



SUPPORTIVE HOUSING PROGRAM

Notice of Funding Opportunity

November 20, 2024

2025 SUPPORTIVE HOUSING NOFO

AGENDA

- Overview
- Threshold Criteria
- Scoring Criteria
- Application Review Process
- Award Process
- Development Consultants
- 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 where everyone can afford a place to call home.



SUPPORTIVE HOUSING PROGRAM

SUPPORTIVE HOUSING PROGRAM OVERVIEW

- Capital funding to create supportive housing (affordable housing + supportive services)
- Various eligible housing programs and unit types
- 0% interest, deferred payment loans with affordability restrictions
- Funds may be used for acquisition, construction, soft costs, fees, etc.
- Funds are administered through a Notice of Funding Opportunity (NOFO)
- Program is governed by NH Housing rules and funding specific requirements

SUPPORTIVE HOUSING PROGRAM

APPLICABLE NEW HAMPSHIRE HOUSING RULES AND POLICIES

- Supportive Housing Program Rules (HFA 112)
- Affordable Housing Fund Rules (HFA 113)
- Underwriting Standards and Development Policies for Supportive Housing - **NEW**
- Technical Design and Construction Standards or Technical Design and Construction Standards for Rehabilitation, as applicable
- Design and Construction Policy Rules (HFA 111)

SUPPORTIVE HOUSING PROGRAM

ELIGIBLE PROJECT TYPES

- Permanent and transitional housing
 - Multi-bedroom apartments
 - Single room occupancy units
 - Group homes
- New construction, acquisition with moderate or substantial rehabilitation or the conversion/adaptive reuse of non-residential buildings
- Creation of new affordable housing is a priority

SUPPORTIVE HOUSING PROGRAM

ELIGIBLE APPLICANTS

- Eligible applicants include:
 - ❑ 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
- Applicants are limited to one application through the NOFO
- Applicants with an outstanding conditional financing reservation for another project are not eligible

2025 SUPPORTIVE HOUSING NOFO

FUNDING AND FORMS OF ASSISTANCE

- Non-federal resources:
 - \$1,500,000 in funding from the Affordable Housing Fund (AHF)
 - Per unit subsidy limits
 - Maximum project funding is \$1,500,000
 - Minimum project funding is \$150,000
- Federal resources:
 - Up to 10 Project-Based Vouchers (PBVs)
 - PBVs may not be awarded to transitional housing projects or projects serving individuals with a specific disability

2025 SUPPORTIVE HOUSING NOFO

THRESHOLD CRITERIA

Applicants must meet all threshold criteria outlined in the NOFO to be eligible for funding.

THRESHOLD CRITERIA

1. PROJECT FEASIBILITY AND APPROPRIATENESS

- Fully describe the proposed project
 - Complete all fields of Exhibit B – Supportive Housing Financing Application
 - Submit a cover letter as part of the application submission
- Applicants must demonstrate project feasibility
 - Reasonable project costs assumption, including basis for estimate
 - Balanced development and operating budgets
 - *Development sources and uses*
 - *Operating income and operating expenses*

THRESHOLD CRITERIA

2. 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
- Provide proof of site control with application
 - If no site control, site plan to obtain site control within 90 days in cover letter

THRESHOLD CRITERIA

3. BENEFICIARY TARGETING

- All units must have preference for individuals and/or families experiencing or at risk of homelessness
 - NOFO includes definitions
 - Indicate preference in the “Project Info” tab of Attachment B – Supportive Housing Application and in cover letter

THRESHOLD CRITERIA

4. INCOME TARGETING AND RENT LIMITS

- Projects must meet the income and rent limits detailed in the Affordable Housing Fund Program Rules (HFA 113):
- Projects must also meet income and rent limits detailed in the Supportive Housing Program Rules (HFA 112):
 - ❑ **50% of units under 50% Area Median Income (AMI) AND;**
 - ❑ **40% of units under 60% AMI.**
 - ❑ **Remaining 10% of units may be over 60% AMI.**
- Use current rent and income limits found on NHHousing.org
- If PBVs are requested, projects must also meet the income targeting and rent requirements of the PBV program:
 - ❑ Income targeting below 50% AMI
 - ❑ Rent limit under 110% of FMR
- Indicate correct income and rent limits in Attachment B – Supportive Housing Application

THRESHOLD CRITERIA

5. MAXIMUM PER-UNIT SUBSIDY LIMIT

- Projects will be subject to the **lesser of** a maximum project subsidy of \$1,500,000 or the Maximum Per-Unit Subsidy Limit as outlined in the NOFO.
 - 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.
 - Indicate the appropriate funding amount request in the “Sources and Uses” tab of Attachment B – Supportive Housing Application

	Shared Bedroom	SRO	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Subsidy limit	\$100,000 per bed	\$175,000	\$233,000	\$233,000	\$284,000	\$367,000	\$403,000

THRESHOLD CRITERIA

6. DEVELOPER CAPACITY

- Applicant must demonstrate their organization's capacity to complete the development project
 - Complete the "Development Team" tab of Attachment B – Supportive Housing Application
 - Submit resumes of development team as part of application submission
- A development consultant can help to meet this criteria and is an eligible development cost.

THRESHOLD CRITERIA

7. MANAGEMENT CAPACITY

- Applicant must demonstrate their organization's capacity to manage and operate the property.
 - Complete and submit the Management Entity Questionnaire as part of the application submission

THRESHOLD CRITERIA

8. MATCHING RESOURCES

- Generation/investment of matching resources in an amount equal to 5% of all funds being provided by New Hampshire Housing
 - ❑ Federal or non-federal sources
 - ❑ Donations of cash/value of real estate
- Identify matching resources in “Sources and Uses” tab of Attachment B – Supportive Housing Application
- Provide award/commitment letter(s), building/land appraisal, etc.

THRESHOLD CRITERIA

9. SITE SELECTION

- Applications for PBVs must meet the site selection standards of [24 CFR 983.57](#)
 - NH Housing staff will visit project sites to ensure standards are met

THRESHOLD CRITERIA

10. NEW UNIT PRODUCTION

- The project must include the creation of at least four new affordable units
 - For rehabilitation projects, state how many units/beds are currently operating (if any) in the “Project Info” tab of Attachment B – Supportive Housing Application

THRESHOLD CRITERIA

11. SUPPORTIVE HOUSING SERVICE PLAN

- The project must include a plan to provide supportive services to all residents
 - Services must meet the needs of target population
 - Service provider must have adequate experience and capacity
- Complete and submit the Supportive Housing Services Plan Template as part of the application submission
 - If services will be contracted, also submit a Letter of Intent

2025 SUPPORTIVE HOUSING NOFO

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.

SCORING CRITERIA

Advanced Developer Capacity: 5 Points

- Project sponsors who have:
 - ❑ Successfully completed an affordable supportive housing or multifamily development within the past 4 years with a construction budget of at least \$1,000,000, OR
 - ❑ Contracted with a qualified development consultant who has successfully completed an affordable supportive housing or multifamily development within the past 4 years with a construction budget of at least \$1,000,000 and who will again contract with this qualified development consultant for the proposed project

SCORING CRITERIA

Advanced Project Readiness: Up to 20 Points

- **10 Points** - All necessary planning and zoning permits are in place or are not required
- **5 Points** – Construction cost estimates have been obtained from a qualified contractor
- **3 - 5 Points** – Design/Construction Readiness
 - Design development documents completed – 3 points, **OR**
 - Final plans and specifications completed – 5 points

SCORING CRITERIA

Environmental Due Diligence: 3 Points

- Phase I Environmental Site Assessment completed in past five years

SCORING CRITERIA

Target Population: 6 Points

- All units in the project will serve households experiencing homelessness. This targeting must be supported by the target population and supportive services outlined in the submitted Supportive Housing Service Plan.

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.

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.
 - Identify matching resources in “Sources and Uses” tab of Attachment B – Supportive Housing Application
 - Provide award/commitment letter(s) or proof that funds are likely to be awarded (application, funding description etc.).

APPLICATION PROCESS

APPLICATION SUBMISSION

- Application Due Date – January 6, 2025, by 4:30 PM
- Review NOFO Attachment C for a list of required documentation
- Submit materials via HDS NextGen Application Portal

APPLICATION PROCESS

APPLICATION REVIEW PERIOD

- Within 30 days, New Hampshire Housing will provide initial feasibility feedback.
- Within 90 days, New Hampshire Housing will reply in writing to the applicant to 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.

APPLICATION PROCESS

AWARD PROCESS

- Projects that receive a conditional financing reservation must meet certain progress phase requirements within 120 days and before a financing commitment will be made.
 - Review Attachment D – Progress Phase Requirement Examples

DEVELOPMENT CONSULTANTS

DEVELOPMENT RESOURCES

- List of development consultants and technical assistance providers within NOFO
- Pre-Development Loan Program

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