



Supportive Housing Program Notice of Funding Opportunity



November 29, 2022

NHHFA.org

AGENDA

- Introduction and Objectives of Information Session
- Overview
- Threshold Criteria
- Scoring
- Post Scoring / Next Steps
- Q & A

ABOUT NEW HAMPSHIRE HOUSING

Established in 1981 by the state legislature, we are a self-supporting corporation that promotes, finances and supports affordable housing for New Hampshire's citizens.

We are governed by a nine-member Board of Directors appointed by the Governor and Executive Council.

VISION STATEMENT: A New Hampshire with decent, affordable housing for all.



Funding and Form of Assistance

- Non-federal resources:
 - ❑ \$1,800,000 in funding from the Affordable Housing Fund (AHF)
- Federal Resources:
 - ❑ \$1,400,000 in funding from the federal Housing Trust Fund (HTF)
 - ❑ \$3,000,000 in funding from the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)
 - ❑ Up to 36 Project-Based Vouchers (must be an HTF or HOME-ARP unit to be eligible)
 - ❑ Federal resources are not generally a good fit for recovery housing

Eligible Project Types

- Permanent and transitional housing
 - ❑ Multi-bedroom apartments
 - ❑ Single room occupancy units
 - ❑ Group homes as detailed
- Transitional housing units are only eligible for AHF and HOME-ARP funding
- HOME-ARP funds can be used to create emergency housing
- Acquisition, moderate and substantial rehabilitation, new construction, and the conversion/adaptive reuse of non-residential buildings
- Creation of new affordable housing is a priority

Eligible Project Types

- Projects only serving individuals and/or households with a specific disability, such as, but not limited to, intellectual or development disabilities (IDD), are not eligible for federal funding, including not being eligible for PBVs, HTF and HOME-ARP.
 - \$1,500,000 available total, maximum of \$700,000 per project

Project Threshold Criteria

Projects must meet all Threshold Criteria of the NOFO and comply with HFA 112 Supportive Housing Rules 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
- Partnerships can be a good strategy to meet threshold eligibility

Project Threshold Criteria

Project Description and Readiness

- Fully Describe Proposed Project (Attachment B: SH Project Application)
- Provide Permit Status Letter
 - Do you need zoning/planning approvals?
 - Should come from municipal staff or an attorney

Project Threshold Criteria

Feasibility and Readiness

- Project must be consistent and meet compliance with applicable federal, state, and local laws and regulations.
- Meet requirements of New Hampshire Housing's Supportive Housing Rules and [underwriting policies](#) as applicable.
- Meet requirements of HFA 111 [Design and Construction Policy 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
 - Long-Term Lease: duration of which is not less than the affordability period

Project Threshold Criteria

Beneficiary Targeting

- Low and extremely low-income households
- Preference for persons experiencing homelessness
- The Beneficiary Targeting requirement does not apply to:
 - ❑ Projects to be funded with HOME-ARP - must market to all the Qualified Populations outlined in the HOME-ARP Allocation Plan on NH Housing's [website](#).
 - ❑ Projects only serving individuals and/or households with a specific disability

Project Threshold Criteria

Income Targeting and Rent Limits

- May also be required to comply with source-specific targeting regulations
 - 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 that comply with the HTF program limits.
- Current rent and income limits are on the NH Housing [website](#)

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 facilities/ group home	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 B: SH Application, Development Team Tab) 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

- Applications for PBVs must also meet the site selection standards of [24 CFR 983.57](#)

Project Threshold Criteria

New Unit Production

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

Project Threshold Criteria

Supportive Housing Service Plan

- The project must include a feasible plan outlining the type of service to be provided. If the services will be contracted, a letter of intent (LOI) from the third party must also be provided.

Project Scoring Criteria

Projects that meet all Threshold Criteria will be scored according to the Scoring Criteria detailed in the NOFO.

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: 5 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 5 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 90 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 C: Progress Phase Requirements).

CONTACT US

Cassie Mullen

Program Manager, Supportive Housing

(603) 310-9364 (d)

cmullen@nhhfa.org

Natasha Dube

Director, Housing Development

(603) 310-9281 (d)

ndube@nhhfa.org

Ignatius MacLellan

Managing Director, Multifamily Housing Division

(603) 310 - 9270 (d)

imaclellan@nhhfa.org

603-472-8623



NHHFA.org



info@nhhfa.org



NEW HAMPSHIRE
HOUSING