

Multi-Family Housing Committee Meeting
Minutes
March 17, 2021

Committee Members Present: S. Marchant, Chair, A Poore, M. Skelton
Committee Members Absent: N/A
Other Board Members Present: D. Shumway, K. Buck
Staff Members Present: D. Christon, J. Cully, R. Dapice, P. Donahue, N. Dube, B. Frost, D. Pouliot, C. Provencher
Others Present: N/A

Ms. Marchant opened the meeting at 9:05 a.m. She noted that, as Chair of the Multi-Family Housing Committee, she recognizes the existence of an emergency due to the COVID-19 crisis and, in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Committee is authorized to meet electronically. Ms. Marchant began the meeting with a Roll Call of members present and each member stated their location and noted they were alone.

1. Approval: Minutes of the February 17, 2021, Multi-Family Housing Committee Meeting: The members had no comments on the minutes as presented. Mr. Skelton moved, seconded by Mr. Poore. A roll-call vote was taken and the motion to Approve the Minutes of the February 17, 2021 Multi-Family Housing Committee Meeting passed by a unanimous roll-call vote.

2. Program Status Report – Development Programs: Mr. Dapice reviewed the reports for the Development Programs. He discussed the progress made on the Preservation and Recapitalization and Construction and Bridge Lending programs. He then reviewed the status of the Rental Production program, discussing the potential of additional units with upcoming projects in the Low Income Housing Tax Credit (LIHTC) round and reporting the development pipeline is progressing well. Mr. Dapice then reviewed the HOME and Housing Trust Fund (HTF) funds, providing details and reviewing allowed uses for the funds. He reported that the recently passed stimulus bill includes an allocation to the HOME program, with restrictions, and staff is waiting for additional guidance and rules for this new allocation. Mr. Dapice answered members' questions and discussed the effects of the COVID-19 pandemic on projects, discussing the challenges that have arisen, including the volatility of construction pricing and lack of construction materials and supplies. Mr. Christon noted the potential need to engage the Board in the future as some projects may see the need for loan adjustments to accommodate these unexpected increased expenses.

3. Discussion: Federal Legislation Update: Mr. Christon provided an update on the New Hampshire Emergency Rental Assistance Program (NHERAP), which went live on Monday mid-day. He reported there have been more than 1,000 applications received by the Community Action Partnership (CAP) agencies across the state, however, it remains unclear how much demand for the program there will be. Mr. Christon briefly reviewed the communication and outreach plan and noted that the Treasury Department released revised guidance yesterday. Ms. Pouliot reported on calls and requests that staff has received. Mr. Christon then discussed the Emergency Rental Assistance II program, a direct result of the stimulus bill, noting its focus on preventing homelessness or serving the homeless. He reported the resources will be more restricted and staff is unclear how the Governor's office

will engage the Authority on this program. Mr. Christon noted the stimulus bill also includes additional voucher resources and a special HOME allocation and advised an overview of the bill will be provided to the full Board next week.

4. Discussion: Program Planning – FY 2022 Program Plan – Additional and Carried Over Key Issues: Mr. Frost reviewed the previous month's discussions with the Committees on key issues. He then noted that the new funding in the stimulus package presents the Authority with some unique opportunities. Mr. Frost discussed:
- **Additional Supportive Housing Resources -** What new policies or changes to external partnerships and programs should be considered if substantial additional resources for supportive housing development are available? Mr. Frost noted the potential of substantially more capital for supportive housing in FY 2022 and the gaps in the capacity and willingness of partners to engage in development activity. Staff answered members' questions, discussing the willingness of partners due to capacity and the risks involved. The need for the Authority to facilitate partnerships and engagements to make use of the available resources was discussed.
 - **Additional Supportive Housing Resources – Ideas:** Mr. Dapice highlighted several ideas to make use of supportive housing resources, including implementing rolling applications as opposed to competitive Notices of Funding Availability (NOFAs), allowing higher loan amounts, and stronger Qualified Allocation Plan (QAP) incentives. He also discussed reviewing the matching funds requirements, continued joint efforts with the Community Development Finance Authority (CDFA), more project-based vouchers and considering new operating reserves policies. Members and staff discussed uses of reserves, Medicaid benefits and risk-sharing possibilities, and members noted the need for strong partnerships with other agencies. Following discussion, Mr. Christon noted that staff resources will need to be focused on this initiative and suggested the potential need for adding additional staff, perhaps prior to the end of this fiscal year, to be dedicated to this effort. He will put together a plan and may need to talk to the Finance & Administration Committee about staffing.

Mr. Christon thanked members for their feedback and noted the expected timeline of receiving additional information and guidance from the Department of Housing and Urban Development (HUD).

There being no further business to bring before the Committee, Ms. Marchant moved, seconded by Mr. Buck. A roll call vote was taken, and the meeting was adjourned at 10:19 a.m.