



NEW HAMPSHIRE  
HOUSING

# 2027-2028 Qualified Allocation Plan Public Forum

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July 30, 2025

# Agenda



- Welcome and Introductions

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- Forum Objective

- Advance Discussion Topics & New Topics
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- Key Discussion Topics

- 9% LIHTC Allocation Limits (breakout discussion)
  - TDC Limits
  - Threshold Criteria:
    - Service Coordination
  - Scoring:
    - Site Plan Approval
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- Upcoming Forums

- Key Discussion Topics – Continued

- Energy Efficiency
  - Community Room
  - Utilities
  - Average Income Set-Aside (breakout discussion)
  - Supportive Housing
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- Other News & Updates

# Welcome and Introductions

Thank you CATCH for hosting this QAP Forum!

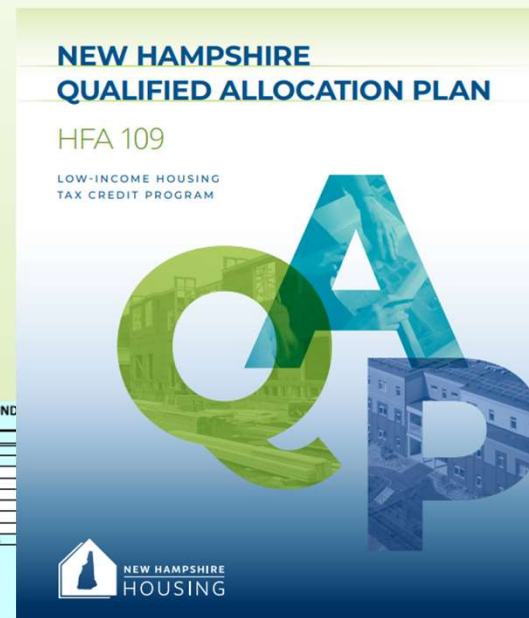
## Davis Ridge Apartments

- 48 apartments – one, two and three bedrooms
  - On-site washers and dryers
    - Playground area
    - Beautiful property
- Funded in part by LIHTC and InvestNH

# Welcome and Introductions

- **Qualified Allocation Plan**

- Housing priorities and selection criteria -  
how LIHTCs and capital subsidy will be awarded



- **2027 LIHTCs and 2028 LIHTCs**

- Applications due in 2026 and 2027

CLOSING SOURCES AND USES OF FUNDS					
Un-named Project					
Sources of Funds					
<b>Private Equity:</b>					
1. Developer's Cash Equity					
2. LIHTC Equity					
3. HTFC Equity					
4. Other Equity:					
5. Developer Fee Loan					
6. Other Sources:					
7. Total Private Equity					
<b>Public Equity:</b>					
8. Grants:	Source:	Amount:			
9. Grants:					
10. Total Public Equity					
<b>Subordinate Loans:</b>					
11. NHK Subordinate Loan	Source:	Amount:	Rate %	Amortize (years)	Term (years)
12. NHK Subordinate Loan	Source:				
13. NHK Subordinate Loan	Source:				
14. Subordinate Loan	Source:				
15. Subordinate Loan	Source:				
16. Subordinate Loan	Source:				
17. Total Subordinate Loans					
<b>Long Term Loan:</b>					
18. NHK Long-Term Loan	Source:	Amount:	Rate %	Amortize (years)	Term (years)
19. Other Long-Term Loan	Source:				
20. Other Long-Term Loan	Source:				
21. Total Long-Term Loans					
<b>Construction/Bridge Financing:</b>					
22. Construction Loan	Source:	Amount:	Rate %	Term (months)	Loan Purpose:
23. Other Interim Loan	Source:				
24. Tax Credit Bridge Loan	Source:				
25. Other Bridge Loan	Source:				

# Welcome and Introductions

- Priorities Remain
  - Cost Containment
  - General Occupancy Housing
  - New Construction
- Federal Budget
  - 9% LIHTC – 12% increase
    - Discussed in conjunction with allocation limits topic
  - Tax-Exempt Bonds – decrease from 50% to 25% of aggregate basis
    - Bond issued after December 31, 2025

# Forum Objective

## What are our goals for this forum?

- Advance discussion topics to move towards recommendations
- Introduce additional topics for discussion and gather feedback

# Key Discussion Topics

- **Allocation Limits (HFA109.04.A) – Breakout Session**
  - \$880,000 – General occupancy
  - \$660,000 – Age-restricted
  - \$450,000 – Preservation
- Federal bill increases 9% LIHTCs by 12%
  - IRS determines rate
  - Usually publishes rate in the fall
  - Rate is multiplied by per capita as determined by HUD
- Questions to consider (*breakout*):
  - Increase all or some– which limits and by what amount?
  - Increase age-restricted limit to match general occupancy or keep as is?
  - Other comments?

## Key Discussion Topics

- **Total Development Cost– Per Unit Limits (HFA 109.04.C)**
  - TDCs encompass a range of factors – some easily quantifiable and others much more complex and nuanced
- Questions to consider:
  - Increase all TDC limits across the board (4% and 9% LIHTC)
  - Include additional categories in the high-cost limits, such as:
    - Infill developments
    - Adaptive reuse
    - Any others?
  - Include provision to authorize the Executive Director to approve TDCs over the limit by a predetermined amount/percentage
  - What about tax-exempt bonds / 4% LIHTC without NH Housing capital subsidy? Open to feedback – unlikely to recommend removing limits



## Key Discussion Topics – Scoring – Related to TDC Limits

- **Project Cost - Penalty Points (HFA 109.07.A.11)**
- 9% LIHTC project's TDC weighted average (WA) will be compared to an overall average of the TDC WA
  - Prior QAPs – compared TDC WA to all others in same round
  - Current QAP – compared TDC WA to prior years' average TDC WA (plus an escalation factor)
- Consider: retain this category but compare to TDC WA in current application round – ensures a more equitable evaluation process and aligns with cost containment objectives.
- Consider: keep the points structure the same

# Key Discussion Topics – Threshold

- **Service Coordination**

- Vital component of housing for affordable housing residents
- Current requirement for application, includes documentation such a service coordination plan and budget, OR CORES Certification
- Proposed streamlined process for application
  - Letter of Intent from agency providing service coordination containing the following:
    - Name of proposed project and number of units
    - Certification that services will be provided in accordance with the QAP
    - Services to be provided, number of hours per quarter, and location
    - Executed MOU and other requirements for projects that receive a LIHTC reservation
  - CORES Certification remains an option

# Key Discussion Topics – Scoring/Threshold

- **Site Plan Approval**

- Should this be a threshold requirement rather than a scoring incentive?
- Supports readiness to proceed – a primary allocation priority and an existing threshold topic
- Require written approval from municipality and letter from developer's attorney or project engineer that plan approval meets all requirements of [RSA 676:4I\(i\)](#)
- Thoughts? How many points?

# Key Discussion Topics - Scoring

- **Energy Efficient Design**

- Cost containment - remains a strong influencing factor
- Concerns - BABA, tariffs, labor shortages, and construction delays continue
- Rebate and energy programs/funding – future uncertain
- Consider:
  - Reinstall Passive House with reduced points (currently 8 points)
    - Certification OR only some components/no certification
  - Reinstall points for HERS (currently 2 points)
  - Reinstall points for central A/C (currently 2 points)
    - Common area only OR common area and residential units
  - Removal of other incentives: Net Zero, LEED, NGBS, Enterprise Green

# Key Discussion Topics - Scoring

- **Community Room**

- Received varying feedback – community rooms are used often, community rooms are used infrequently – sometimes they are used by service coordinators for one-on-one meetings
- Good for residents overall - they can:
  - Promote social interactions
  - Foster a sense of community
  - Offer welcoming space for resident-led activities
- Questions to consider:
  - Keep the incentive / points as is (currently 5 points)?
  - Consider points for a private office for service coordination

# Key Discussion Topics - Scoring

- **Evidence and Capacity of Utilities**
  - Consider points for verification of the utility companies, such gas, water, and sewer, ability to serve the proposed project
  - Essential for planning and readiness to proceed
  - Letter to serve (AKA “will serve” letter) – document confirming a utility provider’s capacity (infrastructure and resources) to provide services to the project
    - Should include any conditions, such as payment of fees, easements, off-site improvements
- Thoughts?

# Key Discussion Topics - Scoring

- **Average Income Set-Aside**

- Consider incentivizing the average income set-aside by awarding points
  - Set-aside
    - At least 40% of total units must be LIHTC units
    - Setting income limits ranging from 20% of the area median income (AMI) to 80% of AMI
    - Average of all LIHTC units must be at or below 60% of AMI
  - Possible benefits
    - Serve a wider range of low- and moderate-income households, deeper income targeting, more diverse and integrated communities, may increase gross rental income
- Thoughts?

# Other and Upcoming Forum

- **Important Reminder:**

- As we move through the process, please share your comments sooner rather than later.
  - Allows time for meaningful review and consideration
  - Send comments to [QAP@nhhfa.org](mailto:QAP@nhhfa.org)

- **Upcoming Forum:**

- Tentative – August 25
  - Likely to be hybrid – NH Housing office
  - Two Part Session:
    - General QAP Forum Discussion
    - Universal Design Discussion and Feedback
- [2027-2028 QAP Schedule](#)



## Other News & Updates

- **9% LIHTC Application Round**
  - Final Applications are due by September 29 (for those that submitted the required preliminary application)
- **NH Housing's FY 2026 Program Plan**
  - Approved by the Board of Directors
  - \$23 Million - Capital Subsidy for 9% LIHTC program and Tax-Exempt Bond/4% LIHTC program
  - \$7.7 Million – Supportive Housing OUD program
- **Developer Handbook**
  - Landing page on the NH Housing [website](#)
  - Essential quick reference guide & helpful resource
  - Being rolled out in phases
    - Lengthy process to provide the most benefit
    - More to follow in the coming months!



**NEW HAMPSHIRE**  
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