20,000 for down payment assistance funds (10/11/2024)
- C-1779* Franklin: \$130,000 to purchase a home (10/24/2024)
- C-1783* Canaan: \$161,500 to purchase a home (11/1/2024)
- C-1792/B* Bristol: \$166,250 to purchase a home PLUS \$20,000 for down payment assistance funds (12/9/2024)
- C-1793/B* Belmont: \$106,000 to purchase a home PLUS \$20,000 for down payment assistance funds (12/11/2024)
- C-1794* Walpole: \$149,600 to purchase a home (12/10/2024)
- C-1795/B* Bradford: \$149,950 to purchase a home PLUS \$15,000 for down payment assistance funds (12/13/2024)
- C-1799/B* Rumney: \$229,500 to purchase a home PLUS \$15,000 for down payment assistance funds (12/13/2024)
- C-1800/B* Haverhill: \$143,100 to purchase a home PLUS \$15,000 for down payment assistance funds (12/13/2024)
- C-1828/B* *Lyndeborough: \$153,550 to purchase a home PLUS \$15,000 for down payment assistance funds (4/21/2025)*

COMMUNITY SERVICES: NONPROFITS AND CHILD CARE

# Loans: 7	\$ Loans: \$1,441,000	% of FY Lending: 4.4%
# Amendments: 1	\$ Amendments: \$50,000	
# Community Spaces: 0	# Child Care Spaces: 0	# School Spaces: 814
# Housing Units: 0	# Jobs: 149.0	# Square Feet: 40,138

Jefferson, NH

Loan Amendment: \$50,000 (LOC)

R-215

A public charter school in Jefferson, NH, requested an increase in their existing Line of Credit from \$50,000 to \$100,000. The increase will enable them to access \$50,000 in available grant funds for the installation of a fire sprinkler system. The school has ten full-time and one part-time staff and had an enrollment of 88 students in FY2024. (7/9/2024)

Plaistow, NH

Total Loaned: \$53,000

10260101

This loan was to construct a rooftop solar array on the building occupied by a nonprofit organization that provides recreational and social activities for seniors. The Rockingham Nutrition and Meals on Wheels Program provides a weekday lunch on site as well as providing meal delivery to the homebound. The organization currently employs a part-time administrative assistant and a part-time cleaner. (11/22/2024)

Littleton, NH

Total Loaned: \$35,000 (LOC)

R-218

A Line of Credit (LOC) was requested by a nonprofit organization offering peer support services since 1999. Their mission is to provide an atmosphere of support and educational services to individuals who are coping with or recovering from symptoms of mental illness, emotional disorders, and substance abuse. They have offices located in New Hampshire in Littleton, Conway, Berlin, and Groveton, and offer transportation for their clients. The LOC is for short-term working capital to alleviate payroll issues related to monthly grant payments from the State of New Hampshire coming in later than expected. (1/7/2025)

Goffstown, NH

Total Loaned: \$495,000

10280101

This is a participation in a mortgage loan with NBT Bank. Loan proceeds were used to (1) purchase a 9,400 SF building in Goffstown, NH, to be occupied by a church, and (2) refinance an existing property owned by the church. The church is a nonprofit organization that was founded in NH in 2003 and has over 100 members. (3/10/2025)

Jefferson, NH

Total Loaned: \$150,000 (LOC)

R-219

The public charter school described in loan R-215 above requested a new LOC for \$150,000 for short-term working capital. Their previous LOC was paid off when this new LOC closed. (4/11/2025)

Nashua, NH

Total Loaned: \$232,500

LF-03

Founded in 1973, this nonprofit organization provides specialized care and support to individuals with development disabilities, acquired brain disorders, and other needs. They sought loans from Millyard Bank and the New Hampshire Community Loan Fund to purchase the 9,542 square foot building they occupied in Nashua, New Hampshire. The nonprofit has 65 full-time employees, 15 part-time employees, and 35 independent contractors, and support over 300 individuals each year, the majority of which have low/moderate incomes as 99% of their adult clients are funded under Medicaid and 60% of children's services are Medicaid funded. (5/15/2025)

Peterborough, NH

Total Loaned: \$358,000

LF-05

This nonprofit organization is an open enrollment, no tuition public charter school serving grades K-7. It is based in Peterborough, New Hampshire, and has a current enrollment of 318 students, with an enrollment cap of 390. They received funding from NBT Bank and the Community Loan Fund to purchase and renovate a 13,710 square foot building in Peterborough that will accommodate an expansion to add grades 8-12 and the increase in their enrollment cap to 726. The school currently has 41 full-time employees and 4 part-time employees and will be maintaining those positions. As a result of the project, 10 teaching and support positions will be added as grades are added. (5/29/2025)

Guildhall, VT

Total Loaned: \$117,500

F-68

This nonprofit borrower received \$117,500 in financing to refinance existing debt with the New Hampshire Community Loan Fund and the Vermont Economic Development Authority and to purchase and install a building to store shavings. The new building will save approximately \$7,800 annually in operating expenses by purchasing tractor trailer loads of shavings instead of by the bag and the refinancing of debt will reduce monthly payments and allow for additional cash flow. This nonprofit organization provides mental health counseling through therapeutic horsemanship programs and related educational opportunities to individuals with physical and/or emotional disabilities. They have two part-time stable staff and support three contracted jobs, including its founder for her equine therapy services and two on-site licensed mental health professionals (a therapist and psychotherapist). (6/4/2025)

ECONOMIC OPPORTUNITY

# Loans: 26	\$ Loans: \$3,753,920	% of FY Lending: 11.4%
# Amendments: 1	\$ Amendments: \$75,000	

A. Business Finance

# Loans: 10	\$ Loans: \$2,741,211	# Jobs: 30.0
# Amendments: 1	\$ Amendments: \$75,000	# Square Feet: 4,300

Concord, NH

Total Loaned: \$50,000 (LOC)	10210101
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This woman- and minority-owned healthcare and staffing business based in Concord, NH, was founded in June 2023. The business is committed to providing exceptional staffing solutions to healthcare facilities. They were awarded a C-DEE grant in May 2024 and will utilize the award to purchase a new laptop, fireproof filing box and software. In addition, the business has entered into an agreement with the Community Loan Fund to work with a partner organization for 12 months of business coaching. We will provide a total of \$3,775 and the business will provide \$1,225 of the coaching costs. We are also providing a \$50,000 Line of Credit for short-term working capital. (8/6/2024)

Sunapee, NH

Total Loaned: \$140,000	10230101
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This 3rd generation family farm in Sunapee, NH, provides sustainable forest management services and raises a small herd of grass-fed beef cattle. You can also find maple syrup and firewood for sale. Our financing will advance our mission for the following reasons: (1) meets our farm food initiative to help more local businesses scale and strengthen the regional food system; (2) the borrowers are young and beginner farmers, a group that is often challenged to secure access to land and capital; (3) the project will enable the owners to build real estate equity. (8/28/2024)

Littleton, NH

Total Loaned: \$200,000	10250101
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In January 2022, this borrower purchased a former restaurant in Littleton in order to open a new retro-inspired seafood restaurant and mocktail/cocktail bar. In May 2024, the borrower began improving the inside layout to accommodate the process flow of the restaurant's operations which required the relocation of walls, plumbing, electrical and equipment. In addition, improvements to the aesthetics of the building and mold remediation were needed. A local bank provided the first mortgage loan and a \$150,000 line of credit. The New Hampshire Community Loan Fund's \$200,000 loan will be used to complete the improvements, pay off credit card debt used to purchase equipment, and for working capital. This financing will advance our mission for the following reasons: (1) the business is woman-owned and the owner is a person of color; (2) it is anticipated that 10 new jobs will be created because of the project; (3) the project supports our farm and food initiative; (4) the project meets the CDFI-Equitable Recovery Program (ERP) requirements; and (5) the project increases owner net worth. (10/17/2024)

Sunapee, NH

Total Loaned: \$300,000

10230201

In August 2024, the New Hampshire Community Loan Fund provided a \$140,000 loan to an existing borrower for the purchase of a farm house and 44+ acres in Sunapee, NH (see loan 10230101 above). The purpose of this \$300,000 loan is to allow the borrowers to do needed renovations to the farmhouse to add a bedroom, finish out the basement, and update windows, as well as to refinance their existing acquisition mortgage with the Community Loan Fund. (11/27/2024)

Concord, NH

Total Loaned: \$30,000

10270101

In January 2025, the New Hampshire Community Loan Fund provided a \$30,000 loan to a woman-owned consignment/vintage clothing and accessories shop located on Main Street in Concord, NH. The store has been in business for thirteen years and in June 2024, it won Best Small Business in Concord, NH. The owner requested financing for leasehold improvements to expand from 1,800 to 2,300 square feet of retail space and for additional security cameras and software. This loan is a strong mission match because it will provide growth capital for a woman-owned, "Main Street" business with one full-time, year-round job. Additionally, the shop donates unsold merchandise to a nonprofit organization offering crisis and support services to female and male survivors of domestic violence, sexual violence, and stalking. (1/22/2025)

Manchester, NH

Total Loaned: \$9,000

ML-04

The borrower started in 2022 as an on-line business providing spiritual and holistic products. The owner is diversifying her income stream by opening a 500 square foot storefront in Manchester, New Hampshire, where community gatherings and healing classes will also be held. Small Business Administration (SBA) Microloan loan financing was requested to cover the essential costs of establishing the shop, purchasing inventory, and creating a welcoming space for the community. The business has one full-time employee. (4/8/2025)

Wilmot, NH

Total Loaned: \$17,995

LF-02

New Hampshire Community Loan Fund received a grant from You Have Our Trust Foundation for credit enhancement loans to minority farmers and climate smart practices. This climate-smart agriculture loan of \$17,995 will enable a farm owner to purchase high tunnels. The farmer grows fruits and vegetables as well as cut flowers and bedding plants that are sold through her farm stand, community supported agriculture, and the Wilmot Farmers Market. This financing advances our mission for the following reasons: (1) meets our farm food initiative to help more local businesses scale and strengthen the regional food system; (2) the borrower is a young and beginner farmer, a group that is often challenged to secure access to capital; (3) meets our energy solutions/climate smart agriculture initiative; (4) the farm is a woman- and minority-owned business. One full-time employee works at the farm. (4/15/2025)

Concord, NH

Total Loaned: \$17,909

ML-01

This business opened in March of 2024 and is currently located at the Bank of NH Stage in Concord, New Hampshire. It is a quick service restaurant specializing in lunch, evening, and weekend take-out and casual dining. It is modeled after authentic Korean comfort food that is healthy, portable, and easy to bring to any event. SBA Microloan financing was requested to fund costs associated with working capital, pay off current invoices and business debt. The restaurant has one full-time employee. (4/29/2025)

Nashua, NH and Lamoine, ME

Total Loaned: \$1,891,307

LF-04

New Hampshire Community Loan Fund closed a \$1,891,307 Power Purchase Agreement (PPA) loan to support the purchase of two solar arrays located in Nashua, New Hampshire, and two solar arrays located in Lamoine, Maine. Our loan will benefit four non-profit organizations and municipalities by lowering their utility expenses, reducing their carbon footprint, and eliminating the barrier of paying upfront for the substantial cost of a solar array. With annual energy production of 1,364,841 kWh, the proposed projects will reduce CO2 emissions by 689 metric tons annually in year one, declining by an average of 3.33 tons over 10 years. This would equate to CO2 emissions from 163 gasoline-powered passenger cars driven for one year and energy use in 135 homes for one year. (5/21/2025)

Sunapee, NH

Loan Amendment: \$75,000

10230201

Please see loan #10230201 described above for background information. New Hampshire Community Loan Fund approved a modification to increase the loan from \$300,000 to \$375,000 due to an increase in material costs and unexpected costs associated with extensive foundation work. (6/11/2025)

Plymouth, NH

Total Loaned: \$85,000

LF-06

This loan was for the acquisition of an existing hair salon that has been in business for 25 years in Plymouth, NH. The borrower has been in the hair industry for over 10 years, and this will be her first ownership of a business. The salon will employ three stylists, including the previous owner, and be supported by four part-time receptionists. (6/25/2025)

B. NCIC

Loans: 16

\$ Loans: \$1,012,709

Jobs: 43.0

Amendments: 0

\$ Amendments: \$0

Square Feet: 23,113

Conway, NH

Total Loaned: \$35,000

S-67

These borrowers provide men seeking sober living a safe, substance-free environment where they can utilize skills accumulated in treatment and apply them to their transition back into the community. The requested loan is for leasehold improvements.

The borrowers are leasing the 4,271 square-foot property from an LLP and are the owners and sole members/principals of both entities. (7/11/2024)

Benton, NH

Total Loaned: \$20,000

CO-18

This borrower has worked five years as an employee at a large company to acquire skills related to installing and maintaining HVAC systems. He has all necessary licenses and performs side jobs as time allows. He sees an unsatiated demand for this type of work and seeks to open his own business. (7/19/2024)

Newport, VT

Total Loaned: \$90,000

MS-03

This borrower is a long-time client of NCIC with three prior term loans. All were paid as agreed. She is downsizing her business and relocating from a leased space to a newly constructed 420 square-foot salon next to her residence. (7/19/2024)

Colebrook, NH

Total Loaned: \$50,000

OO-78

This loan is to purchase additional brewing equipment to expand production capacity. The business is in Colebrook, NH, which is a very rural and economically challenged area. This will enable the brewery to hire one additional full-time employee and one additional part-time employee, adding to their existing staff of two full-time and six part-time employees. (7/19/2024)

Concord, VT

Total Loaned: \$50,000

F-67

This borrower is a dynamic and growing behavioral health provider specializing in Applied Behavior Analysis. They serve the northern Vermont and New Hampshire area, providing specialized programs to children with autism spectrum disorder and other related challenges. Services, which include early intervention as well as home-based and community-based programs, are designed to meet the unique needs of children between the ages of 2-21. Their financing request is to refinance higher priced debt and to make leasehold improvements to newly added 1,700 square feet of office space. (8/29/2024)

Dover, NH

Total Loaned: \$8,500

CO-19

Funding was requested to open and operate a coffee trailer in the Dover, NH area. The business has carved a niche for itself by offering hot and cold beverages like coffee, tea, and specialty drinks in areas where traditional cafes might not be feasible. This innovative approach not only meets a community need but also challenges the conventional business model of physical stores. By being adaptable and mobile, this business can serve a wider audience, bringing refreshments to people wherever they are, which is the key to their success. The borrower is a disabled veteran and fits our mission to help veterans to open and start unique businesses in New Hampshire and to thrive in society. The business will provide quality coffee to the community in a

convenient and affordable way while providing a safe, common space for all customers. (10/15/2024)

Ossipee, NH

Total Loaned: \$288,209

II-78

This business is a custom metal fabrication shop owned and operated by an experienced metal fabricator and welder, and by an experienced mechanical designer. This husband-and-wife team are new to this country and the husband is a veteran, having joined the military upon entering the United States. This loan will be used to construct a new workshop for their business, and they self-funded the purchase of the land upon which it will be built. (10/31/2024)

Claremont, NH

Total Loaned: \$125,000

RR-57

This loan is to support the purchase of a motel in Claremont, NH, and is a subordinate loan with a local bank. The borrowers are minority business owners in a town that is under served. Two existing full-time employees will remain on staff and one of the borrowers will be the full-time General Manager overseeing the day-to-day operations of the 7,334 square foot motel. (11/18/2024)

Grantham, NH

Total Loaned: \$10,000

ML-02

Small Business Administration (SBA) Microloan loan financing was provided to a new borrower to fund costs associated with acquiring a consignment shop that has been in operation for 16 years. This woman-owned business has a strong foundation, and the new owner plans on modernizing and enhancing operations while preserving its established reputation and loyal clientele. One full-time job will be preserved to manage the business. (3/13/2025)

Barnstead, NH

Total Loaned: \$85,000

OO-79

A police chief looking toward retirement and his wife are starting a driving school in New Hampshire's Lakes Region. They requested financing to purchase two vehicles and instructional equipment, and for working capital. The driving school will preserve one full-time job and create one full-time job in the future. (3/26/2025)

Bethlehem, NH

Total Loaned: \$14,000

ML-03

This loan was made to a family operated company that specializes in providing full-service property service solutions for residential homes, rentals, and second homes in the White Mountain area. The husband-and-wife owners requested SBA Microloan financing to purchase equipment and for working capital. The business has one existing full-time employee and plans on creating a second full-time position. (4/9/2025)

Rye, NH

Total Loaned: \$44,500

ML-05

This business originally started as a single chair salon with a focus around customized pricing based on clients' individual services and over the last three years, it has evolved into a destination for hair loss and scalp needs. The owner requested SBA Microloan financing to fund costs associated with moving her salon to a larger location to bring in more clientele and more revenue, eventually hiring or bringing on more hair dressers. This woman-owned business employs one full-time person and plans on hiring another full-time person. (4/11/2025)

West Lebanon, NH

Total Loaned: \$112,500

KK-70

In partnership with Claremont Savings Bank (the lead lender), the Community Loan Fund provided partial financing towards the acquisition of a diner in Lebanon, New Hampshire, which allowed for the continuation of a long-standing business in the community and its associated jobs. The borrowers are a husband-and-wife team with restaurant experience including partial ownership of a truck stop restaurant also located in Lebanon. Total project costs for the purchase of the 3,808 square foot diner are \$750,000. As a result of this loan, eight full-time jobs will be retained. (4/30/2025)

Newport, NH

Total Loaned: \$20,000 (LOC)

R-220

This business is a woman-owned, minority-owned telehealth mental health practice dedicated to providing comprehensive support to individuals of all ages, including children, adolescents, adults, couples, families, and groups. Its mission is to address a wide range of mental health issues through the application of diverse therapeutic modalities tailored to meet the unique needs of their clients. The owner is a full-time Licensed Marriage and Family Therapist. She requested a Line of Credit (LOC) for short-term working capital while awaiting payments from insurance companies. (5/9/2025)

South Burlington, VT

Total Loaned: \$50,000

R-221

This loan was made to an established woman-owned business in South Burlington, Vermont, offering hair removal services to a wide array of clientele. The owner has numerous years of experience in electrolysis hair removal and several years of experience with laser hair removal but does not currently offer laser hair removal services. She requested \$50,000 to purchase a laser hair removal machine to expand her offerings. The business has one full-time employee (the owner) and plans to hire another full-time employee who will assist with hair removal. The business also leases space to two people who offer salon services. (5/16/2025)

Brentwood, NH

Total Loaned: \$10,000

ML-06

This physician-owned and woman-owned mobile and virtual healthcare practice provides pediatric primary care, urgent care, and travel medicine services to families across the Southern and Seacoast New Hampshire and Northern Massachusetts. The owner will be the sole employee and requested SBA Microloan financing for start-up

costs that include purchasing equipment, medical supplies, and medications, and for working capital. She is also injecting \$10,000 of her own money into the business. She aims to serve 50 patients per year initially and has a long-term goal of serving 100 patients per year. (5/20/2025)