

On Thursday, April 26, 2018, New Hampshire Housing Finance Authority held its monthly Board meeting at the Authority's offices located at 32 Constitution Drive, Bedford, NH. Chair Ensign called the meeting to order at 10:30 a.m. The meeting adjourned at 11:50 a.m.

Members Present:

Stephen W. Ensign
Kendall Buck
John Cuddy
Pauline Ikawa
Connie Lane
Mary Beth Rudolph
Stephanye Schuyler
Donald Shumway

Members Absent:

Amy Lockwood

Authority Counsel Present:

Marc van Zanten, General Counsel

Others Present:

Faith Bumford
Dean Christon
Pat Donahue
Natasha Dube
Ben Frost
Debi Granfield
Bill Guinther
Jane Law
Grace Lessner
Ignatius MacLellan
Jim Menihane
Chris Miller
Gloria Paradise
Dee Pouliot
Colette Provencher
George Reagan
David Sargent
Lisa Vance

Barbara Feldman, BAML
Robert Tourigny, NeighborWorks Southern NH
Jennifer Vadney, NeighborWorks Southern NH

Chair Ensign called the meeting to order at 10:30 a.m.

Approval of the Minutes of the March 22, 2018 Meeting: Mr. Cuddy moved, seconded by Ms. Rudolph, and the Board unanimously approved the following motion:

2018-21 The minutes of the March 22, 2018, meeting are approved as presented.

COMMITTEE REPORTS:

Finance and Administration Committee

Approval: Emerging Opportunities Grant Requests 2018: Ms. Schuyler reviewed the requests for Emerging Opportunities Grants from Families in Transition – New Horizon, New Hampshire and the NeighborWorks collaborating affiliates. She reviewed the proposed funding and provided details. Ms. Schuyler moved, seconded by Ms. Ikawa, and the Board unanimously approved the following motion:

2018-22 The Board of Directors approves Emerging Opportunities Grants in the amounts of \$25,000 to New Hampshire's four collaborating NeighborWorks affiliates and \$50,000 to Families in Transition – New Horizons New Hampshire.

Approval: Partnership Grants Program Request – Vital Communities - \$50,000: Ms. Schuyler reviewed the request for an Incubator Grant from the Partnership Grants Program to Vital Communities. She provided a brief description and discussed the funding request. Mr. Christon discussed the Authority's history with former organizations in the Upper Valley and advised this is a much needed area to have an organization focused on housing issues. Ms. Schuyler moved, seconded by Ms. Ikawa, and the Board unanimously approved the following motion:

2018-23 The Board of Directors approves the Vital Communities \$50,000 Incubator Grant request as part of the Partnership Grants Program. Funding for this program is available from the FY 2018 budget.

Homeownership Committee

The Homeownership Committee did not meet in April.

Multi-Family Housing Committee

Approval: 2019 Qualified Allocation Plan (QAP): Ms. Dube provided a review of the draft Qualified Allocation Plan (QAP). She discussed the public input solicited, public forums and hearings that were held. She provided details on the significant changes proposed and answered members' questions. Mr. Christon noted additional research will be conducted on the 9% program affordability period for further discussions next year. Mr. Cuddy moved, seconded by Ms. Lane, and the Board unanimously approved the following motion:

2018-24 The Board of Directors approves and adopts the proposed 2019 Qualified Allocation Plan (QAP) (HFA:109) dated April 26, 2018.

Approval: Waiver Requests – HFA:109.04 (LIHTC Maximum Amount per Project) for The Meadows at Grapevine Run Phase II and St. Regis House: Ms. Dube discussed the staff-initiated waiver requests, noting the need for them is a result of the 2017 Tax Reform Act. She provided details of each project's financing and specific waiver request and noted, if approved, this will allow the projects to move forward and the Board to consider the additional tax credit allocations. Mr. Cuddy moved, seconded by Mr. Shumway, and the Board unanimously approved the following motion:

2018-25 The Board of Directors approves a waiver of HFA:109.04.A *Maximum Amount of LIHTC per Project* of the 2018 Qualified Allocation Plan (QAP) to allow The Meadows at Grapevine Run Phase II project to be considered for additional Low Income Housing Tax Credits (LIHTC) above the maximum credit allocation permitted, which is \$600,000 per LIHTC round.

Additionally, the Board of Directors approves a waiver of HFA:109.04.D *Preservation Project Initiative* of the 2018 Qualified Allocation Plan (QAP) to allow the St. Regis House project to be considered for additional Low Income Housing Tax Credits (LIHTC) above the maximum credit allocation permitted under the preservation project initiative, which is \$450,000 per LIHTC round.

Approval: 2018 Low Income Housing Tax Credits (LIHTC) Additional Credit Reservations: Mr. Cuddy reviewed the recommendation for additional Low Income Housing Tax Credits (LIHTC) for projects that were affected by the 2017 Tax Reform Act, providing details. Mr. Christon reported on the additional tax credit authority which will be available in the upcoming round and answered members' questions. Mr. Cuddy moved, seconded by Ms. Lane, and the Board unanimously approved the following motion:

2018-26 The Board of Directors approves additional Low Income Housing Tax Credit reservations up to the amounts listed below:

- | | |
|-----------------------------------|--------------------------|
| 1. Project: | Claremont Goddard Block |
| Developer: | Kevin Lacasse |
| LIHTC Previously Approved: | \$596,000 |
| Additional Recommendation: | \$ 26,050 |
| Total LIHTC Reservation: | \$622,050 |
| 2. Project: | Tracy Street Apartments |
| Developer: | Twin Pines Housing Trust |
| LIHTC Previously Approved: | \$648,235 |
| Additional Recommendation: | \$ 7,783 |

Total LIHTC Reservation:	\$656,018
3. Project:	Bradley Commons Phase II
Developer:	The Housing Partnership
LIHTC Previously Approved:	\$219,477
<i>Additional Recommendation:</i>	\$ 8,093
Total LIHTC Reservation:	\$227,570
4. Project:	St. Regis House
Developer:	Berlin Housing Authority
LIHTC Previously Approved:	\$450,000
<i>Additional Recommendation:</i>	\$ 26,822
Total LIHTC Reservation:	\$476,822
5. Project:	Apple Ridge Phase I
Developer:	David Lemieux
LIHTC Previously Approved:	\$750,370
<i>Additional Recommendation:</i>	\$ 26,484
Total LIHTC Reservation:	\$776,854
6. Project:	The Meadows at Grapevine Run Phase II
Developer:	Avesta Housing
LIHTC Previously Approved:	\$600,000
<i>Additional Recommendation:</i>	\$ 50,000
Total LIHTC Reservation:	\$650,000
7. Project:	Cochecho River Manor
Developer:	CAP of Stafford County
LIHTC Previously Approved:	\$485,337
<i>Additional Recommendation:</i>	\$ 13,124

Total LIHTC Reservation:	\$498,461
8. Project:	Chandler Place Phase II
Developer:	Steven Lewis, Inc.
LIHTC Previously Approved:	\$212,587
Additional Recommendation:	\$ 7,503
Total LIHTC Reservation:	\$220,090

Executive Committee

The Executive Committee did not meet in April.

UNFINISHED BUSINESS:

There was no unfinished business to bring before the Board.

NEW BUSINESS:

Presentation: Renew Project Report by Jennifer Vadney, NeighborWorks Southern NH:

Mr. Christon briefly discussed and provided history of the RENEW initiative. Ms. Vadney and Robert Tourigny of NeighborWorks Southern NH, provided a presentation, reviewing the history of the RENEW 1 initiative, highlighting the preservation of 98 units in 14 center city buildings in Manchester and developing five existing limited partnerships into the Renew Limited Partnership. They reported on the value of the 9% tax credit reservation from the Authority, highlighted the successes of the initiative and answered members' questions.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Christon provided an update on the proposed tax credit increase, reviewing highlights of the proposed 2019 budget and noting dialog continues. Mr. Christon also updated members on state-level housing legislation, reporting on key bills that are being tracked by the Authority. He provided updates on several Senate bills including SB537, concerning the extraterritorial financing authority, and SB557, the alternative housing appeals board.

Mr. Christon reported on the communications received from the Governor's and Treasurer's office regarding new reporting requirements. He reviewed staff's intentions for reporting and noted staff will present the proposed reports to the board for review prior to submitting them to the Governor's office.

PROGRAM ACTIVITY REPORTS:

Mr. Christon reviewed the Homeownership Activity Reports. He reported the slower activity in the fall put the Authority behind in loan and dollar volume, however, reservation volume has increased in the last several months and currently is on track with last year's numbers. He discussed interest rates and the inventory issues and noted the shift in the dynamic of types of loans with more Fannie Mae loans than previously seen. Mr. Christon also reported staff is

working on an alternative structure for down payment assistance loans and the MCC program is close to last year's volume.

Mr. Christon reviewed the Rental Assistance Program Report, noting staff continues to await the final budget numbers from the Department of Housing and Urban Development (HUD). Staff is working on maintaining occupancy levels for the year and it is unlikely additional clients will be added to the program for the remainder of the year. He also noted the annual wait list update is in process and staff will be reviewing preferences in the upcoming planning sessions.

Mr. Christon then reviewed the Multi-Family Development Reports, providing details. He noted a lot of staff's energy has gone into the QAP process and they also are looking at additional special needs and Housing Trust Fund (HTF) projects.

Finally, Mr. Christon reviewed the financial reports, noting delinquencies are down slightly which is a common yearly trend, and foreclosure activity is slower than last year. Mr. Christon updated members on foreclosure rates and also noted the multi-family portfolio remains strong.

COMMITTEE MEETING MINUTES:

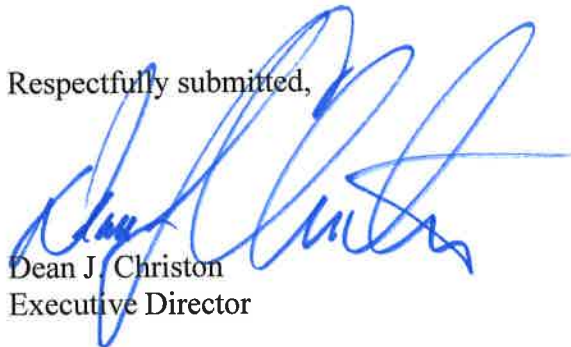
The Board had no comments on the Committee minutes as presented.

Mr. Christon then reviewed the upcoming meetings and events and discussed the multi-family conference on May 18, and the project ribbon cutting the same afternoon. He noted the Governor is expected to attend the ribbon cutting ceremony.

There being no further business to bring before the Board, at 11:35 a.m., pursuant to RSA 91-A:3,II(c), the Board took a brief recess and then resumed in a private session for consultation with legal counsel.

The meeting was adjourned at 11:50 a.m.

Respectfully submitted,



Dean J. Christon
Executive Director