

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY
NOTICE OF FUNDING OPPORTUNITY
TAX-EXEMPT BOND PROGRAM

SUBJECT

This Notice of Funding Opportunity (NOFO) relates to available resources for qualified developers that will be seeking tax-exempt bonds with 4% Low-Income Housing Tax Credits (LIHTC) to construct or adapt buildings for rental housing for families, individuals and the workforce throughout the State of New Hampshire. Under this NOFO, developers can, if eligible, apply for two specific resources:

1. Funding resources for such multifamily rental housing; and
2. Project-based vouchers when connected with certain funding resources.

NOFO RELEASE DATE: August 19, 2022

APPLICATION DEADLINE

Applications under this NOFO will be accepted on a monthly basis as detailed below.

FUNDING RESOURCES

NH Housing has identified the following “Funding Resources” that are available under this NOFO:

- State Affordable Housing Fund;
- HOME Investment Partnerships Program;
- National Housing Trust Fund;
- HOME Investment Partnerships American Rescue Plan Program (HOME-ARP); and
- NH Housing’s InvestNH Capital Resources.⁽¹⁾

Projects that receive Funding Resources must comply with the applicable state and federal laws and regulations for such resources, including income and rent targeting. Projects must also adhere to the following NH Housing rules and policies.

- [Multi-Family Bond Financing Program Rules \(HFA 114\)](#)
- [Underwriting Standards and Development Policies for Multi-Family Finance](#)
- [Technical Design and Construction Standards](#) or [Technical Design and Construction Standards for Rehabilitation](#), as applicable.
- [Design and Construction Policy Rules \(HFA 111\)](#)
- [Affordable Housing Fund Rules \(HFA 113\)](#)
- [HOME-ARP Allocation Plan](#)
- [Qualified Allocation Plan \(QAP\) for the Low-Income Housing Tax Credit Program \(LIHTC\) \(HFA 109\) in effect at the time of application, including but not limited to Appendix N](#)

⁽¹⁾ These InvestNH funds are \$10 million from the State of New Hampshire to NH Housing. The funds are subject to the contract between the State and NH Housing. Developers looking for InvestNH funds from the Department of Business and Economic Affairs (BEA) should refer to BEA’s website for guidance.

PROJECT BASED VOUCHERS

In addition to the Funding Resources, NH Housing intends to award approximately 75 Project-Based Vouchers (PBVs) to projects that receive a Housing Trust Fund (HTF) or HOME-ARP loan. Therefore, applicants seeking such funding may also apply for PBVs through this NOFO. PBVs will be awarded through the Threshold Criteria and Scoring Criteria by a competitive process based on applications received in each monthly application cycle. NH Housing is not required to award all PBVs. PBVs will only be available for units funded with HTF or HOME-ARP.

Applicants that want PBVs should indicate in the application cover letter that they are applying for PBVs in addition to the Funding Resources.

EVALUATION PROCESS

Applications will go through a two-step process (detailed below).

1. Projects must first meet the threshold criteria.
2. Projects that meet the threshold criteria will then be evaluated under the scoring criteria.

Projects that do not meet the threshold criteria are ineligible under this NOFO.

THRESHOLD CRITERIA

To be scored, projects must meet the Threshold Criteria in Section 109.06 in the QAP. In addition to those QAP requirements, projects must also meet the following requirements.

- Project must be financed using NH Housing-issued tax-exempt bond financing and 4% LIHTCs. All loans will be credit enhanced by NH Housing through the FHA 542(c) Risk-Sharing Program.
- If intending to apply for PBVs, projects must also meet the eligibility requirements for federally funded PBVs (24 CFR Part 983), including site selection standards of 24 CFR 983.57.

SCORING CRITERIA

All applications that meet the Threshold Criteria will be evaluated based on the Scoring Criteria. Scores from the Scoring Criteria will be used to award Project-Based Vouchers and to allocate funding from the NOFO if the applications submitted for funding exceed the available resources. The factors listed in the Scoring Criteria may be used to guide funding decisions even if the applications submitted for funding in a given month do not exceed the available resources.

1. Preference will be given to projects that have all the necessary zoning and site plan approvals in hand, with all appeal periods having passed without any appeal by adverse parties.

○ 5 points

2. Preference will be given to projects that have conducted appropriate environmental site assessment and are either free from identified environmental issues or are able to demonstrate that any necessary environmental permits or approvals will be received within a reasonable time period as determined by NH Housing.
○ 2 points
3. Preference will be given to projects that can demonstrate the most efficient use of NH Housing resources per affordable unit.
○ 2 points
4. Preference will be given to mixed-income projects over projects that are 100% income and rent restricted.
○ 2 points
5. Preference will be given to general occupancy projects over age-restricted housing.
○ 2 points
6. Preference will be given to projects that offer a high quality of housing including energy efficiency.
○ 2 points
7. Preference will be given to projects that offer supportive housing services.
○ 2 points

OTHER FACTORS

The factors below will not be awarded points in the Scoring Criteria. However, NH Housing may consider these factors when make funding decisions.

- Preference may be given to projects that can demonstrate broad community development objectives including “smart growth” and neighborhood revitalization.
- Preference may be given to projects located in regions of the state with lower rates of vacancy or higher rates of cost burden.
- NH Housing reserves the right to consider geographical location in order to avoid concentrating investment in too few communities.

EXCLUSIONS

Projects financed through indirect conduit bond issuance under HFA 116 are not eligible to apply under this NOFO.

APPLICATION PROCEDURE

Applications for this NOFO will be accepted on a monthly reservation cycle schedule. The application and exhibits/attachments must be submitted to NH Housing via email at multifaminfo@nhhfa.org by 4:30 PM on the 15th of each month to be considered in that month’s review process. Proposals received after the monthly deadline will not be reviewed until the next monthly cycle. Within 45 days of receiving an application, NH Housing will reply in writing to the

applicant and will either issue a reservation of resources, reject the application, or ask for additional documentation/information. Projects that receive a conditional reservation letter will have 120 days to satisfy project-specific progress phase requirements that will be outlined in the reservation letter. Failure to meet these specific requirements may result in the expiration of the reservation of resources.

If an applicant meets the Threshold Criteria but all funding through this NOFO has been conditionally reserved, the applicant may be placed on a waiting list. Applicants on the waiting list may be eligible for funding if a project that received a conditional financing reservation fails to move forward or additional funding becomes available.

STANDARD PROVISIONS

Standard provisions are Attachment A to this NOFO.

CONTACT INFORMATION

Questions about this NOFO can be directed to Jim Menihane, Director of Business Development at jmenihane@nhhfa.org and (603) 310-9273, Tom Krebs, Program Manager/Multi-Family Underwriting at tkrebs@nhhfa.org and (603)310-9280, or Marion Lawrence, Program Manager at mlawrence@nhhfa.org and (603) 310-9346.

NOFO ATTACHMENT A

STANDARD PROVISIONS

1. This NOFO will remain open until all available funds have been reserved or June 30, 2023, whichever occurs first.
2. Respondents are responsible for ensuring submissions are complete, accurate and comply with this NOFO. Proposals that do not comply with this NOFO may be rejected and may not be further evaluated or considered.
3. Respondents are not entitled to an opportunity to correct mistakes or deficiencies in the proposals after the deadline. Proposals that are missing required information may not be evaluated.
4. NH Housing may discuss proposals with respondents and seek clarification or modifications.
5. This NOFO is subject to all applicable state and federal laws, regulations and policies.
6. NH Housing assumes no obligation, responsibility or liability for any costs incurred by the respondent in preparing a response.
7. NH Housing is subject to the right to know law, RSA Chapter 91-A (RTK Law). This could mean that the RTK law might require that submissions may be made available to the public on request. Therefore, respondents are advised not to include information that they deem proprietary or confidential.