

InvestNH Municipal Grant Programs Overview

November 17, 2022

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.

THERE ARE FOUR GRANT PROGRAMS:

Capital Grant Program

Municipal per Unit Grant

Municipal Demolition Grant

Municipal Planning and Zoning Grant

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

**Total budget:
\$30 million**

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

Municipal Per Unit Grant Program Summary

- Applications open **Friday, July 29** on www.Invest603.com 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	\$2,097	\$2,517	\$2,908	\$3,243	\$3,579
Lawrence, MA – NH	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
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	\$2,436
Carroll County	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
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	\$2,680
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 Bedroom	
Strafford County - Natural gas heat & hot water, electric stove. Water & sewer paid by landlord.	
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
<i>HUD Payment Standard*</i>	\$1,678
<i>HUD Fair Market Rent*</i>	\$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
<i>HUD Payment Standard*</i>	\$1,695
<i>HUD Fair Market Rent*</i>	\$1,413

Ashland, NH - 2 Bedroom	
Grafton County - Natural gas heat, electric hot water & stove. Water & sewer paid by landlord.	
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
<i>HUD Payment Standard*</i>	\$1,394
<i>HUD Fair Market Rent*</i>	\$1,162

* HUD standards are for comparison only.

Municipal Demolition Grant Program

**Total budget:
\$5 million**

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

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 www.invest603.com 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

**Total budget:
\$5 million**

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

Municipal Planning & Zoning Grant Program Summary

- Full applications will be 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 www.Invest603.com 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 InvestNH@livefree.nh.gov and BEA will publish FAQs with responses on the program websites.

Thank You!



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 www.NHHOPgrants.org
- Send questions to info@NHHOPgrants.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



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 pre-approved 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



Open until November 15, 2023

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)

HOUSING ACADEMY



Extension

- 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



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