



COUNCIL ON
HOUSING STABILITY
STRATEGIC PLAN

2021–2024

**A NEW LEVEL OF
STATE
COLLABORATION**

The 3 legged stool of Supportive Housing Financing

CAPITAL

Building the development finance structure

- Housing Trust Fund
- Affordable Housing Fund
- HOME and HOME-ARP
 - LIHTCs
- CDBG and CDBG-CV

OPERATING

Keeping the housing deeply affordable to the lowest income persons

- Project Based Rental Assistance
- Housing Choice Vouchers
- Resident payments/ Rent

SERVICES

From Affordable to Supportive

- SAMHSA funds
- Medicaid Benefit
 - ARP



SUMMARY OF COVID RELIEF FUNDING IN NEW HAMPSHIRE

Housing and Urban Development								Health and Human Services				Treasury	
CARES ACT				American Rescue Plan Act						FY21 Federal Budget			
CDBG		ESG		Home ARP		Emergency Housing Vouchers		Health Center Support	Mental Health Block Grant	SUD Block Grant	Mental Health Block Grant	SUD Block Grant	Emergency Rental Assistance Program ₅
State	LOCAL ₁	State	LOCAL ₂	State	LOCAL	State	MHT ₃						
\$14m	\$3.6m	\$8m	\$2.3m	\$13.8m	\$4.1m	120	27	\$20m	\$5m	\$5.6m	\$2.9	\$6.5	\$350m
\$18.6m		\$10.3m		\$17.94m		147 Vouchers		\$20m	\$5m	\$5.6	\$2.9	\$6.5	\$350m

NH CARES ACT Funding - \$28.9m

NH ARPA Funding - \$92.54m

Federal FY21 Funding - \$359.4m

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**\$480.84 million in
New Resources for NH**

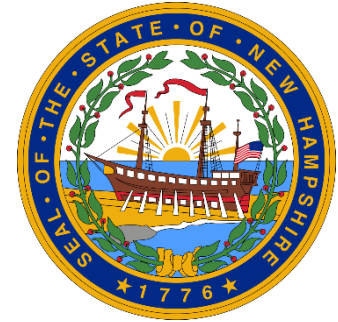
1: The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties. In NH this includes Manchester, Nashua, Portsmouth and Rochester.

2: Emergency Solutions Grant or ESG is a formula grant program. Eligible recipients generally consist of metropolitan cities, urban counties, territories, and states, as defined in 24 CFR 576.2.

3: The City of Manchester was awarded 27 separate Emergency Housing Vouchers from ARPA.

4: [DHHS ARPA HCBS FMAP Bump Plan](#)

5: Allocations from GOFEEER are primarily funded via to NH Housing to Community Action Agencies or communities directly. NH Housing has more details on this program.



Housing and Urban Development							Treasury	
CARES ACT				American Rescue Plan Act			FY21 Federal Budget	
CDBG		ESG		HOME ARP		Emergency Housing Vouchers	Emergency Rental Assistance Program	
State Agency	LOCAL	State Agency	LOCAL	State Agency	LOCAL	State Agency		

Possible Uses of Funding	\$14m	\$3.6m	\$8m	\$2.3m	\$13.8m	\$4.14m	120	27	\$350m
Develop New Units	✓	✓			✓	✓			
Supportive Services	✓	✓	✓	✓	✓	✓			
Behavioral Health Services					✓	✓			
Housing Support Services	✓	✓	✓	✓	✓	✓			✓
Acquire, Develop, Convert, Rehab Units to PSH	✓	✓			✓	✓			
Tenant-Based Rental Assistance			✓	✓	✓	✓	✓	✓	✓
Security Deposit Assistance					✓	✓			

ALLOWED USES
OF COVID

RELIEF FUNDING

IN

NEW
HAMPSHIRE:

HOUSING



Health and Human Services

American Rescue Plan Act

FY21 Federal Budget

Health Center Support

Mental Health Block Grant

SUD Block Grant

Mental Health Block Grant

SUD Block Grant

Possible Uses of Funding	\$20m	\$5m	\$5.6m	\$2.9	\$6.5
Develop New Units					
Supportive Services	✓	✓	✓	✓	✓
Behavioral Health Services	✓	✓	✓	✓	✓
Housing Support Services		✓	✓	✓	✓
Acquire, Develop, Convert, Rehab Units to PSH					
Tenant-Based Rental Assistance		✓	✓	✓	✓
Security Deposit Assistance	✓	✓	✓	✓	✓

**ALLOWED
USES OF COVID
RELIEF FUNDING IN
NEW HAMPSHIRE:**
Services

TIMEFRAMES for USES OF COVID RELIEF FUNDING IN NEW HAMPSHIRE

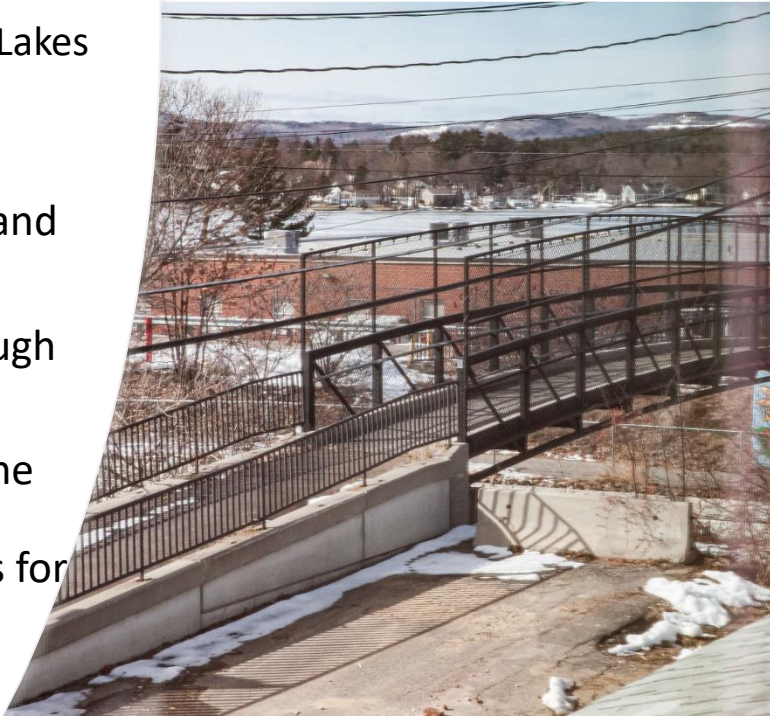


Housing and Urban Development								Health and Human Services				Treasury		
CARES ACT				American Rescue Plan Act								FY21 Federal Budget		
CDBG		ESG		HOME ARP		Emergency Housing Vouchers		Health Centers	Mental Health Block Grant	SUD Block Grant	Mental Health Block Grant	SUD Block Grant	ERA Program	
State	LOCAL	State	LOCAL	State	LOCAL	State	MHT							
\$14m	\$3.6m	\$8m	\$2.3m	\$13.8m	\$4.14m	120	27	\$20m	\$5m	\$5.6m	\$2.9	\$6.5	\$350m	
3 years after period of performance ₁		24 months after grant agreement signed ₂		9/30/2030 ₃		9/30/23 ₄		3/31/23 ₅	9/30/25		3/14/23		9/30/25 ₆	
CDFA	Various	DHHS-BHS	Various	3 awards in the state ₇		NH HFA	Manchester Housing Authority	10 Health Centers ₈	DHHS-BBH	DHHS-BDAS	DHSS-BBH	DHHS-BDAS	NH NHFA	

- https://www.hud.gov/sites/dfiles/CPD/documents/CDBG-CV_Notice_Federal_Register_Publication_2002-08.pdf
- <https://www.hud.gov/sites/dfiles/OCHCO/documents/20-08cpdn.pdf>
- <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>
- <https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-15.pdf>
- <https://bphc.hrsa.gov/program-opportunities/american-rescue-plan>
- https://home.treasury.gov/system/files/136/ERA2_Grantee_Award_Terms_572021.pdf
- <https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP.pdf>
- <https://bphc.hrsa.gov/program-opportunities/american-rescue-plan/awards/nh>

Project Example: Compass House, Laconia

- Project Team includes:
 - Developer: Lakes Region Community Developers
 - Service Providers: Horizons Counseling Center and Navigating Recovery of the Lakes Region
 - Property Manager: Hodges
- Capital Financing from NHHFA and CDFA funded the project
- Services are being funded through existing channels by DHHS
- Compass House provides a home for eight women who have completed treatment programs for substance use disorders, with a priority for those leaving jail.



Person Centered Perspective

STEP 1

Outreach and
Engagement

- Standard Practice

STEP 2

Regional Access
Point
(RAP)/Coordinated
Entry Assessment

- Standard practice, till a person is referred to PSH. Then 1915(i) assessment occurs. If Eligible for 1915(i) services, then move to next step.

STEP 3

Person Centered
Plan Development

- Completed by designated staff with the RAP team . Then referred to a service provider

STEP 4

Referred to a
services provider
and matched to
housing option

- Standard practice with 1915(i) service provider supporting the process

STEP 5

Move IN with
Services Attached

- Coordinates with the services agency for supports for move in and ongoing as long as the household is a leaseholder.

**STEP 1 for
housing-
outcome of
STEP 4 for
Person**

Receive Referral
from Coordinated
Entry

- Standard Practice for RAP/CE.
- Referral is required to include information on the services provider and release of information

STEP 2

DECISION: Housing
has capacity & work
with Services to
move IN OR Wait list

- Housing agency, either has an opening and works with the services agency to move in OR places the person on a wait list.

STEP 3

MOVE IN with
Services attached

- Coordinates with the services agency for supports for move in and ongoing as long as the household is a leaseholder.

**Housing
Program
Perspective
for
Individuals**

Housing Developer Perspective from a Development perspective

STEP 1

Self Assessment
and Develop the
Partnership/Team

- [CSH on the Development Process](#)

STEP 2

Pre Development
Process

- Land Acquisition, Building Design, Financing, Management, align project with services funding

STEP 3

Development
Process

- Putting the Financing in Place

STEP 4

Build

- This always takes longer than projected

STEP 5

Lease up with
your Services
Partners

- Coordinates with the services agency for supports for move in and ongoing as long as the household is a leaseholder.

**STEP 1 for
services
providers - of
STEP 2 for
Person**

**Services
Provider
Perspective**

Receive Referral from
Regional Access Points
(RAPs)/ Coordinated
Entry for Services and
the Person Centered
Plan

- Per the DRAFT 1915(i) SPA, the RAPs are performing the Care Planning function and the Person Centered Plan development

STEP 2

Agree to serve, per the
Person Centered Plan

- Services agency has capacity and accepts the referral. Begins to engage the individual in the community.

STEP 3

Support individual
regardless of housing
status

- Service Provider stays in communication with Coordinated Entry system, so that when Housing capacity is in place, support move in, and services in housing etc.

If you have the following in place, the state wants to talk with your team

Site
Control
or close

Either expertise in Housing
and Services OR a
partnership between agencies

A lead organization that is mission
aligned with state priority populations
and has buy in from their board

A
basic
plan

The 3 legged stool of Supportive Housing Financing

CAPITAL

Building the development finance structure

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- CDBG and CDBG-CV

OPERATING

Keeping the housing deeply affordable to the lowest income persons

- Project Based Rental Assistance
- Housing Choice Vouchers
- Rent/Resident payments

SERVICES

From Affordable to Supportive

- SAMHSA funds
- Medicaid Benefit



New Hampshire Housing Finance Authority

Supportive Housing NOFA



October 7, 2021

NHHFA.org

Funding and Form of Assistance

- \$4,500,000 in funding from the Affordable Housing Fund (AHF)
- \$1,000,000 in New Hampshire Housing Operating Funds
- \$550,000 in funding from the federal Housing Trust Fund (HTF)
- Up to 50 Project-Based Vouchers (must be an HTF unit to be eligible)

Eligible Project Types

- Permanent and transitional rental housing
 - ❑ Multi-bedroom apartments
 - ❑ Single room occupancy units
 - ❑ Group homes as detailed
- Transitional housing units are only eligible for AHF funding and New Hampshire Housing Operating Funds
- Acquisition, moderate and substantial rehabilitation, new construction, and the conversion/adaptive reuse of non-residential buildings

Target Population

- Low and extremely low-income households
- Preference for persons experiencing homelessness

Important Dates and Other Requirements

- Applications will be accepted on a monthly competitive cycle.
- All application materials must be uploaded electronically to Apricot Social Solutions, by 4:30PM on monthly application deadline date to be eligible for that round.

Monthly Competitive Application Cycle	Application Deadline
October	October 15, 2021
November	November 15, 2021
December	December 15, 2021
January	January 15, 2021
February	February 15, 2021
March	March 15, 2021
April	April 15, 2021
May	June 15, 2021

Project Threshold Criteria

Projects must meet all Threshold Criteria of the NOFA and HFA 112 to be eligible to receive funding.

Project Threshold Criteria

Eligible Applicants

- Eligible applicants are those detailed in *HFA 112.11(b)*, including:
 - ❑ Non-Profit Organizations
 - ❑ Public Housing Authorities
 - ❑ County, City, and Town Governments
 - ❑ For-Profit Corporations Approved at New Hampshire Housing's Sole Discretion.

Project Threshold Criteria

Project Description and Readiness

- Fully Describe Proposed Project (Attachment A: Project Summary)
- Provide Permit Status Letter
- Provide Project Completion Schedule (Attachment B: Project Completion Schedule)

Project Threshold Criteria

Feasibility and Readiness

- Project must be consistent and meet compliance with applicable state statutes and regulations.
- Meet requirements of New Hampshire Housing's *Supportive Housing Rules (HFA 112)* and underwriting policies as applicable.
- Meet requirements of *NHHFA Design and Construction Rules* and technical design and construction standards for new construction and rehabilitation.

Project Threshold Criteria

Site Control

- Applicant must have secured site control in the form of:
 - ❑ Deed
 - ❑ Executed Option to Purchase
 - ❑ Executed Purchase and Sale Agreement
 - ❑ Long-Term Lease: duration of which is not less than the affordability period

Beneficiary Targeting

- All units in the project must have a preference to serve individuals and/or families experiencing homelessness or who are at-risk of experiencing homelessness.

Project Threshold Criteria

Income Targeting and Rent Limits

- Projects receiving an AHF loan must meet income and rent limits detailed in the *Affordable Housing Fund Program Rules* at *HFA 113.05(b)*.
- Projects receiving a federal HTF loan **must** serve individuals/households earning at or below 30% of the area median income and have rents within the HTF program limits.

Project Threshold Criteria

Maximum Per Unit Subsidy Limit

- Projects will be subject to the lesser of a maximum project subsidy from New Hampshire Housing of \$1,500,000 or the Maximum Per Unit Subsidy Limit from New Hampshire Housing.
- The maximum per-unit subsidy limit is based on total number of beds or units being created new or improved as part of a substantial rehabilitation.

	Shared Bedroom	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Max Per-Unit Subsidy	\$80,000 per bed	\$176,311	\$202,115	\$245,776	\$317,892	\$349,014

Project Threshold Criteria

Developer Capacity

- Applicant must demonstrate their organization's capacity to complete the development project (Attachment C: Development Team) detailing all members of the development team, including:
 - ❑ Staff roles and responsibilities
 - ❑ Development consultants
 - ❑ Legal team
 - ❑ Design team

Project Threshold Criteria

Management Capacity

- Applicant must demonstrate their organization's capacity to manage and operate the property.
 - All applicants must submit the New Hampshire Housing Management Entity Questionnaire as part of the application submission

Project Threshold Criteria

Matching Resources

- Generation/investment of matching resources in an amount equal to 5% of all funds being provided by New Hampshire Housing.

Site Selection

- Generation/investment of matching resources in an amount equal to 5% of all funds being provided by New Hampshire Housing.

Project Threshold Criteria

New Unit Production

- Applications must include the creation of new units of permanent supportive housing.
- Substantial rehabilitation projects of existing housing may be eligible if submitted in conjunction with an application for financing to create new permanent supportive housing units.

Project Scoring Criteria

Projects that meet all Threshold Criteria will be scored according to the Scoring Criteria detailed in the NOFA. Projects that receive the highest score will be given priority in receiving funding.

Project Scoring Criteria

Advanced Project Readiness: Up to 26 Points

- **5 Points** - Phase I Environmental Site Assessment completed in past five years
- **15 Points** - All necessary planning and zoning permits are in place or are not required
- **6 Points** – Design/Construction Readiness
 - ❑ Design development documents completed – 3 points
 - ❑ Construction documents completed – 3 points

Project Scoring Criteria

Target Population: Up to 20 Points

- **10 Points** - All units in the project will serve individuals receiving mental health services from a Community Mental Health Center.
- **10 Points** - All units in the project will serve households experiencing homelessness.

Project Scoring Criteria

Supportive Service Funding: 10 Points

- Applicants with a feasible plan to secure reimbursement for case management and/or supportive services are eligible for 10 points.

Geographic Distribution: 10 Points

- Projects proposed in a municipality where an existing project serving the proposed population is not in operation or otherwise not in development are eligible for 10 points.

Project Scoring Criteria

Matching Resources: Up to 10 Points

- One point will be awarded for permanent matching resources equal to each full 5% of the amount of New Hampshire Housing funding requested, up to a maximum of 10 points.

Allocation and Post Award Process

- Within 30 days of receiving the application, New Hampshire Housing will reply in writing to the applicant.
- New Hampshire Housing will either issue a conditional financing reservation, reject the application, request additional documentation/information, or add the applicant to a waiting list if all funding has been reserved.
- Projects that receive a conditional financing reservation letter will be required to satisfy project-specific progress phase requirements (Attachment D: Progress Phase Requirements).

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