



New Hampshire Community Loan Fund
FY2026 Report on Lending Activities
Closed Between July 1, 2025 & March 31, 2026

To date this fiscal year, the New Hampshire Community Loan Fund, Inc. has financed **136 loans and 1 amendment for a total of \$15,644,892.**

Financing was provided to borrowers in 54 towns/cities and 10 counties in New Hampshire and 1 city and county in both Maine and Vermont. Our lending supported:

- 224 individuals/families for housing
- 7 resident-owned communities
- 0 community organizations
- 0 child care facilities and 0 schools
- 8 businesses
- 0 Thrive loan program clients

These loans created or preserved:

- 160 housing units
- 0 new resident-owned communities
- 1 community space
- 0 child care and 0 school spaces
- 196 jobs
- 29,467 square feet of nonprofit facility and business space

Lending activities in Fiscal Year 2026 by program:

AFFORDABLE HOUSING		
# Loans: 124	# Amendments: 1	% of FY Lending: 88.4%
\$ Loans: \$13,119,250	\$ Amendments: \$713,642	

A. Resident-Owned Communities (ROCs)		
# Loans: 16	# Amendments: 1	# Housing Units: 0
\$ Loans: \$1,280,000	\$ Amendments: \$713,642	

Keene, NH

Total Loaned: \$430,000 5630701

A \$430,000 improvements loan was made to a cooperative for the completion of water system upgrades and the repayment of past due water and sewer bills owed to the City of Keene. (8/11/2025)

Hopkinton, NH

Total Loaned: \$135,000 10290101/02/03

The residents of a manufactured home park received a 60-day notice that their 60-unit community located in Hopkinton, New Hampshire, was for sale. The notice also included a second property, described below. The competing buyer submitted an offer of \$12,800,000 for both communities. In recent years, the competing buyer

purchased a park in Northwood, which has since experienced significant rent increases. The residents formed a cooperative, and the New Hampshire Community Loan Fund made a \$75,000 refundable deposit, a \$56,000 forgivable predevelopment, and a \$4,000 forgivable predevelopment environmental loan in support of the Cooperative's attempt to become a resident-owned community (ROC) which will provide the opportunity for community self-determination and long-term rent stability. (8/18/2025)

Contoocook (Hopkinton), NH

Total Loaned: \$135,000

10300101/02/03

The residents of a manufactured home park, located in Contoocook (Hopkinton), New Hampshire, received a 60-day notice that their community, which has 70 manufactured home sites and a 6-unit apartment building, was for sale. As described above, the notice also included a second park and the competing buyer is the same. The residents formed a cooperative, and the Community Loan Fund made a \$75,000 refundable deposit, a \$56,000 forgivable predevelopment, and a \$4,000 forgivable predevelopment environmental loan in support of the Cooperative's attempt to become a resident-owned community (ROC). (8/20/2025)

Salem, NH

Total Loaned: \$245,000

10310101/02/03

The residents of a manufactured home park, located in Salem, New Hampshire, received a 60-day notice that their 55+ community, which has 60 manufactured home sites, is being sold to a competing buyer for \$3,700,000. The residents formed a cooperative and the Community Loan Fund made a \$185,000 refundable deposit, a \$56,000 forgivable predevelopment, and a \$4,000 forgivable predevelopment environmental loan in support of the Cooperative's attempt to become a resident-owned community (ROC). (10/22/2025)

Colebrook, NH

Amendment Total: \$713,641.92

7330501

An amendment to an existing loan made in FY2022 increased the loan amount from \$1,335,000 to \$2,006,000 and readvanced principal in the amount of \$42,641.92. The loan is providing interim funding for water and wastewater project financed by USDA-RD but due to the federal government shutdown, USDA-RD funds were unavailable, so the manufactured home park requested an increase in their interim loan amount to continue to pay contractors. (12/9/2025) *Note: This amendment was added to this report in March 2026.*

Center Conway, NH

Total Loaned: \$235,000

18080101/02/03

The residents of manufactured home park received a 60-day notice that their 166-unit community located in Center Conway, New Hampshire, was for sale. The competing buyer submitted an offer for \$15,500,000. The residents formed a cooperative and the Community Loan Fund made a \$160,000 forgivable deposit loan, a \$71,000 forgivable predevelopment loan, and a \$4,000 forgivable predevelopment environmental loan in support of the Cooperative's attempt to become a resident-owned community (ROC)

which will provide the opportunity for community self-determination and long-term rent stability. (1/22/2026)

Albany, NH

Total Loaned: \$100,000

18230101/02/03

The residents of a manufactured home park in Albany, NH formed a cooperative to submit a \$1.45 million offer to purchase their 50-site community in a negotiated sale. The New Hampshire Community Loan Fund made a \$50,000 refundable deposit loan, a \$46,000 forgivable predevelopment loan, and a \$4,000 forgivable predevelopment environmental loan in support of the Cooperative's attempt to become a resident-owned community (ROC) which will provide the opportunity for community self-determination and long-term rent stability. (3/13/2026)

B. Multi-Family Housing

# Loans: 1	\$ Loans: \$3,200,000	# Housing Units: 148
# Amendments: 0	\$ Amendments: \$0	# Jobs: 147

Somersworth, NH

Total Loaned: \$3,200,000

LF-11

New Hampshire Community Loan Fund's \$3.2 million loan to a multifamily housing development provides gap financing for the construction of a 148-unit apartment complex in Somersworth, New Hampshire. Of the 148 housing units in the development, 20% (30 units) will be offered at rental rates affordable to households earning not more than 80% of the Area Median Income (AMI), providing urgently needed additional housing units in a market facing rising housing costs and a lack of inventory. The project includes significant environmental remediation of a vacant property, renovation of an historic mill building, and construction of two new buildings. The project will support an estimated 144 jobs during construction and 3 permanent jobs for property management and maintenance. (1/23/2026)

C. Homeownership

# Primary Loans: 73	# Assistance Loans: 34	# Housing Units: 9
\$ Primary Loans: \$8,244,250	\$ Assistance Loans: \$395,000	

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

A total of **64 loans for \$6,858,300** have been made to provide financing to homeowners in **46 resident-owned communities** in New Hampshire. Additionally, **30 of those borrowers also received down payment assistance totaling \$330,000**. These loans will create and preserve **2 housing units** that have never been a Community Loan Fund borrower before (denoted with an asterisk * below). Loans for homes in resident-owned communities are summarized as follows:

C-1843 Hollis Pines Cooperative, Inc in Hollis: \$208,500 to purchase a home (7/14/2025)

- C-1844 Lakemont Cooperative, Inc. in Laconia: \$225,000 to purchase a home (7/14/2025)
- C-1845/B Swiftwater Estates Cooperative, Inc. in Bath: \$88,500 to purchase a home PLUS \$10,000 for down payment assistance funds (7/18/2025)
- C-1846/B Tanglewood Park Cooperative, Inc. in Keene: \$75,000 to purchase a home PLUS \$10,000 for down payment assistance funds (7/18/2025)
- C-1848/B Woodstock Cooperative, Inc. in North Woodstock: \$99,200 to purchase a home to fill an empty lot PLUS \$35,000 for down payment assistance funds (7/28/2025)
- C-1849 Country Ridge Cooperative, Inc. in Rochester: \$60,000 to purchase a new replacement home (7/30/2025)
- C-1850/B Windswept Acres Cooperative, Inc. in Rochester: \$133,100 to purchase a home PLUS \$10,000 for down payment assistance funds (7/25/2025)
- C-1851/B Bristol Freedom Cooperative, Inc. in Bristol: \$110,500 to purchase a home PLUS \$10,000 for down payment assistance funds (7/25/2025)
- C-1852 Contoocook River Cooperative, Inc. in Deering: \$97,500 to purchase a home (7/28/2025)
- C-1853 Exeter River MHP Cooperative, Inc. in Exeter: \$184,750 to purchase a new replacement home (8/1/2025)
- C-1854/B Olde Towne Homeowners Cooperative, Inc. in Allenstown: \$17,000 to purchase a home PLUS \$10,000 for down payment assistance funds (8/11/2025)
- C-1855/B* Pleasant Valley Estates Cooperative, Inc. in Claremont: \$84,500 to purchase a home PLUS \$15,000 for down payment assistance funds (8/4/2025)
- C-1856 Ossipee Mountains Estates Cooperative, Inc. in Center Ossipee: \$45,000 to refinance (cash out) a home (8/11/2025)
- C-1857 Freedom Pond Cooperative, Inc. in New Ipswich: \$157,500 to purchase a home (8/8/2025)
- C-1858/B Sandy Pines Cooperative, Inc. in Lee: \$173,250 to purchase a home PLUS \$10,000 for down payment assistance funds (8/12/2025)
- C-1859 Lee Oak Cooperative, Inc. in Barrington: \$142,400 to purchase a new home to fill an empty lot (8/15/2025)
- C-1860 Gaslight Village Cooperative, Inc. in Tilton: \$38,500 to purchase a home (8/20/2025)
- C-1861 Aberdeen West Cooperative, Inc. in Stratham: \$200,000 to purchase a home (8/27/2025)
- C-1862/B Rock Rimmon Cooperative, Inc. in Danville: \$88,150 to purchase a home PLUS \$10,000 for down payment assistance funds (8/22/2025)
- C-1863/B Barrington Oaks Cooperative, Inc. in Barrington: \$153,000 to purchase a home PLUS \$10,000 for down payment assistance funds (8/29/2025)
- C-1864 Tranquility Estates Cooperative, Inc. in Raymond: \$153,000 to purchase a home (8/29/2025)
- C-1865/B Two Rivers Mobile Home Community Cooperative, Inc. in Campton: \$17,500 to purchase a home PLUS \$10,000 for down payment assistance funds (9/5/2025)

- C-1866/B South Weare Mobile Home Cooperative, Inc. in Weare: \$94,000 to purchase a home PLUS \$10,000 for down payment assistance funds (9/10/2025)
- C-1867 Bear View Crossing Cooperative, Inc. in Allenstown: \$122,400 to purchase a home (9/16/2025)
- C-1868 Monadnock Tenants Cooperative, Inc. in Rindge: \$142,500 to purchase a home (9/25/2025)
- C-1869 Hideaway Village Cooperative, Inc. in Rochester: \$86,800 to refinance (cash out) a home (9/26/2025)
- C-1870 Bunker Lane Condominium Association of Unit Owners, Inc. in Madbury: \$95,000 to refinance (cash out) a home (9/29/2025)
- C-1871 Cotton Farm Village Cooperative, Inc. in Danville: \$146,500 to purchase a home (9/26/2025)
- C-1872 Mascoma Meadows Cooperative, Inc. in Lebanon: \$79,250 to purchase a home (9/25/2025)
- C-1874 Medvil Cooperative in Goffstown: \$170,000 to refinance (cash out) a home (10/6/2025)
- C-1876/B Bear View Crossing Cooperative, Inc. in Allenstown: \$197,100 to purchase a home PLUS \$10,000 for down payment assistance funds (10/9/2025)
- C-1877 Contoocook River Cooperative, Inc. in Deering: \$102,600 to purchase a home (10/22/2025)
- C-1878/B Page Hill MHP Cooperative, Inc. in Lancaster: \$85,300 to purchase a home PLUS \$10,000 for down payment assistance funds (10/24/2025)
- C-1879 Exeter River MHP Cooperative, Inc. in Exeter: \$94,900 to purchase a home (10/23/2025)
- C-1880/B Contoocook River Cooperative, Inc. in Deering: \$77,500 to purchase a home PLUS \$10,000 for down payment assistance funds (11/21/2025)
- C-1881/B Mountain View Housing Cooperative, Inc. in Gilford: \$180,000 to purchase a home PLUS \$10,000 for down payment assistance funds (11/24/2025)
- C-1884/B Pleasant Pond Cooperative, Inc. in Warner: \$115,000 to purchase a home PLUS \$10,000 for down payment assistance funds (12/5/2025)
- C-1885/B Catamount Hill Cooperative, Inc. in Allenstown: \$85,800 to purchase a home PLUS \$10,000 for down payment assistance funds (12/4/2025)
- C-1886 Contoocook River Cooperative, Inc. in Deering: \$109,150 to purchase a home (12/8/2025)
- C-1888 Town Line Village Cooperative, Inc. in Holderness: \$121,100 to purchase a new home to fill an empty lot (12/12/2025)
- C-1889/B Hill Top Cooperative, Inc. in Raymond: \$177,000 to purchase a new home to fill an empty lot PLUS \$10,000 for down payment assistance funds (12/16/2025)
- C-1890 Hill Top Cooperative, Inc. in Raymond: \$31,500 to purchase a home (12/19/2025)
- C-1891 Lakes Region Manufactured Housing Cooperative, Inc. in Belmont: \$102,150 to purchase a home (12/22/2025)

- C-1892 *Bear View Crossing Cooperative, Inc. in Allenstown: \$75,000 to refinance (cash out) a home (1/14/2026)*
- C-1893/B *Catamount Hill Cooperative, Inc. in Allenstown: \$99,750 to purchase a home PLUS \$10,000 for down payment assistance funds (1/13/2026)*
- C-1894/B *Crossings at Sleepy Hollow Cooperative, Inc. in Newmarket: \$126,000 to purchase a home PLUS \$10,000 for down payment assistance funds (1/16/2026)*
- C-1896/B *Crown Point MHP Cooperative, Inc. in Charlestown: \$61,650 to purchase a home PLUS \$10,000 for down payment assistance funds (1/20/2026)*
- C-1897 *Medvil Cooperative in Goffstown: \$122,700 to refinance (cash out) a home (1/26/2026)*
- C-1898/B *Lee Oak Cooperative, Inc. in Barrington: \$106,500 to purchase a home PLUS \$10,000 for down payment assistance funds (1/23/2026)*
- C-1901 *Loon Estates Cooperative, Inc. in Northwood: \$20,000 to purchase a home (2/17/2026)*
- C-1902 *Bear View Crossing Cooperative, Inc. in Allenstown: \$139,400 to purchase a home (2/24/2026)*
- C-1904/B *Tanglewood Park Cooperative, Inc. in Keene: \$92,300 to purchase a home PLUS \$10,000 for down payment assistance funds (2/23/2026)*
- C-1903 *Windswept Acres Cooperative, Inc. in Rochester: \$47,000 to refinance (cash out) a home (3/4/2026)*
- C-1905/B *Stony Brook Cooperative, Inc. in Rochester: \$67,500 to purchase a home PLUS \$10,000 for down payment assistance funds (3/3/2026)*
- C-1906/B *Freedom Village Cooperative, Inc. in Concord: \$84,300 to purchase a home PLUS \$10,000 for down payment assistance funds (3/2/2026)*
- C-1907 *Contoocook River Cooperative, Inc. in Deering: \$83,400 to purchase a home (3/5/2026)*
- C-1908 *Emerald Acres Cooperative, Inc. in Barrington: \$102,500 to refinance (cash out) a home (3/17/2026)*
- C-1909 *Windy Acres Cooperative, Inc. in Charlestown: \$94,200 to refinance (cash out) a home (3/16/2026)*
- C-1910/B *Forest Park Tenants' Association Cooperative, Inc. in Jaffrey: \$99,000 to purchase a home PLUS \$10,000 for down payment assistance funds (3/12/2026)*
- C-1911 *The Birches of Wolfeboro Cooperative, Inc. in Wolfeboro: \$175,500 to purchase a home (3/17/2026)*
- C-1912 *Olde Towne Homeowners Cooperative, Inc. in Allenstown: \$145,000 to purchase a home (3/18/2026)*
- C-1913/B *Two Rivers Mobile Home Community Cooperative, Inc. in Campton: \$56,700 to purchase a home PLUS \$10,000 for down payment assistance funds (3/23/2026)*
- C-1914/B *Hideaway Village Cooperative, Inc. in Rochester: \$36,500 to purchase a home PLUS \$10,000 for down payment assistance funds (3/30/2026)*
- C-1915/B* *Mountain View Housing Cooperative, Inc. in Gilford: \$56,000 to purchase a home PLUS \$10,000 for down payment assistance funds (3/31/2026)*

**II. Homes on Own Land:
Welcome Home (B-685) & Down Payment Assistance (B-1400)**

A total of **9 loans for \$1,385,950** have been made to provide financing to homeowners of manufactured homes on their own land in New Hampshire. Additionally, **4 of those borrowers also received down payment assistance totaling \$65,000**. These loans will create and preserve **7 housing units** (denoted with an asterisk * below). Loans for homes on homeowners' land are summarized as follows:

- C-1847* Rochester: \$166,050 to purchase a home (7/24/2025)
- C-1873* Pittsfield: \$214,850 to purchase a new home to fill an empty lot (9/26/2025)
- C-1875/B* New Hampton: \$169,500 to purchase a new home to fill an empty lot PLUS \$35,000 for down payment assistance funds (10/6/2025)
- C-1882 Raymond: \$154,000 to purchase a home (11/24/2025)
- C-1883* Northfield: \$110,000 to purchase a home (11/25/2025)
- C-1887/B* Newport: \$135,550 to purchase a home PLUS \$10,000 for down payment assistance funds (12/8/2025)
- C-1895/B* Tamworth: \$151,000 to purchase a home PLUS \$10,000 for down payment assistance funds (1/16/2026)*
- C-1899 Farmington: \$181,500 to refinance (cash out) a home (2/17/2026)*
- C-1900/B* Haverhill: \$103,500 to purchase a home PLUS \$10,000 for down payment assistance funds (2/6/2026)*

COMMUNITY SERVICES: CHILD CARE, SCHOOLS, NONPROFITS, AND THRIVE

# Loans: 1	# Amendments: 0	% of FY Lending: 0.4%
\$ Loans: \$65,000	\$ Amendments: \$0	
# Community Spaces: 1	# Child Care Spaces: 0	# School Spaces: 0
# Jobs: 0	# Square Feet: 3,364	# Housing Units: 3

Warner, NH

Total Loaned: \$65,000

KK-72

A nonprofit organization, focused on stable and equitable housing, regenerative agriculture, local economic revitalization, open space preservation, and equitable land rights requested a bridge loan to acquire a property in Warner, NH, establish a 69-acre conservation easement on the property, and preserve three affordable housing units. (3/19/2026)

ECONOMIC OPPORTUNITY: BUSINESS FINANCE

# Loans: 11	# Amendments: 0	% of FY Lending: 11.2%
\$ Loans: \$1,747,000	\$ Amendments: \$0	
# Jobs: 49	# Square Feet: 26,103	

Manchester, NH

Total Loaned: \$75,000 LF-07

This borrower requests a loan up to \$75,000 for start-up costs for a multidisciplinary dance and fitness studio combined with a community space that promotes physical well-being, artistic expression, and social connection. The minority- and woman-owned business will be located in a CDFI Fund Equitable Recovery Program census tract in Manchester, New Hampshire, and the borrower is providing \$15,000 of her own funds towards the project. (7/30/2025)

Lewiston, ME

Total Loaned: \$250,000 LF-08

Funding was requested to upfit a former church to house a 17,435 square foot brewery and 90-seat restaurant located in an investment area in Lewiston, Maine. The \$3,400,685 project will result in 25 full-time jobs, where all employees will become owners of the cooperative after one year of employment. This is a participation loan with a nonprofit Fund as the lead lender and the Community Loan Fund providing a direct loan of \$250,000. (9/25/2025)

Bedford, NH

Total Loaned: \$50,000 ML-07

Community Loan Fund supported a woman- and minority-owned interior design firm located in Bedford, New Hampshire, that specializes in providing interior design services in healthcare settings with a mission to “create uplifting and engaging spaces for healthcare environments.” The owner requested \$50,000 to facilitate the expansion of her business, which includes moving the office from her home to a 1,515 square foot office, hiring additional staff, purchasing computer equipment/software, and making leasehold improvements. This loan is funded through the SBA Microloan program. The business currently has one full-time employee (the owner) and plans to create a new half-time position. (10/15/2025)

Manchester, NH

Total Loaned: \$32,000 LF-09/ML-08

A minority-owned grocery store in Manchester, New Hampshire specializing in Halal and African foods, requested funding to refinance its existing loan with the Community Loan Fund and provide new funds to purchase inventory. The loans were funded through the CDFI Fund Equitable Recovery Program (\$27,000) and the SBA Microloan Program (\$5,000). As a result of these loans, 2.5 full-time jobs will be retained (one of which was previously counted) and 2,292 square feet of retail space will be retained (not previously counted). (11/5/2025)

Whitefield, NH

Total Loaned: \$200,000

LF-10

Funding was requested to support a woman-owned farm and orchard on 187 acres in Whitefield, New Hampshire. The farm offers fresh apples and pears, pressed cider, pumpkins/gourds, broiler chickens, and Thanksgiving turkeys. Loan funds are for the construction of a 1,512 square foot food processing and cold storage facility on site and leverage a \$250,000 USDA grant awarded to the farm. The loan interest rate was subsidized by grant funds to support farms implementing climate resilience projects. The farm is in process of re-staking its 1,200 trees to provide protection from climate-driven ice and wind events. The farm is currently staffed by two owner-operators who plan on creating a 0.25 FTE position. (11/17/2025) *Note: Project description previously included 2.87 estimated construction jobs in error.*

Goffstown, NH

Total Loaned: \$90,000

LF-12

Funding was requested to support a 100% grass-fed Jersey cow dairy and vegetable farm located in Goffstown, New Hampshire. The farm offers milk, cream, yogurt, ice cream, butter, vegetables, and cut flowers through its farm stand and Community Supported Agriculture (CSA) program. The loan funds were for working capital to support the farm operations. The farm currently has seven full-time employees including the owner, and all the jobs will be preserved due to the loan. (1/29/2026)

Derry, NH

Total Loaned: \$150,000

ML-09/KK-71

Funding was requested to support a manufacturer of potato chips fried in beef tallow, based in Derry, NH. Loan funds were used to purchase equipment to automate the chip bagging process and grow the business. A portion of the loan funds (\$50,000) was funded through the SBA Microloan Program. As a result of the loans, 7.5 full time equivalent jobs will be retained, 2 full time equivalent jobs will be created, and 1,600 square feet of manufacturing space will be retained. (2/12/2026)

Saint Johnsbury, VT

Total Loaned: \$900,000

JL-10/II-79 & R-222

The Community Loan Fund participated in a real estate loan and an equipment loan from nonprofit Fund to a startup food co-op in St. Johnsbury, VT. Loan funds provided permanent financing to pay off real estate acquisition bridge debt as well as fund renovation and equipment costs needed to open the store. (3/26/2026)