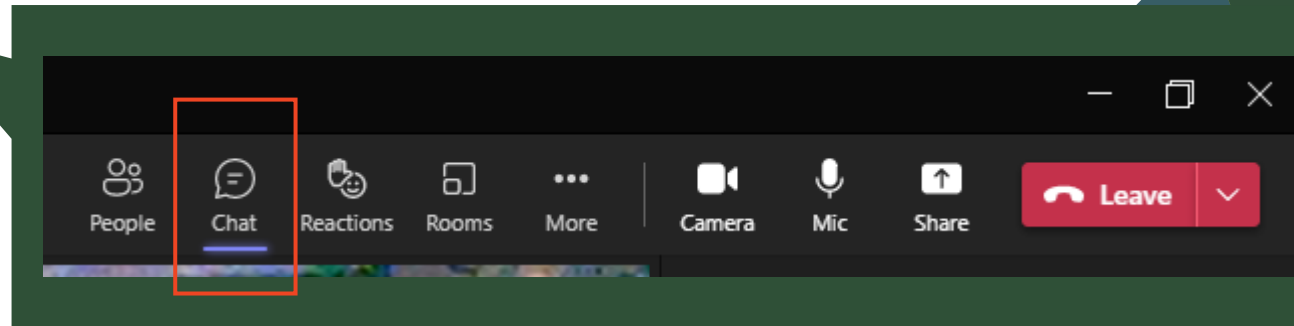
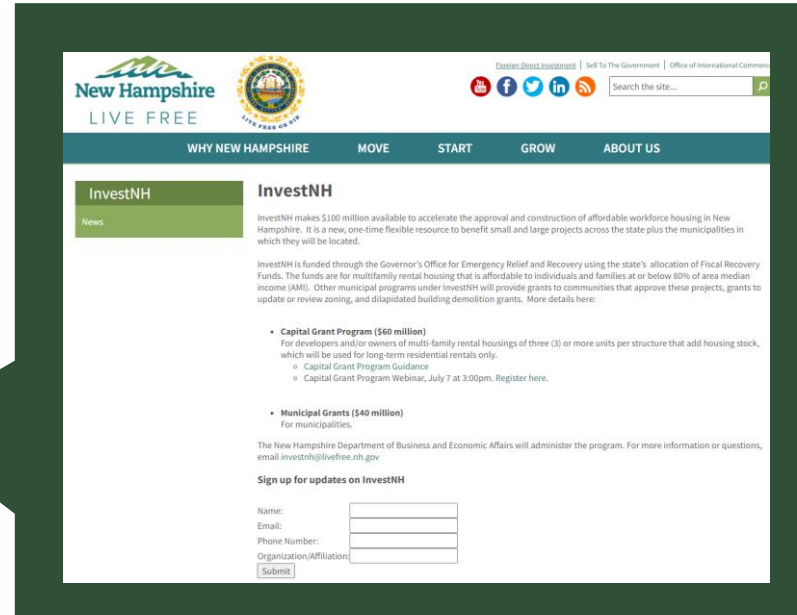


InvestNH Capital Grant Program Overview

July 7, 2022

General Information

- This webinar will be a review of the general specifications of the **Capital Grant Program**, as available on the InvestNH website – www.Invest603.com
- 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?

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

Expected at the end of July

Capital Grant Program

\$50 million

Grants for affordable housing developers to fill funding gaps that have been caused by inflation, supply-chain constraints, and rising interest rates.

Capital Grant Program Summary

- Applications open Monday, July 11 on www.invest603.com and will remain open until September 2
- The maximum award amount is **\$3 million**
- A minimum of \$10 million of program funds will be designated for projects **under 16 units** and/or those being developed by non-profit developers
- Eligible projects include those that:
 - Will offer units at rent costs that are **affordable for the area**, as defined by BEA
 - Can show evidence that **all permits required for construction are in place**, at a minimum
 - Will be substantially complete within **18 months** of the award
 - Will result in the construction of **new** units

How does BEA define “affordability” for this program?

- Maximum gross monthly rent is:
 - Based on the FY ‘22 HUD 80% Area Median Income (AMI) income limits for a specific Fair Market Rent Area (either metro or county)
 - Defined as rent+ utilities equal to 30% of income
- To determine the Fair Market Rent Area for your project, consult NHHFA’s list of [New Hampshire Municipalities by Fair Market Rent Area](#)

HUD Metropolitan Fair Market Rent Areas	AMI Rent Limit	Studio	1BR	2BR	3BR	4BR	5BR
Boston-Cambridge-Quincy	50%	\$1,227	\$1,315	\$1,577	\$1,823	\$2,033	\$2,243
	80%	\$1,957	\$2,097	\$2,517	\$2,908	\$3,243	\$3,579
Lawrence, MA – NH	50%	\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842
	80%	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Portsmouth – Rochester, NH	50%	\$1,018	\$1,091	\$1,310	\$1,513	\$1,688	\$1,863
	80%	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Western Rockingham Co.	50%	\$1,106	\$1,185	\$1,422	\$1,643	\$1,833	\$2,023
	80%	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Manchester, NH	50%	\$875	\$937	\$1,125	\$1,298	\$1,448	\$1,598
	80%	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557
Nashua, NH	50%	\$1,071	\$1,248	\$1,377	\$1,591	\$1,775	\$1,958
	80%	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Hillsborough Co., NH (Part)	50%	\$958	\$1,026	\$1,232	\$1,423	\$1,588	\$1,752
	80%	\$1,533	\$1,643	\$1,971	\$2,278	\$2,541	\$2,803

County Fair Market Rent Areas (non-Metro)	AMI Rent Limit	Studio	1BR	2BR	3BR	4BR	5BR
Belknap County	50%	\$832	\$891	\$1,070	\$1,236	\$1,380	\$1,522
	80%	\$1,332	\$1,427	\$1,427	\$1,978	\$2,207	\$2,436
Carroll County	50%	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512
	80%	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Cheshire County	50%	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512
	80%	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Coos County	50%	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512
	80%	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Grafton County	50%	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512
	80%	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419
Merrimack County	50%	\$916	\$981	\$1,178	\$1,361	\$1,518	\$1,676
	80%	\$1,466	\$1,570	\$1,885	\$2,177	\$2,428	\$2,680
Sullivan County	50%	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512
	80%	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419

Other Program Details

- The grant can only be used for costs **directly related to construction**
- Participants must demonstrate a **dollar-for-dollar matching** investment of financing or equity
 - This can be satisfied by the fair market value of any **owned** property
- The funded project must be substantially complete within **18 months** of the award
- A minimum of a **five-year deed restriction** is required, covering the affordability requirement and reporting assistance
- Funds will be disbursed on a **reimbursement** basis
 - Spending will be reported to BEA **monthly** until the grant award has been expended
- Funds will be awarded as a **forgivable loan**

Impact of Project Size

Development projects that exceed \$3 million in total development cost, or that are producing more than 15 units are subject to different rules than smaller development projects.

For projects less than \$3M
or with 3 - 15 units



All units in the project must meet the affordability threshold, as defined by this program.

For projects greater than \$3M
or with more than 15 units



A minimum of 15 units or 20% of units in the project, whichever is higher, must be affordable as defined by this program and must have another public/private funding source which imposes a requirement that units be rented to those earning at or below 80% AMI

What is a “forgivable loan”?

The Capital Grant Program is structured as a forgivable loan, in lieu of a traditional grant award.

- The loan structure avoids the federal government from having a long-standing financial interest in property development
- The loan will be made at 0% interest for 18 months
- The loan will be forgiven in full upon the completion of the project and the receipt of a certificate of occupancy for all affordable units
- Only if the developer fails to comply with the conditions of the award will the loan require repayment to the State

Next Steps

- Applications open on Monday, July 11 at www.Invest603.com and will remain open until September 2.
 - Details on application requirements are available in the Capital Grant Program Guidance, which is available online [now](#).
- All questions can be put either in the chat or emailed to investnh@livefree.nh.gov. BEA will regularly publish an FAQ with responses on the program website.
- Information about the municipal grant opportunities available under the InvestNH Program will be made available near the end of the month.

Thank You!