InvestNH Municipal Grant Programs Overview

November 17, 2022

BEA A BUSINESS AND ECONOMIC AFFAIRS

InvestNH Municipal Grants Overview

What is InvestNH?

A \$100 million program aimed at stabilizing the workforce housing market through grant programs that incentivize development and creative regional solutions targeting low- to- moderate income housing.



Capital Grant Program - At-A Glance

Starting on July 11 and running until September 2, 2022, the Capital Grant Program accepted applications from eligible projects across the state for grants of up to \$3 million related to hard costs associated with the construction of new affordable units. At the close of the application period, the Capital Grant Program had received over 110 applications requesting over \$153 million in funding.

THERE ARE FOUR GRANT PROGRAMS:



Capital Grant Program - At-A Glance

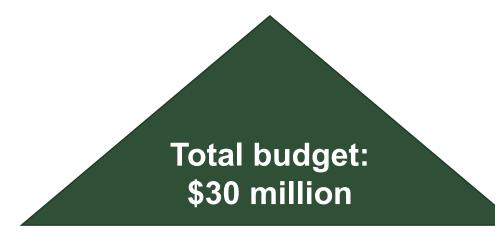
Following review, the Capital Grant Program through BEA is now investing roughly \$50M of these funds in 30 projects across all counties of the state. The total number of units per project ranges from 4 up to 224. Once fully deployed, this investment of \$50 million will result in 1475 new units of which 921 will be new affordable units.

THERE ARE FOUR GRANT PROGRAMS:





Municipal Per Unit Grant Program



Incentive program offering \$10,000 to municipalities for each unit of new affordable housing, they permit.

BEA BE

Municipal Per Unit Grant Program Summary

- Applications open Friday, July 29 on <u>www.Invest603.com</u> and will remain open until all funds are committed.
- Awards will be announced monthly, beginning after October 5, 2022, and submitted to the Executive Council for approval at the next meeting.
- Awards will be issued as **one-time payments** to municipalities on a first-come, first-served basis.
- Award Caps:
 - \$10,000 per unit
 - \$1 million per project
 - **\$1 million per municipality**

Municipal Per Unit Grant Program Details

Municipality Requirements:

- Final permit(s) necessary for construction must have been applied for after February 17, 2022 and issued within 6 months of application.
- All municipal permits for the project must be issued prior to application.

Housing Project Requirements:

- Create **a minimum of 3** new affordable units.
- Affordable to families at or below 80% of Area Median Income (AMI).
- Scheduled to be complete and ready for occupancy on or before May 3, 2024.
- Affordability commitment lasts at least **5 years**.

80%AMI Gross Rents by Fair Market Rent Area

HUD Metropolitan Fair Market Rent Areas	Studio	1BR	2BR	3BR	4BR	5BR
Boston-Cambridge-Quincy MA-NH	\$1,957	\$2 <i>,</i> 097	\$2,517	\$2,908	\$3,243	\$3,579
Lawrence, MA – NH	\$1 <i>,</i> 565	\$1,676	\$2,012	\$2,325	\$2 <i>,</i> 593	\$2 <i>,</i> 861
Portsmouth – Rochester, NH	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Western Rockingham Co, NH	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Manchester, NH	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557
Nashua, NH	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Hillsborough Co. NH (Part)	\$1,533	\$1,643	\$1,971	\$2,278	\$2,541	\$2,803

County Fair Market Rent Areas (non-Metro)	Studio	1BR	2BR	3BR	4BR	5BR
Belknap County	\$1,332	\$1,427	\$1,712	\$1,978	\$2,207	\$2 <i>,</i> 436
Carroll County	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2 <i>,</i> 419
Cheshire County	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Coos County	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Grafton County	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Merrimack County	\$1,466	\$1,570	\$1,885	\$2,177	\$2,428	\$2 <i>,</i> 680
Sullivan County	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419



Calculating Maximum Contract Rent Using NH Housing Utility Allowance Schedule

Maximum Contract Rent: The maximum monthly rent when utilities are not included. (Maximum Contract Rent = Maximum Gross Rent – Utility Allowance)

Rochester, NH - 2 Bedroor	n
Strafford County - Natural gas heat & hot w stove. Water & sewer paid by landlord.	ater, electric
Heat – Natural Gas	\$89
Miscellaneous Electricity	\$60
Hot Water – Natural Gas	\$25
Stove - Electric	\$17
Utility Allowance	\$191
BEA Max Gross Rent for 2 Bedroom	\$2,012
Utility Allowance	\$191
Maximum Contract Rent	\$1,821
HUD Payment Standard*	\$1,678
HUD Fair Market Rent*	\$1,399

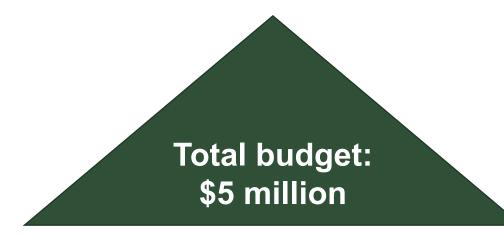
Manchester, NH - 2 Bedroom Hillsborough County - Natural gas heat, electric hot water & stove. Water & sewer paid by landlord. Heat – Natural Gas \$82 Miscellaneous Electricity \$60 Hot Water - Electric \$52 Stove - Electric \$17 **Utility Allowance** \$211 BEA Max Gross Rent for 2 Bedroom \$1,798 **Utility Allowance** \$211 **Maximum Contract Rent** \$1,587 HUD Payment Standard* \$1.695 HUD Fair Market Rent* \$1,413

Ashland, NH - 2 Bedroom

Grafton County - Natural gas heat, electric stove. Water & sewer paid by landlord.	hot water &
Heat – Natural Gas	\$96
Miscellaneous Electricity	\$60
Hot Water - Electric	\$52
Stove - Electric	\$17
Utility Allowance	\$225
BEA Max Gross Rent for 2 Bedroom	\$1,701
Utility Allowance	\$225
Maximum Contract Rent	\$1,476
HUD Payment Standard*	\$1,394
HUD Fair Market Rent*	\$1,162

* HUD standards are for comparison only.

Municipal Demolition Grant Program



Funding for municipalities to use or distribute for the demolition of vacant and dilapidated buildings.

> BEA A BUSINESS AND ECONOMIC AFFAIRS

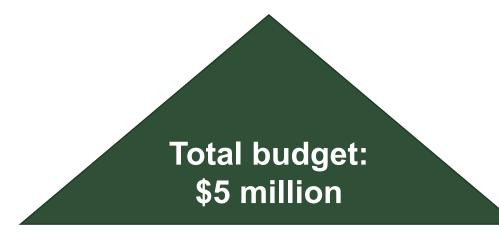
Municipal Demolition Grant Program Details

- Property must be vacant for 90 days prior to application.
- Municipality or municipality-backed private owner/developer **must hold title** or have a contract that will **secure title within 12 months**.
- There must be **no reasonable, cost-effective** measures that could restore it to use.
- Must have all permits and certifications necessary for demolition to commence before applying.
- Demolition must be part of larger **revitalization or greening plan**.
- Demolition **must positively impact housing** availability.
- Grant may be used to cover demolition related expenses, including permitting costs and environmental abatement made necessary by the demolition.

Municipal Demolition Grant Program Summary

- Applications open Friday, July 29 on <u>www.Invest603.com</u> and will remain open until all funds are committed.
- Municipalities may apply on behalf of a private owner/developer.
- Awards will be **announced monthly** beginning on **October 5, 2022**, and the Executive Council for approval at the next meeting.
- Funds will be distributed on a **reimbursement** basis.
- Awardees may submit demolition-related expenses incurred after May 4, 2022.
- Award cap: **\$500,000 per municipality**.
- Funds must be expended by December 31, 2024.

Municipal Planning & Zoning Grant Program



Funding for municipalities to create zoning ordinances and other regulations that promote housing development.

> BEA BUSINESS AND ECONOMIC AFF

Municipal Planning & Zoning Grant Program Summary

- Full applications will opened on August 5. at www.nhHOPgrants.org
- Applications will be reviewed on a rolling basis.
- To be administered by New Hampshire Housing in collaboration with Plan NH and UNH Cooperative Extension.
- Purpose is to change local regulations to help increase housing supply.
- Municipal applicants; hire qualified consultants to conduct the work. •
- Funds will be distributed on a reimbursement basis. Funds must be fully expended by September 30, 2024.

Next Steps

- Applications are opened for the Municipal Per Unit Grant and Municipal Demolition Grant on Friday, July 29 at <u>www.Invest603.com</u> and will remain open until all funds are committed.
 - Details on application requirements are available in the Municipal Per Unit Grant Program Guidance and Municipal Demolition Grant Program Guidance, which will be posted soon on the InvestNH site.
- All questions can be put either in the chat or emailed to <u>InvestNH@livefree.nh.gov</u> and BEA will publish FAQs with responses on the program websites.

Thank You!

InvestNH Municipal Grants Overview



INVESTNH MUNICIPAL PLANNING & ZONING GRANTS

NH Municipal Association Annual Conference

November 17, 2022

Planning & Zoning Grants Overview

- Part of Governor Sununu's \$100 million InvestNH initiative
- Objective: Increase housing supply by changing local land use regulations
- Two grant programs
- Focus on community engagement
- No match required
- Full information at <u>www.NHHOPgrants.org</u>
- Send questions to info@NHHOPgrants.org



NHHousing.org



Community Housing Navigator Program Up to \$1,500,000 available

- Municipal grants to hire staff to coordinate regulatory change and to conduct community engagement activities
- Fundamental purpose of Navigator is to serve as a community organizer – community engagement is a central activity
- Navigators must work on one of three phases of regulatory change
- Awards made on October 14, 2022



NHHousing.org

Community Housing Navigator Program Awards

- City of Dover
- City of Portsmouth
- Southwest Region Planning Commission
 - Chesterfield, Fitzwilliam, Hinsdale, and Winchester
- Strafford Regional Planning Commission
 - Farmington and New Durham
- Upper Valley Lake Sunapee Regional Planning Commission
 - New London, Newbury, Sunapee, and Wilmot



Housing Opportunity Planning (HOP) Grants Over \$3 million available

- Municipal grants to hire consultants to work on three phases of local regulatory change and to conduct community engagement activities
- Eligible applicants: individual municipalities only
- Municipalities may do a competitive process or use a list of preapproved consultants (including all RPCs)
 - Consultants approved by the program Steering Committee



Housing Opportunity Planning (HOP) Grants

- Needs analysis and planning up to \$25,000
 - Housing and demographic data, housing markets, affordability
 - Master plan sections related to housing
 - Open until January 27, 2023
- Regulatory audits up to \$50,000
 - ID regulatory barriers to housing development, recommend changes
 - Cross-reference local regulations for conflicts regarding housing
 - Open until June 30, 2023
- Regulatory development up to \$100,000
 - Create or amend regulations to promote housing development
 - Inclusionary zoning, development standards, tax incentives
- The second secon

InvestNH Municipal Planning & Zoning Grants

Housing Opportunity Planning (HOP) Grants

- Community engagement plan is an important part of this work
 - Doesn't need to be fully developed for the grant application
 - Budget must include at least \$2,500 for community engagement
- Rolling applications, rolling awards
- Flexible application cycle apply for one phase or any combination of all three
- Reimbursement basis payment on presentation of consultant invoice



Housing Opportunity Planning (HOP) Grants Awards (as of 11/8/2022)

- Exeter (Phase 1)
- Keene (Phases 1 & 3)
- Plymouth (Phases 1, 2, & 3)
- Portsmouth (Phase 3)
- Wilmot (Phases 1 & 2)



NHHousing.org

InvestNH Municipal Planning & Zoning Grants

HOUSING ACADEMY



- Training for municipalities that receive Community Housing Navigator or HOP grant funding
- Each grantee will identify at least one person and may identify up to three participants
- In-person, virtual, and place-based training with online resources
- Interactive sessions
- Stipends of \$250 per participant (volunteers only, not paid staff) will be approved as allowable direct expenses
- Expected to start in January 2023



Program Administration



- Programs will be administered by Plan NH
- Plan NH is providing support to applicants
- Steering committee makes decisions on applications
 - New Hampshire Housing
 - Plan NH
 - UNH Cooperative Extension
 - NH Office of Planning & Development (BEA)
 - NH Community Development Finance Authority
 - NH Municipal Association





CONTACT US

George Reagan

Community Engagement Manager (603) 310-9253 (d) greagan@nhhfa.org

Ben Frost

Deputy Executive Director/Chief Legal Officer (603) 310-9361 (d) bfrost@nhhfa.org

Sarah Wrightsman

Community Engagement Coordinator (603) 310-9345 (d) swrightsman@nhhfa.org

Steering Committee

info@NHHOPgrants.org

603-472-8623	
NHHousing.org	
info@nhhfa.org	\square



