

**NEW HAMPSHIRE HOUSING  
BEDFORD, NH**

**Draft Qualified Allocation Plan  
Formal Public Hearing  
March 23, 2018 10:00 AM**



# SUMMARY OF PROPOSED REVISIONS

## QAP TERM

- The term of the draft QAP has been revised from a “2019 QAP” to a QAP that will stay in effect until it is repealed or replaced.

## HFA: 109.06 THRESHOLD CRITERIA

- B. Market Demand: all market studies be commissioned by the Authority. Sponsors will be required to submit a written request with advance payment no later than June 1 to have a market study performed.
- Language was added that for phased projects, experience of the prior phase(s) will be taken into consideration when determining adequate market demand.

## HFA: 109.06 THRESHOLD CRITERIA

- H. Services: revise threshold criteria to exclude 4% LIHTCs with tax-exempt bond projects from the service coordination threshold requirement.

## HFA:109.07.A SCORING

- 2.c. Income Targeting: revise language to not only include market units in this scoring category, but also units reserved for households earning more than 60% AMI, but less than 140% AMI, or some combination of non-LIHTC unit types.

## HFA:109.07.A SCORING

- 8.b. (Formerly 9.b.) Project Grants and Assistance: add a description to clarify the objective of this category and increase the points for firm commitment of funds as follows:

	Current Points	Proposed Points
Greater than \$29,999/unit	5 points	10 points
\$20,000 to \$29,999/unit	4 points	8 points
\$10,000 to \$19,999/unit	3 points	6 points
\$5,000 to \$9,999/unit	2 points	4 points
Less than \$5,000/unit	0 points	0 points



## HFA:109.07.A SCORING

- 8.c. Preservation Projects: add a new scoring category that awards points for preservation projects with existing debt and existing reserves as sources in the projects as follows.

	Proposed Points
Greater than \$29,999/unit	4 points
\$20,000 to \$29,999/unit	3 points
\$10,000 to \$19,999/unit	2 points
\$5,000 to \$9,999/unit	1 point
Less than \$5,000/unit	0 points





# HFA:109.07.A SCORING

- 10.b. Community Development Component: revise points category for projects located in a QCT to include that the project must also contribute to a Concerted Community Revitalization Plan, defined as:
  - Is geographically specific and provides a clear direction of implementation;
  - Includes a strategy for obtaining commitments of public and private investment in non-housing infrastructure, amenities, or services beyond the Credit development;
  - Demonstrates the need for revitalization;
  - Includes planning document elements such as setting goals for outcomes, identifying barriers to implementation, establishing timelines and benchmarks, and identifying community partners.



## HFA:109.07.A SCORING

- 11. Project Cost: add points penalty for all projects that have a TDC weighted average of 25% or more over the average of all applicants' TDC weighted averages (and do not meet any of the four criteria for higher cost standards) -6 points.

## HFA:109.07.A SCORING

- 12. Community Housing Development Organizations (CHDO) (3 points): revise this category to include Public Housing Authorities as eligible entities to receive points in this category. The three points currently awarded to a PHA in section HFA:109.07.A.7 are removed.

## HFA:109.07.A SCORING

- 15. Community Room: revise language to give points for project designs that provide for a community room that is separate (or separable by a partition) from building entrances, stairwells, and elevators.

The minimum size of the community room in order to qualify for points in this category is a function of project size, calculated as follows:

- [number of bedrooms in the project] times [12 sq. ft.] = minimum community room size in order to qualify for points.
- No matter how small the project is, the community room must be at least 250 sq. ft. in order to qualify for points.
- Now matter how large the project is, the community room need not be larger than 600 sq. ft. to qualify for points.



## HFA:109.10.A LONG-TERM AFFORDABILITY

- Revise affordability period for projects awarded 4% credits with tax-exempt bond financing from 99 years to 30 years. Projects awarded 9% credits will continue to be required to agree to commit to a 99-year affordability period.

## HFA:109.07.A SCORING – NO CHANGE

- 17. Energy Efficient Design and Construction

Project achieves LEED Gold certification, NGBS certification, or Enterprise Green Communities certification.

\*No change from the 2018 QAP – we had previously considered the removal of this scoring category, but we have since added it back into the draft QAP.

# SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 1 OF 8)

## HFA:109.01 Introduction

Remove statement pertaining to projects intended for eventual tenant ownership. Instead revise Section HFA:109.07.B to include projects intended for eventual tenant ownership as the third tiebreaker.

## HFA:109.04 Primary Program Policies

G. Basis Boost: include language to basis boost section that requires sponsors to use the most current HUD issued lists of Difficult to Develop Areas and Qualified Census Tracts available at the time of application.



## SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 2 OF 8)

### HFA:109.06 Threshold Criteria

J. Public Housing Waiting Lists: add threshold criteria that requires owners to commit to informing the local Public Housing Authority (PHA) with jurisdiction over the project location (or, where there is no local PHA, the Section 8 Administrator for the State of NH) that the project will accept tenant-based vouchers.

### HFA:109.07.A Scoring

2.b. Income Targeting: revise language that awards points for projects reserving 10% of units for households with incomes at or below 30% AMI to award points for projects that reserve “greater than or equal to 10% of units for households with incomes at or below 30% AMI”.





## SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 3 OF 8)

3. Supportive Housing Serving Homeless or Veterans: revise language to clarify requirements currently in the QAP as follows:

Veterans and homeless or at risk of imminent homelessness must have housing instability to qualify;

Supportive services must be provided by a third party, unless the sponsor can provide documentation showing that they have the expertise within their organization to perform such services and that they are an existing supportive services provider. Service coordination can be provided by the management company;

Resident participation in services may be encouraged, but must be optional.



## SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 4 OF 8)

6. Community Based Supported Housing/Proposed Projects: revise language that awards points to owners that commit 10% of units for individuals with disabilities and agree to enter into an 811 Contract to award points to owners that commit “10% of units or 2 units, whichever is greater” to individuals with disabilities and agree to enter into an 811 Contract.

8.b Project Grants and Assistance & 9 Advanced Projects: revise the language so that the eligible and ineligible sources of funds listed in both “proposed and likely contributions of funds” and “committed funds” are the same. Move committed funds scoring from section 10 to section 9.b. (as they relate closely to each other).



## SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 5 OF 8)

8.b. continued

Eligible sources of funds: Historic Tax Credit equity, land donation or long-term lease below market value, CDBG, AHP, Neighborhood Housing Services, Rural Development, or other permanent loans, including sponsor loans, and grants.

Subsidy administered by the Authority, deferred developer fee, existing debt, and LIHTC equity are not eligible for consideration.

Revise timeframe for requesting that the Authority commission an appraisal for donated land from 60 days prior to the application deadline to 75 days prior to the application deadline.



## SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 6 OF 8)

9. Advanced Projects: revise language that awards points for having local planning and zoning permits in hand as evidenced by a permit status letter from an attorney, project engineer, or town planning office, to include that supporting documentation is still required even if the sponsor does not believe that local approval is required.

### HFA: 109.08.A Reservation of LIHTC

Clarify that language regarding how applicants are scored and ranked do not apply to 4% LIHTC and tax-exempt bond projects.

### HFA: 109.08.F Allocation Process-Project Representations

Add language to clarify that all project sources and uses must be disclosed at each stage of the Authority's review (application, allocation, and prior to issuance of 8609).



# SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 7 OF 8)

## HFA:109.10.A Long-term Affordability Compliance

For clarity, add language requiring sponsors to agree to waive their right to submit a Qualified Contract (which is already in the LURA)

## Appendix B Carryover Allocation Requirements

Add requirement that projects with a construction management contract must have a Guaranteed Maximum Price (GMP) amendment in order to qualify for carryover allocation.

## Appendix E Developer's Certification of Development Costs

Add the following statement to the certification:

“I certify that any additional amounts received by me or any related party for syndication fees, debt placement fees, guaranty fees, or other fees have been disclosed and that the purchase price of the site and its allocated cost to the partnership has been disclosed.”



## SUMMARY OF PROPOSED REVISIONS, ADMINISTRATIVE IN NATURE (SLIDE 8 OF 8)

### Appendix I Service Coordination

Revise language to clarify requirements that are currently in the QAP as follows:

Residents' participation in any service coordination activity is optional;  
Residents must be provided with information on the purpose and availability of service coordination;

The service coordinator shall provide referral information to residents based on the individual's needs and when requested;

Examples of acceptable health clinics are given, such as flu shots, blood pressure clinics, cholesterol and diabetes screening.

### Appendix J Sample Homeless or at Risk of Becoming Homeless Certification

Revise language to include veteran households on the sample certification form available to sponsors for use with their projects.



# NEXT STEPS & REMINDERS

## Next Steps:

- The draft QAP will be presented to the Authority's Multi-Family Housing Committee on April 18, 2018 and then to the Board of Directors on April 26, 2018 for final approval.
- The *projected* timeframe for Governor approval of the QAP is May 2018.

## Reminders:

- Preliminary applications are due on June 1, 2018.
- Final applications are due on August 24, 2018.
- Note: if you plan to submit an application for a preservation project, please talk with us in advance to discuss Uniform Relocation Assistance (URA) policies.

