

2019 QAP Public Forum

January 22, 2018



New Hampshire Housing

Bringing You Home

Agenda

Staff Introductions

Orientation – process and brief overview of IRS requirements

Breakout group discussions

Report-out with entire group

Next steps in the process

Underwriting comments

Upcoming events

The QAP Forum will be followed by a break, and then a short presentation by CDFA staff.

Qualified Allocation Plans (QAP)

States how LIHTCs will be allocated

Typically written with developers as audience

Important information is often in appendices

Outlines criteria for how applications will be scored

Public hearings are required as part of the process

LIHTC Requirements

Section 42 requires allocating agencies to have a preference for:

- Projects serving the lowest income tenants
- Projects obligated to serve qualified tenants for the longest period
- Projects which are located in qualified census tracts and contribute to a concerted community revitalization plan

LIHTC Selection Criteria

Section 42 requires that allocating agencies give consideration to:

- Project location
- Housing needs characteristics
- Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan
- Sponsor characteristics
- Tenant populations with special housing needs
- Public housing waiting lists
- Tenant populations of individuals with children
- Projects intended for eventual tenant ownership
- The energy efficiency of the project
- The historic nature of the project

Discussion Question #1

The New Hampshire QAP currently requires that all projects receiving LIHTCs enter into an affordability period for 99 years.

By law, the minimum is 30 years.

Would you favor a change to a shorter affordability period?

What is the right length?

How would you feel about a different period for projects using 4% and 9% LIHTCs?

Discussion Question #2

The New Hampshire QAP awards significant points for "proposed and likely" contributions of other permanent funding sources, with a much smaller additional incentive for firm commitments.

New Hampshire Housing is considering rebalancing these points categories so that firm commitments are much more valuable relative to proposed and likely funding sources.

How would you feel about this change?

Do you have any thoughts about the merit of incentivizing leveraged funds, more generally?

Discussion Question #3

The points incentive for providing a 600 square foot community room was added to the QAP two years ago. Is it still a good idea?

Authority staff have considered removing this points category, in part because some projects have ample community space in adjacent facilities, and in part because we have been told that the space is underutilized in some properties.

If you didn't get points for building a community room, would you still include one in your projects? Why or why not?

Discussion Question #4

Several market rate developments have been built or proposed in New Hampshire that include micro-apartments of 250 to 400 square feet.

Do you think these types of units have a place in affordable housing?

If so, should the Authority make any changes to policy to ensure that micro-units are encouraged only in those settings where they are appropriate?

Discussion Questions #5 and #6

What issues do you think we should be considering in revising the Qualified Allocation Plan?

If you ran New Hampshire Housing, and could rewrite the QAP, what is the first thing you would change?

Underwriting Standards

Information regarding process for making revisions to the Authority's Underwriting and Development Policies for Multi-Family Finance

Upcoming Events

February 15 – 2nd 2019 QAP public forum, 1:30-3:30 PM (NHHFA Offices, Bedford)

March 16 – 2019 QAP formal public hearing, 10 AM-Noon (NHHFA Offices, Bedford)

March 5 – Free presentation featuring planner Brent Toderian regarding “density done well”, 7:00-9:00 PM (3S Artspace, Portsmouth)

March 6 – Free event targeted to NH planners, public officials and land use practitioners also focusing on density, 10 AM (Red River Theatres, Concord)

May 18 – Multi-family housing conference, 8:30-Noon (Portsmouth Harbor Conference Center)

Final Thoughts?

If you have any questions or comments, contact:

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