



New Hampshire Housing

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Housing Trust Fund - Request for Proposals
Information Session

January 8, 2019

Agenda

1. What is the Special Needs Housing Program
2. What is the national Housing Trust Fund
3. Project Based Vouchers
4. Fair Housing legal considerations
5. Introduction to the RFP:
 1. Eligible Uses
 2. Overview of Threshold Criteria
 3. Scoring Structure
6. Scoring walk-through
7. How to Apply
8. Questions



What is the Special Needs program?

- It is a program created by New Hampshire Housing. It is not established by federal or state law.
- It has funded projects using various sources including the state's Affordable Housing Fund, the federal Housing Trust Fund, the federal HOME program, and Authority operating funds.
- The Authority has established a Rule (HFA:112) governing eligible uses and requirements for Special Needs projects.
- Financing is offered as a deferred payment loan with repayment from a portion of cashflow, if available



What is the national Housing Trust Fund?

- The national Housing Trust Fund (HTF) is the first new housing resource since 1974 targeted to building, rehabilitating, preserving, and operating rental housing for extremely low-income people.
- Created through the Housing and Economic Recovery Act of 2008.
- All units funded with this RFP must serve extremely low income (ELI) households earning no more than 30% of AMI.
- Federal funding; section 504 of the Rehabilitation act of 1973 applies
- Must be permanent housing. May not be used for transitional housing or emergency shelters.
- Source: http://nlihc.org/sites/default/files/HTF_Factsheet.pdf



PBV Considerations

- Projects that score competitively for HTF will also be offered PBVs
- You may apply for HTF but not for PBVs; may not apply for PBVs but not HTF
- You may use PBVs from some other source, and can get points for doing so
- If applying for PBVs, project must be eligible for PBVs (24 CFR 983, environmental rules in part 58)



Fair Housing Legal Considerations

- This is federal funding
 - Section 504 of the Rehabilitation Act of 1973 does apply
 - Title II of the Americans with Disabilities Act apply
- Projects for persons with disabilities are permitted as long as the type of disability is not narrowly defined
- Providing housing for persons with either mental illness, physical disabilities, or developmental disabilities is generally allowed
 - Considerations if you intend to serve a more narrowly defined population
 - Importance of a specifically crafted service plan for the population you intend to serve



What you need to know about this RFP: Threshold Criteria

- Eligible Uses in HFA:112.01 “Overview and Purpose”
- Applications must meet “threshold criteria” in order to be scored
- Must comply with certain rules in order to meet threshold
 - Listed on page 2 of the RFP
 - These standards and policies address significant topics like
 - Affordability restrictions
 - Reserve requirements
 - Environmental conditions
 - Income/expense trending

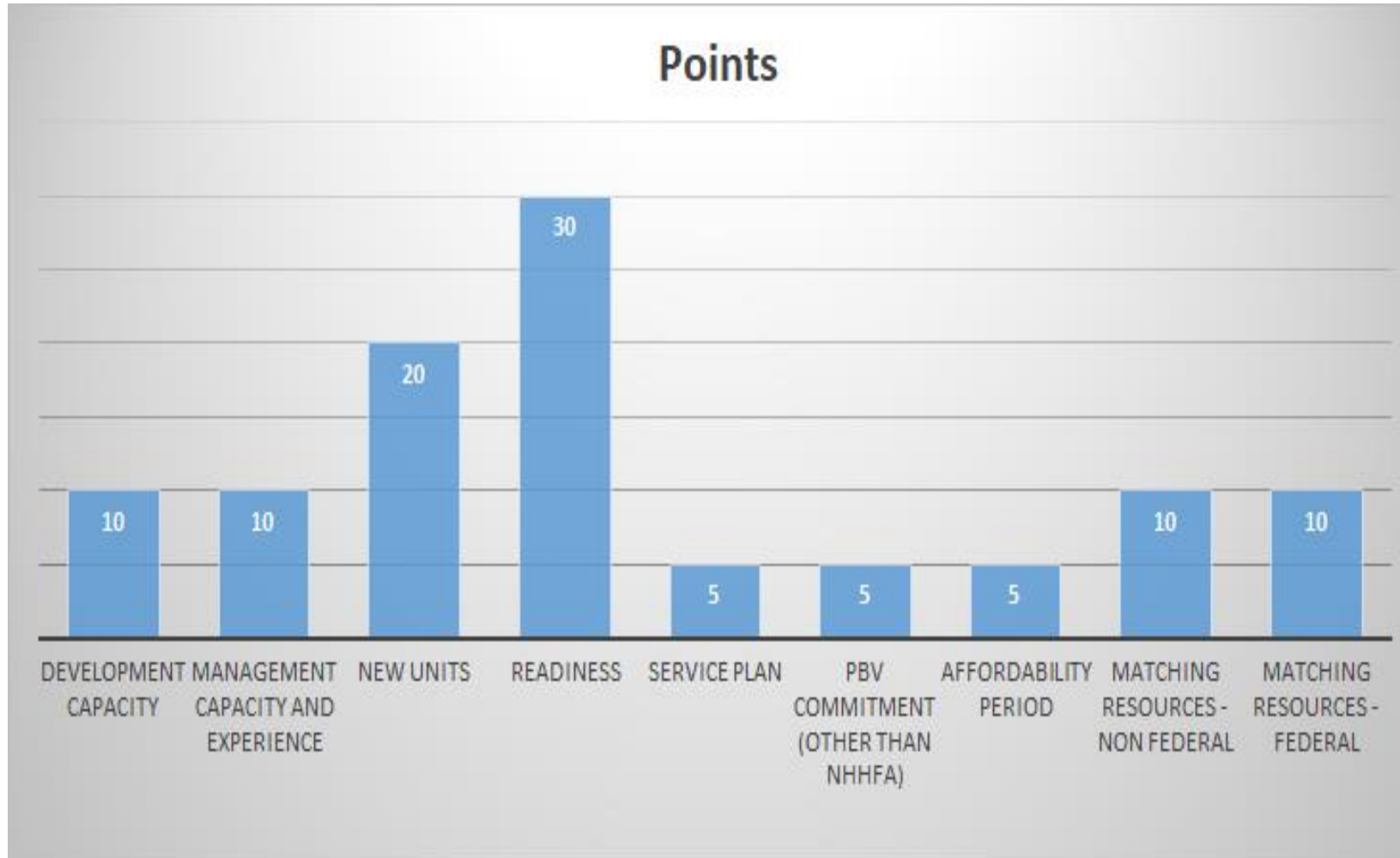


What you need to know about this RFP: Threshold Criteria (continued)

- Financial Sustainability will be evaluated based on projected income and expenses
 - Use NHHFA Special Needs Excel application form
 - Increases projected over time
- Readiness:
 - Review Progress Phase Requirements (Appendix B)
 - Submit development schedule with application (Appendix C)
- Documentation is important!
 - Submit explanation where documentation might not be available
 - If you are unsure of what is acceptable documentation, ask in advance.



Distribution of Available Points



File Home Insert Page Layout Formulas Data Review View DYMO Label Tell me what you want to do...

Cut Copy Paste Format Painter Clipboard

Arial 8 Font Wrap Text B I U Merge & Center Alignment

Number Conditional Formatting Styles

Insert Delete Format Cells AutoSum Fill Clear Editing

PROJECT NAME:																		
LOCATION:							Proforma											
DEVELOPMENT ASSUMPTIONS																		
				Inflation Adjustments		Yr 1-5	Yr. 6-15	Yr. 16-30										
30% AMI	0.0%		0	Rent		2.00%	2.00%	2.00%										
50% AMI	0.0%		0	Operating Expense		3.00%	3.00%	3.00%										
60% AMI	0.0%		0	Other Income		2.00%	2.00%	2.00%										
80% AMI	0.0%		0	Min Debt Coverage Ratio		1.15												
# @ Market	0.0%		0	Vacancy		5%												
Total Unit Count:				0														
PRO FORMA DEVELOPMENT BUDGET																		
				Residential		Commercial		Total										
Site Improvements			0	0		0												
Construction			0	0		0												
General Requirements			0	0		0												
Builder Overhead			0	0		0												
Builder Profit			0	0		0												
Bond Premium			0	0		0												
Construction Contingency	5.0%		0	0		0												
Subtotal Construction Costs				0		0		0										
Building Permits and Fees			0	0		0								Gross Square Footage 0				
Survey & Engineering			0	0		0								Construction Cost/Sq ft \$0				
Design & Permitting			0	0		0								Total residential construction costs per unit 0				
Legal			0	0		0												
Title & Recording			0	0		0												
Accounting			0	0		0												
Construction Period Tax			0	0		0												
Construction Period Insurance			0	0		0												
Other: FF&E, Security, Soft Contingency			0	0		0												
Subtotal Soft Costs				0		0		0										
Construction Loan Origination Fees			0	0		0												
Construction Loan Interest			0	0		0												
NHHFA Lender Inspection Fees			0	0		0												
Permanent Loan Fees			0	0		0												



How to Apply

- Application must be submitted by email to multifaminfo@nhhfa.org
- Online portal may be up and running by due date. If so, an addendum will be issued with more information.
- List of required documents is in the RFP (page 8).
- Applications due March 22, 2019 (no later than 5pm).
- Reservations made by May 31, 2019.
- We will let you know we received your application and may ask for clarifications.



Questions

- Application deadline extension