NEW HAMPSHIRE AFFORDABLE HOUSING FUND FACT SHEET

A Valuable Funding Tool for Creating Housing Since 1988

- Supports the creation of multi-family housing developments that may not have other resources, such as supportive housing for individuals with special needs.
- Allows NHHFA to support local housing needs more effectively and to meet important public goals.
- Provides flexibility to developers; AHF financing has fewer regulatory restrictions than most federal funding.
- Enables housing developers to significantly leverage their total project financing.

DEVELOPMENTS FINANCED (through 2020)

<table>
<thead>
<tr>
<th>Number of &amp; Type of Development</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>48 General Occupancy</td>
<td>1,361</td>
</tr>
<tr>
<td>24 Supportive Housing</td>
<td>300</td>
</tr>
<tr>
<td>11 Age-Restricted</td>
<td>310</td>
</tr>
<tr>
<td>2 Manufactured Housing Coops</td>
<td>39</td>
</tr>
<tr>
<td><strong>TOTALS: 85</strong></td>
<td><strong>2,010</strong></td>
</tr>
</tbody>
</table>

A KEY INVESTMENT IN NH’S AFFORDABLE HOUSING STOCK

Total Affordable Housing Fund allocation to date: $28 million
85 projects, leveraging more than $400 million to support the development or preservation of 2,000+ housing units statewide.
What is the Affordable Housing Fund?

The Affordable Housing Fund (AHF) was created by the Legislature in 1988 and is codified as RSA 204-C:56 – 62. It is administered by New Hampshire Housing Finance Authority (NHHFA) to facilitate the purchase and rehabilitation or construction of affordable housing, primarily for low- and moderate-income households.

The AHF is used to finance the construction of multi-family housing developments. It has received varying allocations from the state since 1988. In FY20, it began receiving an annual $5 million allocation from the Real Estate Transfer Tax.

The AHF is a true revolving loan fund, and as such, it is replenished through program income including loan repayments, as well as through the allocation of certain tax-exempt bond fees and earnings, and legislative appropriations.

How is the Fund used?

- The AHF provides loans and grants to support the creation of housing for: families and individuals, seniors, individuals with supportive housing needs, and manufactured housing cooperatives.
- Funds are typically used to provide below market-rate loans to cover financing gaps or to fund projects that cannot support debt. Most projects financed by the AHF have other resources as part of their full funding package, the most common being federal Low-Income Housing Tax Credits.
- Many of these developments serve households with somewhat lower incomes, including those with incomes at or below 60% of the area median (“workforce housing,” as defined by RSA 674). These are income levels common to entry-level employment positions and jobs in service-related industries (in the Manchester area, 60% median income for a household of three people is $45,144; Portsmouth/Rochester area is $55,512; Belknap County is $44,496; Coos County is $33,426).
- The AHF provides more flexible funding with fewer regulatory restrictions to developers.
- It supports local housing needs while still meeting important public goals.

What are the requirements of financing through the Fund?

- Both for-profit and non-profit sponsored housing developments are eligible for financing.
- By statute, at least half of the units must be affordable to households with incomes at or below 80% of area median income. It is these working families that often have the hardest time finding an affordable place to live.
- All new construction projects funded by the AHF and other financing programs are built to meet NHHFA Design and Construction Standards. These standards include flexible, cost-effective measures that help design and construction teams build comfortable, safe, energy-efficient, and durable buildings.
**How is the AHF financed?**

- During the 1988 session of the Legislature, $4 million was appropriated for acquisition, development, and preservation of low-income housing.

- In 2002, the AHF received a state appropriation of $5 million to recapitalize it; in 2007 and 2015 the AHF received an appropriation of $800,000.

- In 2016, the Legislature made a special appropriation of $2 million to the AHF to help create supportive housing for people with substance use disorders.

- In 2017, the Legislature made an appropriation of $2.5 million to the AHF; these funds were allocated to new workforce housing projects.

- In 2018, the Legislature appropriated $2.5 million to the AHF for transitional housing for persons in recovery or individuals with mental illness.

- In 2019, the Legislature appropriated $5 million to the AHF, and established an annual $5 million appropriation to the fund from the Real Estate Transfer Tax that began in 2020.

- The AHF is a true revolving trust fund; it is replenished through program income including loan repayments as well as through the allocation of certain tax-exempt bond fees and earnings, and legislative appropriations.
MULTI-FAMILY HOUSING DEVELOPMENTS RECENTLY FINANCED BY THE AFFORDABLE HOUSING FUND

**MARSHALL STREET APARTMENTS**
NASHUA | 152 units
Workforce Housing (General Occupancy)

**SUNRISE FARM**
ENFIELD | 11 units
(Supportive Housing)

**APPLE RIDGE APARTMENTS**
ROCHESTER | 34 units
Workforce Housing (General Occupancy)

**BRADLEY COMMONS**
DOVER | 39 units | Mixed-Use
Workforce Housing + 2 Commercial Units
MULTI-FAMILY HOUSING DEVELOPMENTS RECENTLY FINANCED BY THE AFFORDABLE HOUSING FUND

COURT STREET WORKFORCE HOUSING (RUTH GRIFFIN PLACE)
PORTSMOUTH | 64 units
Workforce Housing (General Occupancy)

FRIENDSHIP HOUSE RESIDENTIAL TREATMENT FACILITY
BETHELHEM | 32-bed Recovery Housing (Supportive Housing)

BEDFORD VILLAGE MANOR AT RIDDLEBROOK
BEDFORD | 93 units | Workforce Housing (General Occupancy)