

**Affordable Supportive Housing for Persons with
Substance Use Disorders
And
Special Needs Housing – HTF/Project Based
Vouchers**

Information Session

December 15, 2016



New Hampshire Housing
Bringing You Home

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Agenda

1. Who is New Hampshire Housing
2. What is the Affordable Housing Fund
3. What is SB-533 (why was this money given to NHHFA and what was the stated purpose)
4. Overview of federal Housing Trust Fund
5. Overview of Project Based Vouchers
6. Introduction to the RFPs:
 1. Eligible Uses
 2. Overview of Threshold Criteria
 3. Scoring Structure
7. Scoring walk-through
8. Discussion of differences between the two RFPs
9. Questions





New Hampshire Housing

- New Hampshire Housing's mission is to promote, finance and support affordable housing and related services for the people of New Hampshire.
- Although established by statute as a public instrumentality, New Hampshire Housing is not a state agency and receives no operating funds from the state government.
- New Hampshire Housing has its own procurement and contracting requirements, and is not required to follow the State's process.





What is the Affordable Housing Fund?

- The Fund was created by the Legislature in 1988, codified at RSA 204-C:56-62.
- It is a revolving fund that is administered by New Hampshire Housing to facilitate the purchase and rehabilitation or construction of affordable housing, primarily for low- and moderate-income households.
- Resources for the Fund are derived from periodic state appropriations – \$11 million dollars have been appropriated for the Fund since its inception.

Purpose of Senate Bill 533

- The Bill made some changes in reporting requirements for the Governor's Commission on Alcohol and Drug Abuse Prevention, Treatment and Recovery.
- Allocated funds for increased treatment programs and expansion of peer recovery support services.
- Appropriated \$2 million to the Affordable Housing Fund for the purpose of funding supportive housing for persons with substance use disorder.

Recovery Housing Funding to Date

- RFP released mid-August; applications were due on October 12th.
- Received four applications; one withdrew, one was not given a reservation
- Two remaining proposals received reservations – FIT/Manchester and SCS/Keene
- Both applicants working to meet all requirements before final commitment of funds by NHHFA Board



Housing Trust Fund

- Permanent federal fund authorized by HERA 2008, financed by a percentage of new business of Fannie Mae and Freddie Mac
- Grants to states to increase and preserve supply of rental housing for extremely low-income families (30% of AMI); preference for chronically homeless
- New Hampshire Housing has \$2.7m to allocate from this fund
- NHH RFP is for Special Needs Housing; housing that is combined with services that address individuals with specific needs; please note, since this is federal funding Section 504 applies so cannot target persons with a specific disability

Section 8 Project Based Vouchers

(slide 1 of 2)

- About 3,500 Section 8 vouchers administered by New Hampshire Housing (of approx. 9,700 in the state)
- Vouchers provide rental assistance for eligible low income households
 - Tenant payment is calculated-approx. 30% of income
 - Voucher pays the difference up to the lower of the gross rent or the “Payment Standard”
- Vouchers can be “Housing Choice Vouchers” in which the renter can take the voucher to any landlord who will accept it, or “Project Based” where the voucher is attached to the project and guarantees the landlord rental income.
- Projects receiving an award of PBVs will get a 15-year contract



Section 8 Project Based Vouchers

(slide 2 of 2)

- Project Based Vouchers are regulated under 24 CFR Section 983
- Some regulations to be aware of:
 - Eligible housing types (24 CFR Section 983.53)
 - Cap on percentage of assisted units in a project (24 CFR 983.56)
 - Subsidy Layering Guidelines (79 FR 57955)
- This RFP will be the competitive selection process for BOTH HTF Subsidy and Project Based Vouchers
- If your project is eligible for HTF but not PBVs, you can choose not to be considered for PBVs



What you need to know about these RFPs: Threshold Criteria

- Eligible Uses in 2nd paragraph of RFP/ HFA:112
- Applications must meet “threshold criteria” in order to be scored
- Must comply with certain rules in order to meet threshold
 - Listed on page 2 of the RFP
 - These standards and policies address significant topics like
 - Affordability restrictions
 - Reserve requirements
 - Environmental conditions
 - Income/expense trending



What you need to know about these RFPs: Threshold Criteria (continued)

- Financial Sustainability will be evaluated based on projected income and expenses
 - Use NHHFA Excel application for budgets
 - Increases projected over time
- Readiness:
 - Review Project Phase Requirements (Appendix A)
 - Submit development schedule
- Documentation is important!
 - Submit explanation where documentation might not be available
 - If you are unsure of what is acceptable documentation, ask in advance.



Differences Between RFPs: Threshold Criteria

AHF/SUDS

- Must serve persons with a Substance Use Disorder or a household with at least one member suffering from a SUD.
- Max loan \$700K (p. 1).
- Limit on Total Development cost (p. 3).
- Development timeline must show completion by 2/1/2018.
- Creation of “new beds” for *supportive* housing is required.
- 10% match is required; federal funds (like CDBG) are eligible.

HTF/PBV

- Must comply with [HFA:111](#) Design/Construction standards.
- Income/rent restricted to 30% of AMI.
- Beneficiary targeting on p.2 per Special Needs rules ([HFA:112](#))
- Per-unit subsidy limits (p. 3)
- 5% match is required. Must be non-federal source.

Differences Between RFPs: Scoring

HTF/PBV

- Additional points for committing to a 40 year affordability period.
- Additional points for committing to serve the Chronically Homeless as defined by HUD
- Separate points categories for matching federal and non-federal resources

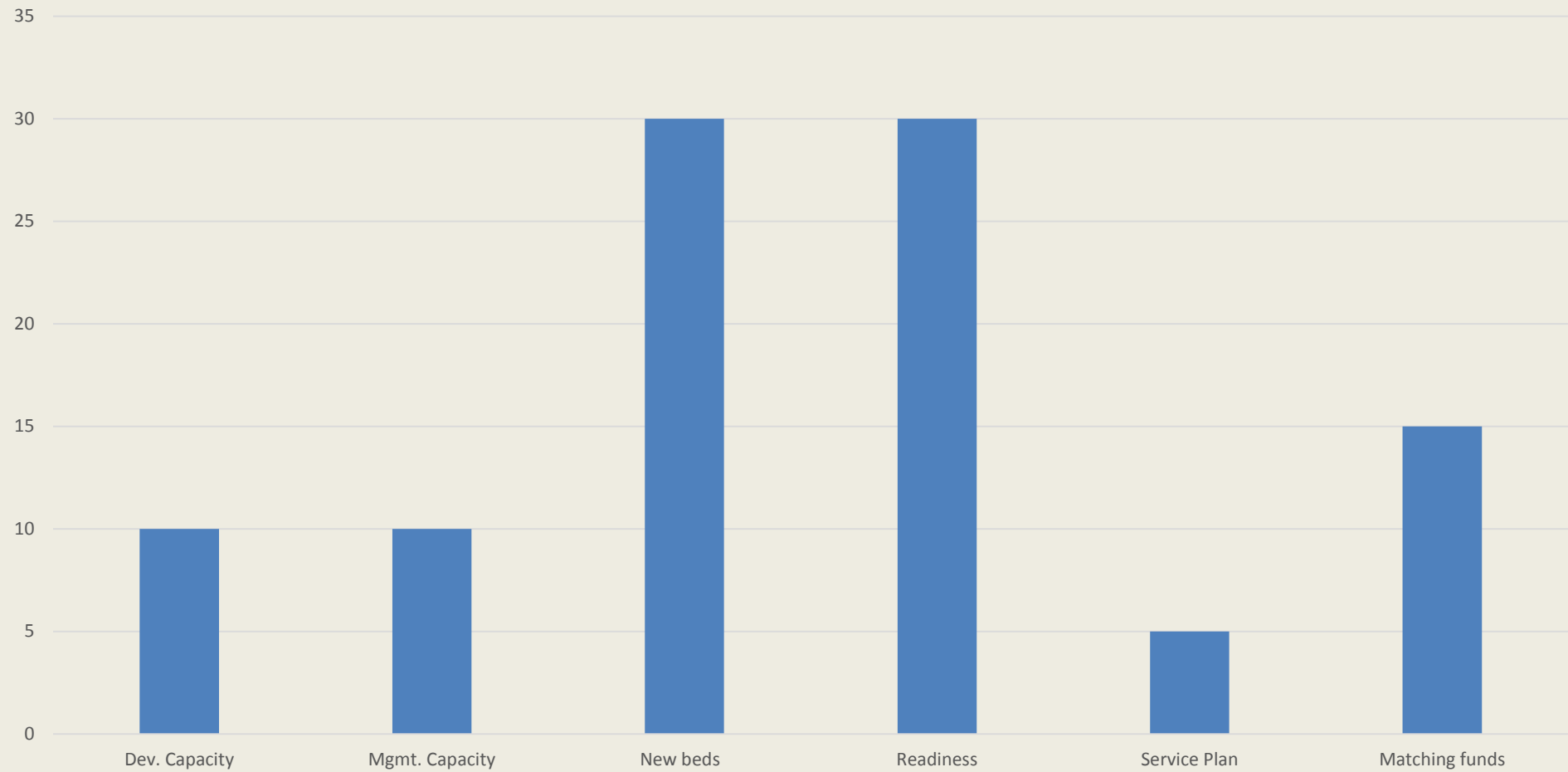
Scoring (continued)

- See next slide for distribution of points
- Provide resumes and lists of:
 - Projects previously developed
 - Projects under management
 - Services currently being provided
- Documentation is critical and must be provided ***prior to application deadline.***
 - ***ODM uploads are not always easy-try it out in advance.***

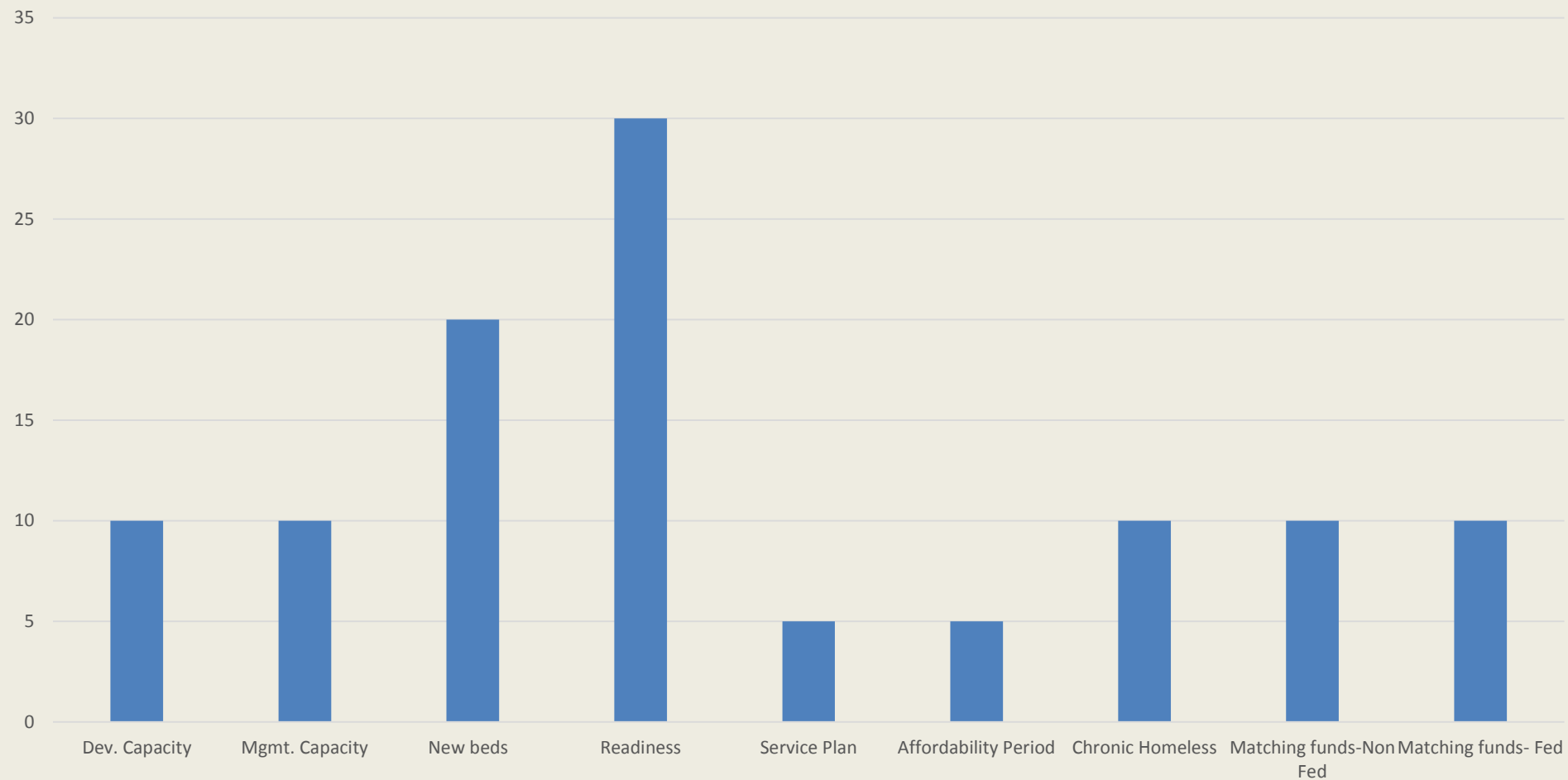


Distribution of Available Points

2016 RFP for Supportive Housing for Persons with SUD



Distribution of Available Points: 2016 RFP for Housing Trust Fund financing/ Project Based Vouchers



File Home Insert Page Layout Formulas Data Review View DYMO Label Tell me what you want to do...

Cut Copy Paste Format Painter Clipboard Font Alignment Number Styles Cells Editing

Arial 8 Wrap Text Merge & Center Conditional Formatting Table

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B1 PROJECT NAME:

1	PROJECT NAME:				Date:											
2	LOCATION:					Proforma										
3																
4	DEVELOPMENT ASSUMPTIONS															
5					Inflation Adjustments	Yr 1-5	Yr. 6-15	Yr. 16-30								
6	30% AMI		0.0%	0	Rent	2.00%	2.00%	2.00%								
7	50% AMI		0.0%	0	Operating Expense	3.00%	3.00%	3.00%								
8	60% AMI		0.0%	0	Other Income	2.00%	2.00%	2.00%								
9	80% AMI		0.0%	0	Min Debt Coverage Ratio	1.15										
10	# @ Market		0.0%	0	Vacancy	5%										
11				Total Unit Count:	0											
12	PRO FORMA DEVELOPMENT BUDGET															
13					Residential	Commercial										Total
14	Site Improvements			0	0	0										0
15	Construction			0	0	0										0
16	General Requirements			0	0	0										0
17	Builder Overhead			0	0	0										0
18	Builder Profit			0	0	0										0
19	Bond Premium			0	0	0										0
20	Construction Contingency		5.0%	0	0	0										0
21	Subtotal Construction Costs			0	0	0										0
22																
23	Building Permits and Fees			0	0	0										0
24	Survey & Engineering			0	0	0										0
25	Design & Permitting			0	0	0										0
26	Legal			0	0	0										0
27	Title & Recording			0	0	0										0
28	Accounting			0	0	0										0
29	Construction Period Tax			0	0	0										0
30	Construction Period Insurance			0	0	0										0
31	Other: FF&E, Security, Soft Contingency			0	0	0										0
32	Subtotal Soft Costs			0	0	0										0
33																
34	Construction Loan Origination Fees			0	0	0										0
35	Construction Loan Interest			0	0	0										0
36	NHHFA Lender Inspection Fees			0	0	0										0
37	Permanent Loan Fees			0	0	0										0

Gross Square Footage	0
Construction Cost/Sq ft	\$0
Total residential construction costs per unit	
	0

Submitting

- Must be done in ODM
- ODM will not give you any feedback to confirm receipt/submission.
- We will let you know we received your application and may ask for clarifications.
- Reservations made in April, 2017.
- NHHFA will commit funds once costs are finalized and permitting is complete.
- Nonprofit sponsors are also eligible for Technical Assistance Loans.
 - Contact Heather Leary for more info
hleary@nhhfa.org



Questions

