



COMMITTEE MEETING MINUTES

FEBRUARY 13TH, 2023

6PM

ROOM B (FIRST FLOOR) - NASHUA CITY HALL - 36 ARLINGTON STREET - NASHUA, NH

Members Present: Matt Sullivan, Tim Cummings, Lori Wilshire, Kristy Besada, Kyle Schneck, Lori Wilshire, Emily Vassar, William Dolan, Shoshanna Kelly (alternate)

Guests Present: Julian Long, Bob Mack

1. Call to Order

M. Sullivan called the meeting to order at 6:00PM.

2. Introductions

Committee member introductions were provided.

3. Approval of Minutes

Consideration of minutes was tabled until the next meeting.

4. Review of Existing Housing Resources Document

Julian Long, Urban Programs Manager, provided an overview of existing housing resources as shown in the attachment to these minutes. He also provided an overview of existing investments of City HOME funds into housing developments. M. Sullivan reviewed the InvestNH programs as well as the concept of funding 'layering' that will likely be the base of many Trust-fund eligible projects.

The Committee discussed the boarder community impact of increased development in the downtown and surrounding area and the importance of keeping those impacts top of mind. These impacts included taxes, parking impact, school/fire/police impact, etc.

Consensus was expressed that all housing typologies and incomes are needed in the city from lower to higher incomes. The impact that provision of affordable housing units has on the pro forma for a for-profit development and the 'tipping of the scales' that can occur when cost of development makes provision of affordable units more challenging was discussed at length.

5. Review of Preliminary Guideline Structure

M. Sullivan provided an overview of the draft guidelines provided to the Committee.

A discussion of the challenges related to the implementation of the Inclusionary Zoning in ownership scenarios related to equity-building and housing cost burden took place.

T. Cummings led a discussion of Fund goals and performance measures. Several measures were noted for consideration:

- *Creating opportunities for Nashua residents to remain in their homes*
- *Creation of low-moderate income housing opportunities*
- *Creating a toolbox that is available to a developer, homeowner, etc. of resources that the City can use*
- *Incentivizing the creation of new housing units*
- *Creating programs that have fewer 'strings' and can be more responsive to community needs than existing housing resources*
- *Incentivizing the creation of housing units that meet a higher quality standard than those currently required by federal programs*

(M. Sullivan and S. Kelly left the meeting at 6:44PM)



A discussion of the voucher incentive program occurred. This program would provide a one-time incentive to a landlord to incentivize their acceptance of a Section-8 voucher for a 1-year or longer lease. It would also result in the improvement of the unit up to the code required by the Department of Housing and Urban Development. Concerns were expressed around the support of tenants once they are able to secure access to a unit.

Discussion of tax-deeding by the municipality that would be accompanied by an affordability covenant was occurred.

The Committee discussed the importance of supporting affordable housing that is context sensitive and the need to respect zoning regulations that identify a preferred housing form.

The Committee was asked to considered their objectives and performance measures for the program in advance of the next meeting. Specifically, the balance of loans and grants was discussed. Loans will earn interest and result in replenishment of the funding that will be used to support grants.

T. Cummings committed to working with M. Sullivan to provide a framework in advance of the next meeting that would lay out the general boundaries of the program. This will present 20% of the funds as grants and 80% as loans, along with other prioritization categories.

6. Next Meeting

The Committee agreed to meet on March 6th, 2023 with a Doodle Poll to follow for subsequent meetings.

The meeting adjourned at 7:32PM.



Affordable Housing Funding Resources

Federal

Most federal funding is not granted directly to projects but is granted to states, counties, and municipalities, who then often award subgrants.

State

Low Income Tax Credits Program

<https://www.nhhfa.org/developer-financing/low-income-housing-tax-credits-lihtc/>

The Low-Income Housing Tax Credit (LIHTC) Program gives investors a dollar-for-dollar reduction in federal tax liability in exchange for providing funding to affordable housing developments.

Multifamily Supportive Housing Financing Program

<https://www.nhhfa.org/developer-financing/multi-family-supportive-housing-financing-program/>

The Multifamily Supportive Housing Financing Program provides financial assistance to owners/sponsors of housing where the housing is provided in tandem with social service programs related to the needs of the residents. Projects eligible for financing include: permanent rental housing, single room occupancy, transitional housing, group homes/shelters, and other housing types.

Non-Profit Predevelopment Loan Program

<https://www.nhhfa.org/developer-financing/predevelopment-loan-program/>

The Non-Profit Predevelopment Loan Program provides pre-development funds to eligible nonprofit organizations to assist their efforts to develop affordable housing in New Hampshire.

Affordable Housing Fund

<https://www.nhhfa.org/developer-financing/other-financing-programs/>

The Affordable Housing Fund Program provides low-interest loans and grants for the construction, rehabilitation, and/or acquisition of housing affordable to families and individuals with low to moderate incomes.

Construction and Bridge Lending Program

<https://www.nhhfa.org/developer-financing/other-financing-programs/>

The Construction Lending Program provides construction financing for multi-family rental projects utilizing other New Hampshire Housing funding. Funds may be used in certain circumstances to bridge investment from Low Income Housing Tax Credit investors.

County

Municipal

HOME Investment Partnerships Program

<https://www.nashuanh.gov/1405/HOME-Program>

The HOME Investment Partnerships Program (HOME) provides grants through the U.S. Department of Housing and Urban Development (HUD) that communities use to fund a wide range of affordable housing activities. These activities can include building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance or homebuying assistance to low-income people.

Community Development Block Grant Program

<https://www.nashuanh.gov/1551/Community-Development-Block-Grant-Progra>

Community Development Block Grant (CDBG) funds, which the City of Nashua receives through HUD, must be used for projects that benefit low- and moderate-income residents. Affordable housing rehabilitation is



eligible for CDBG funding, but new housing construction is not eligible. Part of the City's CDBG grant funds the Housing Improvement Programs (<https://www.nashuanh.gov/316/Housing-Improvement-Programs-Rehab>).

Lead Paint and Healthy Homes Program

<https://www.nashuanh.gov/317/Lead-Paint-Healthy-Homes-Program>

This HUD funding addresses lead-based paint and healthy housing issues in housing occupied by low-income households. Grants are available to qualified units up to \$16,500/unit for lead hazards and \$3,500/unit for health or safety hazards.

Other

TD Charitable Foundation

<https://www.td.com/us/en/about-us/communities/ready-commitment/funding-opportunities/td-charitable-foundation>

The TD Charitable Foundation offers a variety of grants and often has open requests for proposals specific to affordable housing projects.

Franklin Savings Bank Fund for Community Advancement

<https://www.fsbnh.bank/community/>

The Franklin Savings Bank Fund for Community Advancement grant provides support for substantial projects that will significantly enhance the lives of people in the communities that make up the primary market area of the Franklin Savings Bank. Categories of support include but are not limited to affordable housing, social services, and programs or services addressing the needs of children, adolescents, elders and single parent families. Priority consideration will be given to those programs and services that address the needs of low to moderate income families and individuals.

Santander Bank Charitable Contributions Program

<https://www.santanderbank.com/about/charitable-contributions-program>

The Santander Bank Charitable Contributions Program focuses on the areas of financial empowerment, small business and entrepreneurship, and affordable housing and healthy neighborhoods. Low-income people and underserved communities are priorities.

