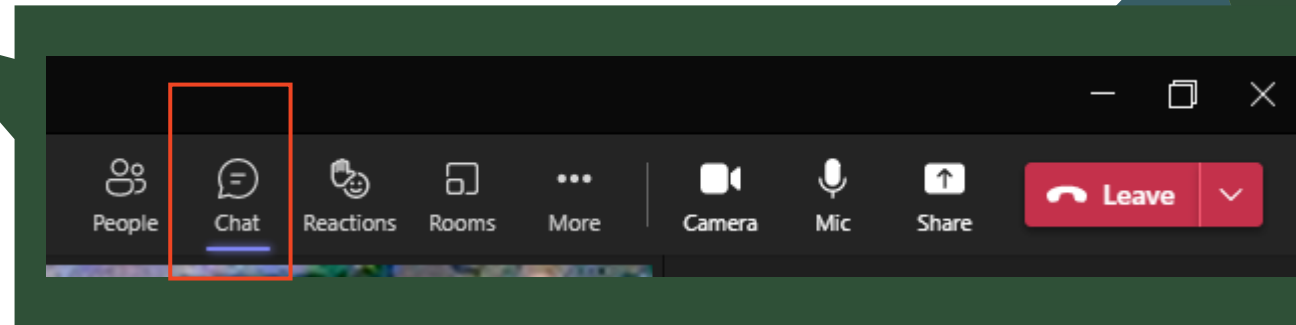
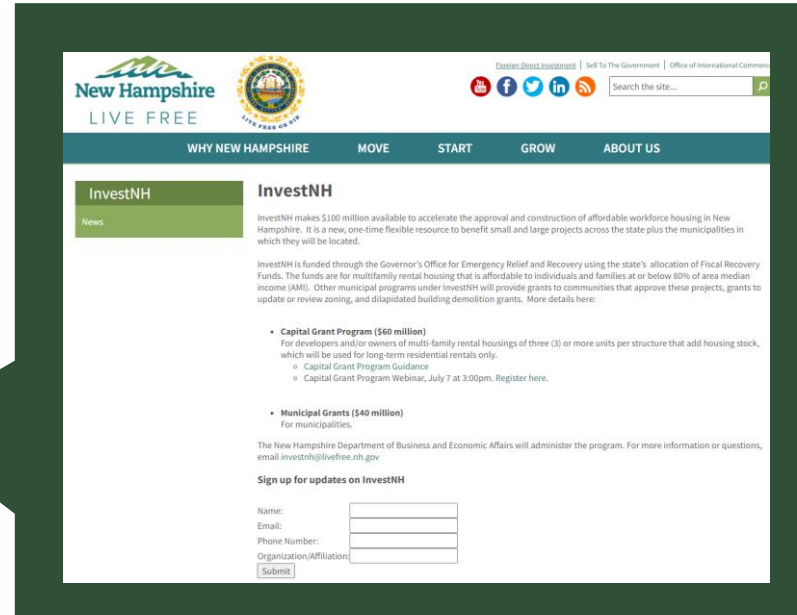


InvestNH Municipal Grant Programs Overview

July 27, 2022

General Information

- This webinar will be a review of the general specifications of the **Municipal Per Unit Grant Program** and the **Municipal Demolition Grant Program** (www.Invest603.com), and of the **Municipal Planning and Zoning Grant Program** (www.nhHOPgrants.org)
- We **will not** be taking questions during this webinar. If you have a question, please enter it into the chat box (in the top righthand of the screen) or email it to InvestNH@livefree.nh.gov
- Frequently Asked Questions will be posted online and regularly maintained.



What is InvestNH?

These grants are part of the \$100 million InvestNH initiative aimed at stabilizing the housing market through grant programs that incentivize development and foster local solutions which make it easier to build housing affordable to the workforce.

THERE ARE FOUR GRANT PROGRAMS:

Capital Grant Program

Municipal per Unit Grant

Municipal Demolition Grant

Municipal Planning and Zoning Grant

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 on **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:

- Permits 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 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 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.

B E A

New Hampshire Department of
**BUSINESS AND
ECONOMIC AFFAIRS**



NEW HAMPSHIRE

HOUSING

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

- **Pre-applications** open **Friday, July 29** on www.nhHOPgrants.org
- Full applications will open on **August 5**.
- 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.

Municipal Planning & Zoning Grant Program Details

Community Housing Navigator Grants –

- Up to **6 grants** will be awarded to hire local staff to **coordinate regulatory change** and to conduct **community engagement** activities.
- Applicants may be **individual city/town or multiple municipalities**.
- Joint applications may be coordinated by **RPCs** or **workforce housing coalition**.
- Up to **\$250,000** per grant over 2 years.
- Navigators must work on **at least one of the 3 HOP** Grant phases (see below).
- Applications open on **August 5** and are due on **September 30**.
- Grants will be awarded on or before **October 14**.

Municipal Planning & Zoning Grant Program Details

Housing Opportunity Planning (HOP) Grants – 3 phases of regulatory change

1. Needs analysis and planning - \$25,000.

- ▶ Housing and demographic data, housing markets, affordability, housing needs.
- ▶ Master plan sections related to housing.

2. Regulatory audits - \$50,000.

- ▶ Identify regulatory barriers to housing development; recommend areas of change.
- ▶ Cross-reference different local regulations for conflicts regarding housing.

3. Regulatory development – \$100,000.

- ▶ Create or amend regulations to promote housing development.
- ▶ Inclusionary zoning, development standards, tax incentives.

- **Community engagement plan** is an important element in each phase.
- Applications open on **August 5**; closing dates for each phase in 2023.
- **Any municipality** is eligible to apply.

Next Steps

- Applications open 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.
- **Pre-applications** for the **Municipal Planning & Zoning Grant** open **Friday, July 29** on www.nhHOPgrants.org. Applications will open on **August 5, 2022**.
- All questions can be put either in the chat or emailed to InvestNH@livefree.nh.gov and BEA & New Hampshire Housing will publish FAQs with responses on the program websites.

Thank You!