



## NEW HAMPSHIRE HOUSING MULTIFAMILY HOUSING DIVISION – PROGRAM SUMMARY

Multifamily Rental Housing – Development Sources of Funds		
<b>Equity</b>		
4% LIHTC	Federal Low-Income Housing Tax Credit (LIHTC) Program (federal program)	Equity generated from investment into the development or preservation of affordable housing. These 4% LIHTCs are only available when financed with tax-exempt bonds. See details under program information for income limits.
9% LIHTC	Federal Low-Income Housing Tax Credit Program (federal program)	Equity generated from investment into the development or preservation of affordable housing. See details under program information for income limits.
<b>Debt</b>		
Tax-exempt Bonds	Multifamily Housing Bonds (federal program)	Financing of construction and/or amortizing loans. See details under program information for income limits.
FFB	Federal Financing Bank Risk-Sharing Program	Financing initiative that provides capital for multifamily loans insured by the FHA Risk-Sharing program.
Participation Loans	Various Banks	NH Housing partners with banks to provide long-term loans for multifamily housing (NH Housing underwrites, closes on the loan, and services the loan).
<b>Capital Subsidy</b>		
HOME	HOME Investment Partnerships Program (federal funds)	Deferred, zero interest loan   serves households with income at or below 50% of area median income (AMI) and/or at or below 60% of AMI.
HOME-ARP	HOME Investment Partnerships Program-American Rescue Plan (Federal Funds)	Deferred, zero interest loan   must rent to Qualifying Populations as defined by the U.S. Dept. of Housing and Urban Development (HUD); income and rent limits will follow the underlying program (LIHTC, for example).
HTF	Housing Trust Fund (federal funds)	Deferred, zero interest loan   serves households with incomes at or below 30% of AMI.
AHF	Affordable Housing Fund (state funds)	Deferred, zero interest loan   serves households with incomes at or below 50% of AMI, 60% of AMI, and 80% of AMI.



## Multifamily Rental Housing –Development Financing Programs

<b>Tax-Exempt Bonds and 4% Low-Income Housing Tax Credits</b>		<p>The multifamily bond financing program provides an efficient source of funds to develop (new construction) and preserve multifamily, affordable rental housing. Adaptive reuse of existing non-housing buildings is permitted as well. The bond program enables NH Housing to lend the proceeds from the sale of tax-exempt bonds to the borrower in the form of construction and/or long-term, amortizing loans. The bond program allows access to 4% LIHTCs, which provides equity for the development of the project.</p> <p>Tax-exempt bond loans are credit enhanced through the HUD FHA Risk-Sharing program (Federal Housing Administration mortgage insurance for HUD-approved lenders to share the risk of losses).</p>		
Eligible Developers	Eligible Projects	Sources of Funds	Income and Rent Limits	Application Rounds
Non-profits (501(c)(3)), for-profits (limited partnerships, general partnerships, corporations, LLCs), and public housing authorities	Rental housing (large properties, generally 55 total units or more); 100% affordable or mixed-income	Federal: Housing Bonds, 4% LIHTC, HOME, HOME-ARP, HTF,  State: AHF	<p>Minimum requirements:</p> <ul style="list-style-type: none"> <li>• 20% of the total units at or below 50% of Area Median Income (AMI) <i>or</i></li> <li>• 40% of the total units at or below 60% of AMI</li> </ul> <p>In both cases the income and related rent restrictions are determined based on the program and funding source requirements, not the household's income.</p> <p>Incomes and rents may be further limited based on the funding sources.</p>	Each fiscal year (July to June), when funding is available for the program, a Notice of Funding Opportunity is issued that outlines criteria including the frequency of application rounds and the deadlines for application submissions. Funding decisions are generally made within 45 days of the application deadline.



## Multifamily Rental Housing –Development Financing Programs

<b>9% Low-Income Housing Tax Credits</b>		<p>The federal Low-Income Housing Tax Credit (LIHTC) is currently the single largest source of federal capital to develop (new construction) and preserve affordable housing. Adaptive reuse of existing non-housing buildings is permitted as well. The program was created in 1986 and added to Section 42 of the Internal Revenue Code. The Internal Revenue Service/Treasury allocates LIHTCs to states on a per capita basis and states in turn designate an agency to administer the program. New Hampshire has designated New Hampshire Housing as the agency that allocates LIHTCs.</p>		
<b>Eligible Developers</b>	<b>Eligible Projects</b>	<b>Sources of Funds</b>	<b>Income and Rent Limits</b>	<b>Application Rounds</b>
Non-profits (501(c)(3)), for-profits (limited partnerships, general partnerships, corporations, LLCs), and public housing authorities	Rental housing (medium sized properties, generally 30-40 or more total units); 100% affordable or mixed-income	<p>Federal: 9% LIHTC, HOME, HOME-ARP, HTF</p> <p>State: AHF</p>	<p>Minimum requirements:</p> <ul style="list-style-type: none"> <li>• 20% of the total units at or below 50% of Area Median Income (AMI) – in this case all LIHTC units must be at or below 50% of AMI <i>or</i></li> <li>• 40% of the total at or below 60% of AMI – in this case all LIHTC units must be at or below 60% AMI <i>or</i></li> <li>• Average Income bands of all units must equal 60% of AMI or less - units can be designated from 20% to 80% of AMI</li> </ul> <p>In all cases the income and related rent restrictions are determined based on the program and funding source requirements, not the household's income. Incomes and rents may be further limited based on the funding sources.</p>	<p>Preliminary applications are a requirement. Preliminary application and final application deadlines are determined at the beginning of the fiscal year. Generally preliminary applications are due late spring/early summer and final applications are due in the late summer/early fall. Funding decisions are generally made by the close of the calendar year.</p>

## Multifamily Rental Housing –Development Financing Programs

<b>Supportive Housing Program - General</b>		<p>The Supportive Housing Program provides financial assistance for the development or preservation of housing coupled with supportive services. The housing may serve populations of need including individuals with a disability, families with a member who has a disability, individuals and families who are homeless or at risk of homelessness, individuals with mental illness, or individuals with a substance use disorder.</p> <p>Supportive services are intended to improve housing stability and help residents live a more productive life in the community.</p> <p>Projects can be new construction, rehabilitation, or adaptive reuse.</p>		
<b>Eligible Developers</b>	<b>Eligible Projects</b>	<b>Sources of Funds</b>	<b>Income and Rent Limits</b>	<b>Application Rounds</b>
Non-profits (501(c)(3)), for-profits (that have the capacity and experience to develop and operate supportive housing), town, city, and county governments, and public housing authorities	<p>Housing that incorporates supportive services to meet the needs of the residents.</p> <p>Projects can include permanent supportive housing, transitional housing, single room occupancy, and group homes</p>	<p>Federal: No federal funds planned for this program at this time</p> <p>State: AHF</p>	<p>Minimum requirements:</p> <ul style="list-style-type: none"> <li>• 50% of the total units at or below 50% of AMI <i>and</i></li> <li>• 40% of the total units at or below 60% of AMI <i>and</i></li> <li>• Remaining 10% of the total units may be over 60% of AMI</li> </ul> <p>In all cases, the income and related rent restrictions are determined based on the program and funding source requirements, not the household's income. Incomes and rents may be further limited based on the funding sources.</p>	<p>Each fiscal year (July to June), when funding is available for the program, a Notice of Funding Opportunity is issued that outlines criteria including the frequency of application rounds and the deadlines for application submissions (a preliminary application is not required). Funding decisions are generally made within 90 days of the application deadline.</p>

### Multifamily Rental Housing –Development Financing Programs

<b>Supportive Housing Program – Opioid Use Disorder Capital Program</b>		<p>The Opioid Use Disorder Supportive Housing Capital Program provides capital financing for the development of new supportive housing units for individuals or households with a member with Opioid Use Disorder (OUD) and other co-occurring substance use disorders or mental health issues.</p> <p>Projects must provide supportive services that address the needs of individuals with OUD. The services may include programming, education, and/or counseling that help individuals maintain recovery from substance use disorders, maintain housing stability, increase health and wellbeing.</p> <p>Projects may involve new construction, adaptive reuse, or rehabilitation of existing multifamily housing with added eligible supportive units, including larger developments like LIHTC projects.</p>		
Eligible Sponsors	Eligible Projects	Sources of Funds	Income and Rent Limits	Application Rounds
<p>Corporations and partnerships demonstrating a history of providing housing for individuals with OUD; non-profits (501(c)(3)); town, city, and county governments; and public housing authorities.</p> <p>Project sponsors or co-sponsors must be New Hampshire-based entities.</p>	<p>Housing specifically for individuals or households with OUD that incorporates supportive services to provide for the needs of residents, including permanent supportive rental housing and certified Level 1 – 4 recovery residences.</p> <p>Projects must create at least one new bed of supportive housing, and sponsors must demonstrate the need and demand for proposed projects as part of their application.</p>	<p>Federal: No federal funds planned for this program at this time</p> <p>State: AHF funding, made available through the State of New Hampshire Opioid Abatement Trust Fund and administered by the New Hampshire Department of Health and Human Services.</p>	<p>Minimum requirements (at least one of the following):</p> <ul style="list-style-type: none"> <li>• 20% of the total units at or below 50% of AMI <i>or</i></li> <li>• 40% of the total units at or below 60% of AMI <i>or</i></li> <li>• 50% of the total units at or below 80% of AMI</li> </ul> <p>In all cases the income and related rent restrictions are determined based on the program and funding source requirements, not the household's income.</p>	<p>Each fiscal year (July to June), when funding is available for the program, a Notice of Funding Opportunity is issued that outlines specific application criteria, including the deadlines for application submissions. Funding decisions are generally made within 90 days of the application deadline.</p>



## Multifamily Rental Housing – Asset Management

<b>Program Compliance</b>	<b>The Asset Management group oversees properties that receive NH Housing Funding and administers the compliance for HUD’s Performance Based Contraction Administration (PBCA) program. Properties in the PBCA program receive project-based rental assistance from the U.S. Dept. of Housing and Urban Development.</b>
<b>Funding Sources</b>	<b>Compliance</b>
NH Housing Administered Funding and Program Sources: LIHTC, Tax-Exempt Bonds, HOME, HOME-ARP, HTF, and AHF (see pages 1-4 for source and program information)	<p>Each program and funding type has compliance requirements that property owners must follow, including but not limited to, maintaining the physical and financial condition of the property and resident eligibility.</p> <p>The programs have many requirements that an owner must follow, including but not limited to, annual budget and audit requirements, annual certification submissions, and monitoring reports. Noncompliance can have a negative effect on property operations and financial health, physical structures, and leasing activity. Asset Management compliance reviews are conducted regularly and, along with proper training, help owners to remain in compliance.</p>
PBCA	<p>Owners of properties with a Housing Assistance Payment Contract with HUD through the PBCA program are required to maintain the physical and financial condition of the property and follow resident eligibility requirements.</p> <p>The program has many requirements that an owner must follow, including but not limited to rent adjustment and utility allowance policies, contract renewal processes. Noncompliance can have a negative effect on property operations and financial health, physical structures, and leasing activity. Asset Management compliance reviews are conducted regularly and, along with proper training, help owners to remain in compliance.</p>

### **Multifamily Rental Housing – Other Programs**

<b>HUD Section 811 PRA Program</b>		<p>The Section 811 Project Rental Assistance (PRA) program, funded by the Department of Housing and Urban Development, provides project-based rental assistance for extremely low-income persons with disabilities linked with long-term services and so they can live independently. The New Hampshire 811 PRA program is made possible through a partnership between New Hampshire Housing and the New Hampshire Department of Health &amp; Human Services, Bureau of Mental Health Services. In New Hampshire, the 811 PRA program is reserved for extremely low income, non-elderly persons with severe mental illness.</p>
<b>Eligible Projects</b>	<b>Income Limits</b>	<b>Other Information</b>
<ul style="list-style-type: none"> <li>• Rental housing with at least five units</li> <li>• Must be general occupancy housing - cannot have age restrictions and be restricted to housing for persons with disabilities</li> <li>• Funded with federal, state or local funds</li> <li>• Units cannot be transitional</li> </ul>	<p>Minimum requirements:</p> <p>Must be at or below 30% of AMI</p>	<p>Up to 25% of units, or 10% or at least two units (whichever is greater), at any property or properties owned by the same ownership entity can be reserved as 811 PRA units.</p> <p>The units cannot already have project-based rental assistance.</p>

### **Multifamily Rental Housing – Other Programs**

<b>NH Housing Administered Project-Based Vouchers (PBVs)</b>		<p><b>Project-Based Vouchers are a component of the Housing Choice Voucher (HCV) program; however, unlike HCVs that are tenant based, PBVs are attached to a specific project. PBVs can be attached to 100% of the total units in a project.</b></p> <p><b>PBVs are administered by the NH Housing's Assisted Housing Division and are awarded to multifamily rental housing projects. NH Housing can project-base up to 50% of the lower of either the total authorized units or annual budget authority from HUD.</b></p> <p><b>Property owners enter into a Housing Assistance Contract (HAP) for an initial term up to 20 years. NH Housing can extend the term of the contract for an additional 20 years.</b></p>
<b>Eligible Projects</b>	<b>Income Limits</b>	<b>Other Information</b>
<ul style="list-style-type: none"> <li>Supportive housing, age-restricted housing and general occupancy housing</li> </ul>	<p>Must be at or below 50% of AMI</p> <p>Underlying programs may further restrict income limits (HTF, at 30% AMI, for example)</p>	<p>Units cannot already have rental assistance, such as Section 811.</p> <p>PBVs are attached to various funding sources within each NH Housing program and are awarded to projects through a competitive process.</p>



### Multifamily Rental Housing – Other Programs

<b>Federal and State Lead Programs</b>		<p><b>The Lead Hazard Control and Healthy Homes Program is dedicated to eliminating childhood lead poisoning by providing educational tools, resources and funding through federal grants and state loans to assist homeowners, residential rental housing owners, and childcare facilities to be lead-safe certified.</b></p> <p><b>Federal: funded by the Department of Housing and Urban Development, in the form of a grant that does not need to be paid back.</b></p> <p><b>State: funded by the State of NH in the form of a zero interest, deferred payment loan. Loan funds are to be repaid upon sale or transfer of the property.</b></p>	
<b>Eligible Projects</b>	<b>Income Limits</b>	<b>Other Information</b>	
Federal/HUD Funded Grants and State Loan Funds: homeowners, owners of residential rental housing, and childcare facilities	<p>Federal/HUD Funded Grants:</p> <ul style="list-style-type: none"> <li>• Must be at or below 80% of AMI</li> </ul> <p>State Loan Funds:</p> <ul style="list-style-type: none"> <li>• Must be at or below 90% of AMI for rental units</li> <li>• At 100% of AMI for single-family owner-occupied</li> </ul>	<p>Federal/HUD Funded Grants:</p> <ul style="list-style-type: none"> <li>• Up to \$12,000 awarded per income qualified unit.</li> <li>• 10% owner's match is required.</li> <li>• Upon completion of work, a three-year compliance period is required. <ul style="list-style-type: none"> <li>○ Units be available to low-income households with a child or children under age 6 during the compliance period.</li> </ul> </li> </ul> <p>State Loan Funds:</p> <ul style="list-style-type: none"> <li>• Must be used in conjunction with federal grants.</li> <li>• Up to \$11,000 awarded per income qualified unit.</li> <li>• Can count towards owner's match requirement for federal grant funds.</li> </ul>	