



Qualified Allocation Plan Substantial Proposed Revision Topics

October 2023

Qualified Allocation Plan

- Introduction
 - Development Team
 - Session – will be recorded and posted on our website
 - Schedule changes and overview
 - Objective of this session
 - One-year QAP vs. two-year QAP

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Substantial, Proposed Revision Topics

- **109.04.C TDC and Investment Limits and 109.07.A.11 Project Costs**
 - Costs have been a significant challenge
 - Consider:
 - An across the board increase to the TDC limits
 - Exclude reserves/escrows from TDC calculation
 - Exclude costs associated with solar and battery storage
 - Policy to authorize the Executive Director to vary from TDC limits once a project has received a reservation
 - Should TDC limits apply to applications for Tax-Exempt Bonds with 4% Low-Income Housing Tax Credits only?
 - Remove investment limit
 - Remove points penalty for applications above the average TDC

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Substantial, Proposed Revision Topics

- **109.07.A General Scoring Format and Additional Information**
 - Propose that scoring be put into a table that adds information about acceptable back-up documentation for each scoring category.

- **109.07.A2.c Income Targeting**
 - Propose that points for non-LIHTC units be removed.

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Substantial, Proposed Revision Topics

- **109.07.A.3.a and 3.b Supportive Housing**
 - Consider reducing points in both a and b as an intermediary step
 - Consider making service plans less prescriptive
 - Allow revisions to plans periodically, to respond to the needs of the residents
 - Consider engagement with a third party for guidance, such as CSH
 - Remove the 811 program
 - Participants in the 811 program have access to supportive services through the community mental health centers under contract with NH DHHS, Bureau of Mental Health

- *Note: the Section 811 program has been fully obligated. HUD has issued a Notice of Funding Opportunity for “new” funding for 811 rental assistance. New Hampshire Housing intends to apply.*

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- **109.07.A.8.a Project Grants and Assistance**
 - Consider removing 8.a entirely and replace with:
 - Points for applications that include a commitment/award for non-NH Housing project-based vouchers or project-based rental assistance
 - For at least 20% of the total units
 - For at least 15 years
 - New subsidy for the project

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- **109.07.A.8.b Project Grants and Assistance**
 - Separate long-term debt (including NH Housing debt) from grants/non-amortizing debt
 - Points would remain the same: 5 to 20 points (or we may consider less points)
 - Need an LOI, loan at or below market rate
 - Consider additional points for below market rate
 - Update current scoring category
 - Proposed and likely sources of non-NH Housing capital subsidy, grants etc.
 - Submit an LOI or copy of application for funding
 - Points remain the same: 5 to 20
 - Additional points for commitment/award, add 4 to 10 points to score above

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- **109.07.A.16 Energy Efficient Design and Construction**

- Add points for renewable energy – Solar
 - 5 points proposed
- Add points for central air-conditioning (though not necessarily energy efficient, central a/c may have features that make it more efficient)
 - Benefits for residents: better air quality, no installation, and quiet operation
 - 2 points proposed

OR

- Include requirement in our design standards requiring central a/c in all age-restricted projects (new construction only).

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- **Appendix N Tax-Exempt Bond Program**

- Propose removing Appendix N and do the following:
 - Do not score tax-exempt bond with 4% LIHTC only applications
 - Projects must meet threshold criteria and other requirements
 - Score tax-exempt bond with 4% LIHTCs with a request for capital subsidy
 - Only scoring for capital subsidy request
 - Score for PBVS, when applicable
- This new policy will be outside of the QAP, and we will follow a schedule for creating the new scoring criteria with input from our external partners.
 - The process will not follow the QAP revision schedule – but will not be far behind
 - More information to come on forums/meetings to gather this input and engage in discussions

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- **New Sections**

- **Property Management Training Requirements**

- Move training requirements from management scoring to a threshold criteria requirement

- **Diversity, Equity and Inclusion (DEI)**

- Include the NH Housing DEI mission statement in the QAP:

“NH Housing values diversity, equity, and inclusion and, through fostering a culture of curiosity, seeks to better understand and include the perspectives and experiences of those who make up our organization, those we collaborate with, and the communities we serve”

- Consider gather information: ask for DEI statements or efforts made by developer and management agents

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Underwriting Standards and Development Policies for Multifamily Housing Development – Developer Fee

- Consider increasing the per unit Developer Fee Schedule
- Current fee schedule:
 - Acquisition with renovations (reno less than 50% of TDC): \$6,300 per unit
 - General Occupancy per unit:
 - \$22,000 first 10 units
 - \$18,000 next 30 units
 - \$15,000 next 60 units
 - \$6,500 units above 100
 - Age-Restricted per unit:
 - \$20,000 first 10 units
 - \$16,000 next 30 units
 - \$13,500 next 60 units
 - \$6,500 units above 100

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1-Year QAP or 2-Year QAP?

Questions?

Thank you for participating!

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