

**NOTICE OF FUNDING AVAILABILITY
MULTI-UNIT SUPPORTIVE HOUSING PROJECTS
FREQUENTLY ASKED QUESTIONS (FAQs)**

February 17, 2021

Updated based on NOFA Addendum #1 on March 16, 2021

1. What funding is available through the Joint Supportive Housing Notice of Funding Availability (NOFA) that is being administered by New Hampshire Community Development Financing Authority (CDFA) and New Hampshire Housing Finance Authority (Authority or NHHFA)?

Through the joint NOFA, CDFA is making up to \$3,000,000 in funding available through Community Development Block Grant Coronavirus Pandemic (CDBG-CV) funds and NHHFA is making at least \$2,080,000 in funding available through the federal Housing Trust Fund (HTF) program. New Hampshire Housing will also make up to 50 Section 8 Project Based Vouchers (PBVs) available to projects with housing units that meet the requirements at 24 CFR Part 983 and utilize HTF capital subsidy.

2. Can we apply for one source of capital subsidy for our project, but not the other?

No. Applicants must apply for both HTF and CDBG-CV capital subsidy for their project. The only instance in which an applicant can apply for one capital subsidy source would be if their project includes new construction and does not include acquisition, demolition, or site clearing costs that could be funded to support new housing construction with CDBG-CV funds.

3. What type of affordable housing is being funded through this NOFA?

Funding from this NOFA must be used to create affordable, permanent supportive housing. The type of housing units may include congregate residences, single-room occupancy units, and multi-bedroom dwellings.

4. What development costs can be funded with Housing Trust Funds?

The Housing Trust Fund is a capital subsidy, which means that the funding must be used to pay for eligible development costs. Eligible costs include site acquisition costs, hard construction costs (new construction, substantial and moderate rehabilitation, and adaptive reuse), and eligible soft costs (architectural and engineering, legal, developer fee and other costs deemed eligible by NHHFA).

5. What development costs can be funded with CDBG-CV Funds?

CDBG-CV is a capital subsidy, which means that the funding must be used to pay for eligible development costs. Eligible costs include site acquisition costs, hard construction costs (substantial and moderate rehabilitation and adaptive reuse), and eligible soft costs (architectural and engineering, survey, environmental due diligence, appraisal, permit fees, legal, and other costs deemed eligible by CDFA). Notably, CDBG-CV funds cannot be used to fund new construction. However, if your project includes new construction, CDBG-CV funds may be used for site acquisition costs, demolition and site clearing.

6. What development costs can be funded with Section 8 Project Based Vouchers?

None. Development costs are not an eligible use of Section 8 Project Based Voucher funding. The Section 8 Project Based Vouchers that are being made available through this NOFA are rental assistance contracts for projects that receive capital subsidy through the HTF program.

7. Can we apply for both CDBG-CV and HTF funding for our project?

Yes. Applicants are required to apply for both sources of capital funding, unless their project includes new construction and does not include any activities to “support” new construction that could be funded through CDBG-CV.

8. What are the income and rent limits for HTF-assisted units?

Units that receive funding from the HTF program must serve households that earn less than 30% of the area median income (AMI), with adjustments for household size, geographic area, and [utility allowance](#). Rent and income limits are published by HUD annually and are available on the NHHFA website [here](#).

9. What are the income and rent limits for units that receive CDBG-CV funding?

Units that receive CDBG-CV funding must serve households that earn less than 60% of the area median income (AMI), with adjustments for household size, geographic area, and [utility allowance](#). Rent and income limits are published by HUD annually and are available on the NHHFA website [here](#).

10. If our project receives HTF funding, are all of the units in the project subject to the HTF income and rent limits and other programmatic requirements?

Not necessarily. The number of HTF-assisted units in a project depends on the total development cost, the amount of HTF funding requested, the income targeting of the proposed housing program, and other considerations. Your project could include HTF units for households earning less than 30% AMI and the remainder of the units could serve households earning up to 60% AMI, in accordance with the CDBG program requirements.

11. Our project includes units that are both HTF-assisted and CDBG-CV-assisted, what rent and income limits apply?

If a unit receives both HTF and CDBG-CV funding, the HTF income and rent restrictions will apply as the HTF-income and rent limits are within the CDBG-CV income and rent limits.

12. Is there a minimum and maximum amount of CDBG-CV that a project can receive?

The minimum amount of CDBG-CV funding that a project can receive is \$100,000 and the maximum amount is \$1,000,000. All funding awards are subject to an underwriting review to determine financial feasibility and that costs are reasonable.

13. Is there a minimum and maximum amount of HTF funding that a project can receive?

The minimum amount of HTF funding that a project can receive is \$150,000 and the maximum amount is \$1,250,000, subject to the Maximum Per Unit Subsidy Limits for the HTF program detailed in the NOFA. All funding awards are subject to an underwriting review to determine financial feasibility and that costs are reasonable in accordance with NHHFA’s program rules, policies, and standard.

14. We anticipate submitting an application for competitive 9% Low Income Housing Tax Credits; can we apply for supportive housing funding for a 9% Low Income Housing Tax Credit project?

No. To be eligible for funding through this NOFA, your proposed project must meet the requirements of HFA 112. Applications for capital subsidy in conjunction with a 9% Low Income Housing Tax Credit project must be sought through the 9% Low Income Housing Tax Credit application process.

15. Are there specific populations that must be served through this NOFA?

Units that receive HTF funding must give preference for occupancy to individuals/families/households who are experiencing homelessness. For this NOFA, homeless is defined as an individual or family who lacks a fixed, regular, and adequate nighttime residence.

In addition to this threshold criteria, projects can receive points for committing to serve certain populations, as detailed in the scoring criteria of the NOFA.

Other populations served through this NOFA may include those populations identified in HFA 112.01(d):

1. Individuals with a disability or families with a family member who has a disability;
2. Individuals with substance use disorder;
3. Individuals diagnosed with severe mental illness

16. What types of organizations can apply for funding through this NOFA?

Organizations eligible to receive funding through this NOFA include those entities described in [HFA 112.10](#), including:

1. Non-profit corporations with an approved 501(c)(3) tax-exempt status, including Community Housing Development Organizations;
2. Public housing authorities;
3. County, city, and town governments.

17. Are projects located in CDBG entitlement jurisdictions eligible for funding CDBG-CV under this NOFA?

Yes, projects located in CDBG entitlement communities are eligible to apply for funding under this NOFA.

18. Do we need to submit an application for funding to both NHHFA and CDFA?

No, a single application for funding through this NOFA should be submitted to NHHFA.

19. Do I have to attend a pre-application meeting to submit an application under the NOFA?

Yes. All applicants are required to attend a pre-application meeting prior to submitting an application under the NOFA. Applicants should contact Nate Robinson, Program Manager, Multi-Family Development to schedule a meeting. NRobinson@nhhfa.org or 603-310-9364.

20. When are applications due?

Applications must be submitted no later than 4:30 p.m. on Thursday, May 20, 2021. Applications must be uploaded electronically to NHHFA through Apricot Social Solutions. Please see the NOFA for additional instructions.

21. How will funding be awarded?

Funding will be awarded through a competitive process to those projects that meet all of the Threshold Criteria detailed in the NOFA and receive the highest score based on the Scoring Criteria detailed in the NOFA. Applications will be reviewed and scored by staff from both CDFA and NHHFA.

22. When will we be notified if our project will be awarded funding through the NOFA?

NHHFA will make conditional funding awards in late June of 2021 and CDFA will make funding commitments by August 31, 2021.

23. I have a question about our proposed project and funding, who should I contact?

Program staff from NHHFA and CDFA are available to meet virtually with applicants to discuss their proposed project. Contact information for program staff is included below:

Mollie Kaylor, Director of Housing and Community Development, CDFA
MKaylor@nhcdfa.org or 603-717-9112

Nate Robinson, Program Manager Multi-Family Development, NHHFA
NRobinson@nhhfa.org or 603-310-9364

24. How do I access additional information on the CDBG-CV program?

All relevant Community Development Block Grant – CV program resources we have to-date can be found on CDFA’s Resource Hub: <https://resources.nhcdfa.org/programs/community-development-block-grant/application/>. These resources include:

- [CDBG-CV Workshop Presentation](#)
- [CDBG and CDBG-CV Application and Program Guide](#)
- [2020 CDBG and CDBG-CV Priority Investment Areas](#)
- [CDBG Implementation Guide](#)
- [How to Register and Use CDFA’s Grants Management System](#)

CDFA is continuing to work diligently to respond to community needs, provide flexibility and deploy resources as quickly as possible to support critical work. For more information on other COVID-19 resources available to our current grantees/borrowers, municipalities, nonprofits and businesses, please visit: <https://nhcdfa.org/covid-19-resources/>.

25. How do we set up a pre-application meeting? And by when?

Please contact Nate Robinson, Program Manager, Multi-Family Development with New Hampshire Housing to schedule your required pre-application meeting.

NRobinson@nhhfa.org or 603-310-9364

There is not a firm deadline for the pre-application meeting date, but applicants are strongly encouraged to schedule a meeting as soon as it makes sense for them based upon the status of their proposal. We anticipate that meetings will occur during the month of March and the middle of April.

26. Can CDBG-CV funds be used as an eligible form of Matching Resources for Housing Trust Funds to meet Threshold Criteria “m. Matching Resources” and to earn points in Scoring Criteria “j. Matching Resources?”

Yes, CDBG-CV funds are an eligible form of Matching Resources for both meeting the Threshold Criteria and Scoring Criteria for Matching Resources.

27. Is there a maximum amount that can be applied for through NOFA?

Each capital subsidy source has a maximum subsidy amount per project. The project maximum for Housing Trust Funds is \$1,250,000 (subject to the project also being in compliance with the Housing Trust Fund Maximum Per Unit Subsidy Limits listed on Page 4 of the NOFA) and the project limit for CDBG-CV is \$1,000,000. In both cases, a project must have enough HTF and CDBG-CV eligible costs in order to be eligible for the maximum award amounts. Hypothetically, a project could receive a maximum capital subsidy amount of \$2,250,000 through the NOFA, provided all other Threshold Criteria and Project Scoring Criteria are met.

28. Are the awards technically loans? Do they have to be paid back?

Housing Trust Funds from New Hampshire Housing will be in the form of a 0% interest, deferred payment loan with a term of 30-years. The loan is secured by a mortgage on the property. Repayment of the loan is required through surplus cash from the property's operations, as determined annually by NHHFA through project financial statements provided by the project owner. CDBG-CV funds is a grant that is secured by a 30-year performance lien on the property.

CDBG-CV funds will be in the form of a grant that is secured by a 30-year performance lien on the property. The mortgage is released after that period.

29. Is there a possibility there would be a second NOFA this later?

Both New Hampshire Housing and CDFA anticipate making additional resources available during the 2021 calendar year for supportive housing projects. It has not yet been determined whether another joint NOFA will be issued by the two organizations.

As this time, we do not anticipate issuing an additional NOFA that is sourced from Housing Trust Funds and CDBG-CV this calendar year.