

NOTICE OF FUNDING AVAILABILITY

TAX-EXEMPT BOND PROGRAM

The inadequate supply of affordable rental housing units remains one of the most important issues facing the state. In order to produce more rental units to achieve balanced market conditions, New Hampshire Housing Finance Authority (the Authority) is issuing this Notice of Funding Availability (NOFA) to seek tax-exempt financing applications from qualified developers looking to construct or adapt buildings for housing working families and individuals in any area of the state.

RESOURCES

The Authority has identified the following resources to be made available under this NOFA:

- State Affordable Housing Funds
- HOME Investment Partnerships Program Funds
- National Housing Trust Funds
- Authority Operating Funds

Projects will be required to follow the specific rules of the above funding sources that are reserved for their projects, including, but not limited to, income and rent targeting. Projects must also adhere to the following rules and policies of the Authority:

- [Multi-Family Bond Financing Program Rules \(HFA 114\)](#)
- [Underwriting Standards and Development Policies for Multi-Family Finance](#)
- [Technical Design and Construction Standards](#) or [Technical Design and Construction Standards for Rehabilitation](#), as applicable.
- [Design and Construction Policy Rules \(HFA 111\)](#)
- [Affordable Housing Fund Rules \(HFA 113\)^{\(1\)}](#)
- [Qualified Allocation Plan \(QAP\) for the Low-Income Tax Credit Program \(HFA 109\) in effect at the time of application](#)

In addition to capital financing, it is the intent of the Authority to award up to 50 Project Based Vouchers (PBVs) to projects that receive a Housing Trust Fund loan and apply for PBVs through this NOFA or the Authority's concurrent NOFA for Multi-Unit Supportive Housing. PBVs will be awarded through the Threshold Criteria and Scoring Criteria through a competitive process based on applications received in each monthly application cycle. PBVs will only be available for units restricted to households earning 30% or less of Area Median Income with a priority for persons and families experiencing or at risk of homelessness ahead of all other prospective tenants.⁽²⁾

⁽¹⁾ Subject to final adoption of HFA 113 rule changes by the Authority.

⁽²⁾ For the purposes of this NOFA, a person or family experiencing homelessness means:

- The individual or family lives in a shelter and lacks a fixed, regular and adequate residence and has a primary nighttime residence that is a supervised publicly/privately operated shelter designed to provide temporary living accommodation; or
- An individual who lives in a hospital or institution that provides a temporary residence for individuals intended to be institutionalized, or
- The individual or family live(s) in a public/private place not designed for, or ordinarily used for sleeping by human beings.

If applicants believe their project is eligible and wish to apply for PBVs they should indicate in the application cover letter that they are applying for PBVs in addition to capital resources.

ELIGIBILITY CRITERIA

Projects will be required to meet the following threshold criteria before they are evaluated under the selection criteria of this NOFA.

- Project must be financed using Authority-issued Tax-exempt bond financing and 4% LIHTCs. All loans will be credit enhanced by the Authority through the FHA 542(c) Risk Sharing program.
- Developer must have site control in the form of an executed purchase option, purchase and sale agreement, long-term lease, or deed to the property;
- Project location must be considered feasible and appropriate;
- Project must satisfy a market need as shown by a third-party market study and/or other analysis acceptable to the Authority that identifies and quantifies the need for the proposed project;
- Developer and all members of the development team must have the capacity and experience necessary to successfully complete the project;
- Developer and all members of the development team must be compliant with and not in default of all Authority programs;
- Development costs, including but not limited to, acquisition, construction and intermediary expenses must not be unreasonable as determined by the Authority; and
- Project must not be financially infeasible due to high costs and/or lack of adequate financing sources as determined by the Authority.
- If intending to apply for Project Based Vouchers, projects must also meet the eligibility requirements for federally funded PBVs (24 CFR Part 983) including site selection standards of 24 CFR 983.57.

SCORING CRITERIA

All applications that meet the Threshold Criteria will be evaluated based on the Scoring Criteria. Scores from the Scoring Criteria will be used to award Project-Based Vouchers and to allocate funding from the NOFA if the applications submitted for funding exceed the available resources. The factors listed in the Scoring Criteria may be used to guide funding decisions even if the applications submitted for funding in a given month do not exceed the available resources.

1. Preference will be given to projects that have all the necessary zoning and site plan approvals in hand, with all appeal periods having passed without any appeal by adverse parties.
 - 5 points
2. Preference will be given to projects that have conducted appropriate environmental site assessment and are either free from identified environmental issues or are able to demonstrate that any necessary environmental permits or approvals will be received within a reasonable time period as determined by the Authority.
 - 2 points

3. Preference will be given to projects that can demonstrate the most efficient use of Authority resources per affordable unit.
 - 2 points
4. Preference will be given to mixed-income projects over projects that are 100% income and rent restricted.
 - 2 points
5. Preference will be given to general occupancy projects over age-restricted housing.
 - 2 points
6. Preference will be given to projects that offer a high quality of housing including energy efficiency.
 - 2 points
7. Preference will be given to projects that offer supportive housing services.
 - 2 points

Other factors:

The factors below will not be awarded points in the Scoring Criteria. However, they may be used on a comparative basis to make funding decisions.

- Preference may be given to projects that can demonstrate broad community development objectives including “smart growth” and neighborhood revitalization.
- Preference may be given to projects located in regions of the state with lower rates of vacancy or higher rates of cost burden.
- The Authority reserves the right to consider geographical location in order to avoid concentrating investment in too few communities.

Exclusions:

- Projects financed through indirect conduit bond issuance as described in HFA 116 are not eligible under this NOFA.

APPLICATION PROCEDURE

Applications for this NOFA will be accepted on a monthly reservation cycle schedule. Applicants are encouraged to submit applications by the 15th of each month. The application and exhibits/attachments must be submitted to New Hampshire Housing Finance Authority via email at multifaminfo@nhhfa.org by 4:30 PM on the 15th of each month. Within 30 days of receiving an application, the Authority will reply in writing to the applicant and will either issue a reservation of resources, reject the application, or ask for additional documentation. Projects that receive a reservation letter will have 120 days to satisfy project-specific progress phase requirements that will be outlined in the reservation letter. Failure to meet these specific requirements may result in the expiration of the reservation of resources.

Questions about this NOFA can be directed to Jim Menihane, Director of Business Development at jmenihane@nhhfa.org and (603) 310-9273 or Tom Krebs, Program Manager/Multi-Family Underwriting at tkrebs@nhhfa.org and(603)310-9280.