

Action Plan

Grantee: New Hampshire

Grant: B-11-DN-33-0001

| | |
|---------------------------------|-----------------------|
| LOCCS Authorized Amount: | \$ 5,000,000.00 |
| Grant Award Amount: | \$ 5,000,000.00 |
| Status: | Reviewed and Approved |
| Estimated PI/RL Funds: | \$ 0.00 |
| Total Budget: | \$ 5,000,000.00 |

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

CDFA's goal is to award funds to the high-need communities in a manner that makes a significant impact on the stability of selected neighborhoods. Through the application process, applicants outlined which NSP-eligible activities will be used in their neighborhoods. Applicants also identified the neighborhoods and census tracts that are of greatest need in their communities using a combination of the data supplied by HUD on the mapping website and their own planning data and planning efforts.

CDFA reserves the right to reject any application or project that does not meet the requirements of the statute, HUD Notice, or New Hampshire qualifications as published in this plan or in the application, or that fails to demonstrate feasibility or impact. CDFA also reserves the right to contact any applicant to ask for additional information needed to make a determination.

The cities of Manchester and Berlin will receive nearly of \$5 million in federal aid through the Neighborhood Stabilization Program, the NH Community Development Finance Authority announced today. The initiative will allow the communities to continue their work revitalizing neighborhoods with high rates for foreclosure and abandonment.

With a \$3.7 million grant, Manchester will partner with three nonprofits - Families in Transition, Harbor Homes, and NeighborWorks Greater Manchester - to continue its investment in the Kalivas/Union and West Granite Neighborhoods. Berlin will use \$1 million to acquire and rehabilitate buildings in the Lower East Side, Notre Dame and Granite/Main Street neighborhoods.

Redirection of Funds

It is anticipated that the needs in eligible communities will likely exceed available resources. However, CDFA will conduct close initial evaluation and then monitor capacity to deliver commitments and development within required guidelines. If capacity is not demonstrated to commit to and complete specific projects in the formal application, NSP funds will not be granted.

CDFA will monitor performance timelines every four months during the implementation phase to assure that grantees are on track. If they are not, and if in CDFA's judgment regulatory timelines become at risk, CDFA reserves the right to withdraw funds from the applicant and redirect them to another applicant in that or any qualified community. CDFA will consider redirecting funds to other eligible communities that submitted an application and/or letter of intent

How Fund Use Addresses Market Conditions:

Current Housing Market Foreclosure Conditions

NH Housing's recent study of the rental market in New Hampshire found that less than 25% of the two-bedroom rental units in the state are available at an affordable rent. This study was based on the 2010 estimated renter household median income of \$37,223 and affordable rent of \$931 .

Recent data shows that the foreclosure rate in NH is decreasing. According to NH Housing, "There were 184 foreclosure deeds recorded in January of 2011, a decrease of 9% from the prior month, and a decrease of 48% from foreclosure deeds recorded in January 2010." Foreclosure auction notices, however, remain steady with a 3% increase from 734 in December 2010 to 754 in



January 2011. Mortgage delinquency rates in New Hampshire are still very high, but New Hampshire's delinquency rate of 7.5% is the lowest in New England and is 0.7 percentage points lower than New England as a whole. In contrast, the fourth quarter of 2010 showed that foreclosure initiation rate in New Hampshire remained at 1.1%—its highest level since NH Housing began publishing this series in 2008. While this rate is lower than Rhode Island's, it is higher than the remaining New England States of Connecticut, Vermont, and Massachusetts. Data also indicates that "record numbers of properties are entering the foreclosure process, but fewer are exiting the process and making their way back into the market," which is resulting in a very full pipe-line of property in foreclosure inventory .

Program Model

CDFA will use a program model similar to its NSP 1 program, which is designed to mitigate the effects of the decline in the housing market. Eligible organizations in qualifying communities will be invited to submit applications for funding. CDFA will make some changes including abbreviating the pre-application process to a letter of intent to apply for funding. The two-step application process will allow CDFA staff to review a proposal prior to the applicant investing significant time and expense into developing a full-blown application. This model, which worked well in the first round of NSP, achieves two key goals:

- First, local officials and organizations can identify the neighborhoods most in need of investment and identify the partnerships best equipped to acquire and rehabilitate or demolish and redevelop those properties to best meet the needs of the neighborhood in question; and
- Second, CDFA can compare proposals and identify the areas of greatest need and the partnerships with the capacity to get the work done within the timeframes and budgets set by HUD.

In February 2011, eligible applicants from communities with qualifying census tracts (those with scores of at least the state minimum of 13), were invited to submit a letter of intent to apply for NSP funding from CDFA. These letters of intent will help CDFA assess the viability of proposed projects and the relative degree of need among the eligible applicant pool. The applicants that are able to present the highest degree of need, the strongest neighborhood impact, and the strongest administrative capacity to address the foreclosed properties in their communities, will be invited to submit a full NSP application. In May, CDFA anticipates making two to five awards to subrecipients and is likely to invite two to seven applicants to submit a full application. The remaining applicants that submitted letters of intent, but were not selected to move forward to the application phase, will still be eligible to apply for NSP funding available through program income, returned funds, or any funds that remain available after the initial awards are made.

Ensuring Continued Affordability:

Continued affordability in rental housing will be assured using the current New Hampshire CDBG rules. Specifically, all NSP grantees developing rental housing will commit to a mortgage lien requiring that the property remain affordable for no less than twenty years commencing upon the completion of the project. Further restrictions are detailed in CDBG regulations, which can be viewed at www.nhcdfa.org.

Developers will be required to assure that all single-family homes sold to individuals under the NSP are held permanently affordable for a minimum of twenty years via deed restrictions. The deed shall provide for the recovery by CDFA, in the event that the property is sold or no longer made available to and occupied by a qualifying household.

Projects with longer affordability periods will be given preference in the evaluation period.

Definition of Blighted Structure:

Because New Hampshire law does not define the term "blighted structure," CDFA will consider any building that meets the New Hampshire definition of "Hazardous Building" or "slum" to qualify as a blighted structure for the purposes of the NSP program. New Hampshire law defines a "hazardous building" under RSA 155-B:1 as follows:
II. "Hazardous building" means any building which, because of inadequate maintenance, dilapidation, physical damage, unsanitary condition, or abandonment, constitutes a fire hazard or a hazard to public safety or health.

New Hampshire law defines a "slum" under RSA 204-C:1 as follows:

XXVI. "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors, are detrimental to safety, health or morals.

These definitions falls within the HUD definition of "blighted structure" in the Notice, which is as follows:

Blighted structure. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

Affordable rents for service-enriched housing for residents earning 50% of area median income and below, "affordable rents" will be those rents equal to or less than the Low-income Housing Tax Credit program rent level for 50% of area median income units. Current LIHTC rent limits can be viewed at http://www.nhhfa.org/rl_docs/rentlimits_current.pdf.

For all other rental units created under the NSP program, "affordable rents" will be those rents equal to or less than the Low Income Housing Tax Credit (LIHTC) program maximum rent level for the area and time period in question. Current LIHTC rent limits can be viewed at http://www.nhhfa.org/rl_docs/rentlimits_current.pdf.



Housing Rehabilitation/New Construction Standards:

Housing quality, and particularly energy efficiency, is a matter of high priority for the CDFA. NSP-funded rental properties will be required to meet NHHFA’s design and construction standards, which exceed the code requirements in New Hampshire’s State Building Code and promote building environments that are green, energy efficient, and healthy. NSP-funded single-family properties will be required to meet the CDBG rehabilitation standards. These include the requirement to meet the newly updated New Hampshire Energy Code (see <http://www.puc.state.nh.us/EnergyCodes/energypg.htm>).

In addition to both these standards, CDFA will require that every house rehabilitated, redeveloped, or sold (not demolished) using NSP funds be tested for radon. Developers will be required to properly address any radon problems prior to sale or occupancy. HUD Lead Paint regulation 24 CFR 35 applies to all NSP funded properties.

Finally, the following standards will be required for the rehabilitation and new construction in NSP-assisted projects:

- o All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- o All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- o Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- o Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Vicinity Hiring:

CDFA will include requirements in its award contracts that awardees make a concerted effort to hire local contractors and to require their contractors to make a concerted effort to hire local employees.

Procedures for Preferences for Affordable Rental Dev.:

CDFA will encourage applicants to propose redevelopment activities to create affordable rental housing in their communities. Applicants will discuss the needs in their communities for affordable rental versus for-sale housing and the determination about the mix of rental and homeownership units will be based on those applications. The scoring system for applications will give preference to rental units. In the event that an application does not include rental units, the locality must explain why and include a marketing plan for the homeownership units.

Grantee Contact Information:

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 fax: 603.226.2816
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Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title |
|--------------------------|-------------------------------|--------------------------------------|---------------------------|
| 9999 | Restricted Balance | <i>No activities in this project</i> | |
| A-Financing Mechanisms | Financing Mechanisms | <i>No activities in this project</i> | |
| B- Acquisition and Rehab | B- Acquisition and Rehab NSP3 | B-Berlin-Rehab | B-Berlin-Rehab |
| | | B-Manch/NWGM-Acquisition | B-Manch/NWGM-Acquisition |
| | | B-Manch/NWGM-Rehab | B-Manch/NWGM-Rehab |
| | | B-Manch/NWGM-Rehab 1 | B-Manch/NWGM-Rehab 1 |
| D-Demolition NSP3 | D-Demolition NSP3 | D-Berlin-Demo Blighted | D-Berlin-Demo Blighted |
| | | D-Manchester-Demo | D-Manchester-Demo |
| E-Acquisition and Rehab | E-Acquisition and Rehab NSP3 | E- Manch NSP3 Acquisition | E- Manch NSP3 Acquisition |
| | | E-Manchester NSP3 Rehab | E-Manchester NSP3 Rehab |
| X-Admin-NSP3 | Administration-NSP3 | X-Berlin-Admin | X-Berlin-Admin |
| | | X-CDFA-Admin NSP3 | Administration NSP3 |



Z-Set Aside NSP3

Z-Set Aside NSP3

X-Manch-Admin

X-Manch-Admin

BZ-Manch/HH-Rehab

BZ-Manch/HH-Rehab

EZ-Manch/FIT- Rehab

EZ-Manch/FIT- Rehab

EZ-Manch/FIT-Acquisition

EZ-Manch/FIT-Acquisition



Activities

Project # / Title: B- Acquisition and Rehab NSP3 / B- Acquisition and Rehab

Grantee Activity Number: B-Berlin-Rehab
Activity Title: B-Berlin-Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B- Acquisition and Rehab NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

B- Acquisition and Rehab NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 749,695.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 749,695.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 18 | 5 | 13 | 100.00 |
| 18 | 5 | 13 | 100.00 |

of Households

Proposed Accomplishments

of Multifamily Units

Total

18

of Housing Units

18

of Properties

6



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| Community Development Finance Authority | State Agency | \$ 749,695.00 |

Location Description:

East Side - Majority of Census Tract 9506 Census tract 9506 has an NSP3 Need Score of 16, well above the state minimum of 13 and an estimated 11.7% in mortgage delinquencies. As a result, this neighborhood also suffers from the greatest amount of foreclosures in the city. Notre Dame Area - Balance of Census Tract 9506 Shares the same characteristics of the East Side neighborhood. This area was particularly hard hit by the "broken window" effect generated by the abandonment of the Notre Dame School building. Granite/Main Street Area Census Tract 9508 Has an NSP3 need score of 15 and 11.1% in delinquent mortgages. Area problems need to be contained before they reach the blight observed in teh other two neighborhoods.

Activity Description:

The City of Berlin and its partner New England Family Housing (NEFH) used NSP funds to rehab apartments into housing units affordable to 120% AMMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: B-Manch/NWGM-Acquisition
Activity Title: B-Manch/NWGM-Acquisition

Activity Type:

Acquisition - general

Project Number:

B- Acquisition and Rehab NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

NA

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 415,326.00

Location Description:

West Granite Neighborhood, Manchester, New Hampshire



Activity Description:

NeighborWorks® Greater Manchester (NWGM) is requesting NSP3 funds to purchase and rehabilitate or redevelop additional properties in the West Granite neighborhood, where it has been working with NSP1 funds

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: B-Manch/NWGM-Rehab
Activity Title: B-Manch/NWGM-Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B- Acquisition and Rehab NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

B- Acquisition and Rehab NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 569,674.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 569,674.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 3 | 3 | | 100.00 |
| # Owner Households | 3 | | 3 | 100.00 |
| # of Households | 6 | 3 | 3 | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------|--------------|
| # of Singlefamily Units | 6 |
| # of Multifamily Units | |
| # of Housing Units | 6 |
| # of Properties | 2 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---|--------------------------|------------------------|
| Community Development Finance Authority | State Agency | \$ 569,674.00 |



Location Description:

West Granite neighborhood, Manchester NH

Activity Description:

NeighborWorks® Greater Manchester (NWGM) is requesting NSP3 funds to purchase and rehabilitate or redevelop additional properties in the West Granite neighborhood, where it has been working with NSP1 funds

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: B-Manch/NWGM-Rehab 1
Activity Title: B-Manch/NWGM-Rehab 1

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B- Acquisition and Rehab NSP3

Projected Start Date:

09/14/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

B- Acquisition and Rehab NSP3

Projected End Date:

03/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 195,121.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 195,121.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 3 | | 3 | 100.00 |
| # Owner Households | 2 | | 2 | 100.00 |
| # of Households | 5 | | 5 | 100.00 |

Proposed Accomplishments

| | Total |
|------------------------|-------|
| # of Multifamily Units | 5 |
| # of Housing Units | 5 |
| #Sites re-used | 2 |
| # of Properties | 2 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

NWGM

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| NWGM | Unknown | \$ 195,121.00 |



Location Description:

Two properties in the West Granite Neighborhood, Manchester: 53 West St and 410 Spruce St.

Activity Description:

Funds to complete work on properties begun with NSP1. Includes homeownership and rental.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: D-Demolition NSP3 / D-Demolition NSP3

Grantee Activity Number: D-Berlin-Demo Blighted
Activity Title: D-Berlin-Demo Blighted

Activity Type:

Clearance and Demolition

Activity Status:

Completed

Project Number:

D-Demolition NSP3

Project Title:

D-Demolition NSP3

Projected Start Date:

06/23/2011

Projected End Date:

03/03/2014

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 222,766.00

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 222,766.00

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

Total Low Mod Low/Mod%



of Persons

0.0

Proposed Accomplishments

Total

of Properties

6

| | |
|-------|------|
| LMI%: | 52.7 |
|-------|------|

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| Community Development Finance Authority | State Agency | \$ 222,766.00 |

Location Description:

All three of Berlin’s Census tracts were eligible for NSP3 funding. Based on the success of its first NSP grant, the City of Berlin proposes to continue its partnership with NEFH in the neighborhoods where NSP funds have already been invested. NSP3 funds will allow the City and NEFH to acquire and rehabilitate more vacant, abandoned, and foreclosed properties in the Lower East Side, Notre Dame and Granite/Main Street neighborhoods. These areas were deemed by the city to be in most danger of being overrun by disinvestment.

Activity Description:

NSP3 funds will also be used to demolish properties, some of which will be converted into green space

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: D-Manchester-Demo
Activity Title: D-Manchester-Demo

Activity Type:

Clearance and Demolition

Project Number:

D-Demolition NSP3

Projected Start Date:

09/14/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

D-Demolition NSP3

Projected End Date:

03/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 195,269.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 195,269.00

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 200,000.00

Location Description:



Manchester, NH

Activity Description:

demolition of blighted properties in Manchester

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: E-Acquisition and Rehab NSP3 / E-Acquisition and Rehab

Grantee Activity Number: E- Manch NSP3 Acquisition

Activity Title: E- Manch NSP3 Acquisition

Activity Type:

Acquisition - general

Project Number:

E-Acquisition and Rehab NSP3

Projected Start Date:

09/14/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

E-Acquisition and Rehab NSP3

Projected End Date:

03/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 431,968.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 431,968.00

Proposed Accomplishments

of Multifamily Units

Total



of Housing Units

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 431,968.00

Location Description:

The City of Manchester proposes to use NSP3 in the Kalivas/Union Neighborhood. The city chose to invest in this neighborhood because of its location in the core of the inner city and is one of the most densely-populated and socio-economically challenged areas in the city. FIT, Harbor Homes, and The Way Home are also proposing projects in this neighborhood

Activity Description:

The city focused NSP dollars for the aquisition and rehab of housing units, now affordable to 120% AMMI

Environmental Assessment:

COMPLETED

Environmental Reviews: None

Grantee Activity Number: E-Manchester NSP3 Rehab
Activity Title: E-Manchester NSP3 Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E-Acquisition and Rehab NSP3

Projected Start Date:

09/14/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

E-Acquisition and Rehab NSP3

Projected End Date:

03/05/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 220,051.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 220,051.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 8 | | 8 | 100.00 |
| # Owner Households | | | | 0.0 |
| # of Households | 8 | | 8 | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------|-------|
| # of Singlefamily Units | |
| # of Multifamily Units | 8 |
| # of Housing Units | 8 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| Community Development Finance Authority | State Agency | \$ 220,051.00 |



Location Description:

The City of Manchester proposes to use NSP3 in the Kalivas/Union Neighborhood. The city chose to invest in this neighborhood because of its location in the core of the inner city and is one of the most densely-populated and socio-economically challenged areas in the city. FIT, Harbor Homes, and The Way Home are also proposing projects in this neighborhood.

Activity Description:

The city focused NSP dollars for the aquisition and rehab of housing units, now affordable to 120% AMMI

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: X-Admin-NSP3 / Administration-NSP3

Grantee Activity Number: X-Berlin-Admin
Activity Title: X-Berlin-Admin

Activity Type:

Administration

Project Number:

X-Admin-NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration-NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 27,539.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 27,539.00

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 27,539.00

Location Description:

Activity Description:

City of Berlin, NH, NSP3 administration activities

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: X-CDFA-Admin NSP3
Activity Title: Administration NSP3

Activity Type:

Administration

Project Number:

X-Admin-NSP3

Projected Start Date:

03/03/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration-NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 119,379.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 119,379.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 300,000.00

Location Description:

48 eligible census tracts in NH

Activity Description:

Administration activities



Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: X-Manch-Admin
Activity Title: X-Manch-Admin

Activity Type:

Administration

Project Number:

X-Admin-NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration-NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 64,212.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 64,212.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 100,000.00

Location Description:

Activity Description:

City of Manchester NSP3 administration



Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: Z-Set Aside NSP3 / Z-Set Aside NSP3

Grantee Activity Number: BZ-Manch/HH-Rehab
Activity Title: BZ-Manch/HH-Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Z-Set Aside NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Z-Set Aside NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 300,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 300,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 26 | 26 | | 100.00 |
| 26 | 26 | | 100.00 |

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

26

26



ELI Households (0-30% AMI)

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 300,000.00

Location Description:

Kalivas/Union Neighborhood, Manchester, NH

Activity Description:

The City of Manchester will prioritize the projects on which it is partnering with other agencies. The project in collaboration with Harbor Homes, Inc., located at 335 Somerville Street will be the first priority. This will provide up to 26 units of affordable housing for homeless or low-income veterans

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: EZ-Manch/FIT- Rehab
Activity Title: EZ-Manch/FIT- Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Z-Set Aside NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Z-Set Aside NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,282,175.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,282,175.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 5 | 5 | | 100.00 |
| # Owner Households | | | | 0.0 |
| # of Households | 5 | 5 | | 100.00 |

Proposed Accomplishments

| | Total |
|------------------------------|-------|
| # of Singlefamily Units | |
| # of Multifamily Units | 5 |
| # of Housing Units | 5 |
| # ELI Households (0-30% AMI) | |
| #Sites re-used | 5 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|



Location Description:

Kalivas/Union Neighborhood.

Activity Description:

FIT used NSP to provide permanent supportive housing to families who are homeless or at risk of becoming homeless. These funds will be used to construct 20 units of new rental housing on a vacant lot in the Kalivas/Union Neighborhood. This set-aside funding will benefit families at or below 50% Area Median Income.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: EZ-Manch/FIT-Acquisition
Activity Title: EZ-Manch/FIT-Acquisition

Activity Type:

Acquisition - general

Project Number:

Z-Set Aside NSP3

Projected Start Date:

06/23/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Z-Set Aside NSP3

Projected End Date:

03/03/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 206,825.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 206,825.00

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Total

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Development Finance Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Development Finance Authority

Organization Type

State Agency

Proposed Budget

\$ 206,825.00

Location Description:



Kalivas/Union Neighborhood.

Activity Description:

FIT used NSP to provide permanent supportive housing to families who are homeless or at risk of becoming homeless. These funds will be used to construct 20 units of new rental housing on a vacant lot in the Kalivas/Union Neighborhood. This set-aside funding will benefit families at or below 50% Area Median Income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

Reviewer - 1/31/18 - changes were reviewed in the "Changes from Prior Review" section. The changes made are acceptable. Grantee was working with a TA provider to clean up data and proceed with the close out process.
CL

Action Plan History

| Version | Date |
|----------------------|------------|
| B-11-DN-33-0001 AP#1 | 10/11/2011 |
| B-11-DN-33-0001 AP#2 | 01/31/2012 |
| B-11-DN-33-0001 AP#3 | 06/15/2012 |
| B-11-DN-33-0001 AP#4 | 02/08/2013 |
| B-11-DN-33-0001 AP#5 | 02/26/2013 |
| B-11-DN-33-0001 AP#6 | 05/02/2013 |



| | |
|-----------------------|------------|
| B-11-DN-33-0001 AP#7 | 05/02/2013 |
| B-11-DN-33-0001 AP#8 | 11/19/2013 |
| B-11-DN-33-0001 AP#9 | 01/16/2014 |
| B-11-DN-33-0001 AP#10 | 01/17/2014 |
| B-11-DN-33-0001 AP#11 | 02/21/2014 |
| B-11-DN-33-0001 AP#12 | 02/27/2014 |
| B-11-DN-33-0001 AP#13 | 03/03/2014 |
| B-11-DN-33-0001 AP#14 | 03/17/2014 |
| B-11-DN-33-0001 AP#15 | 09/03/2015 |
| B-11-DN-33-0001 AP#16 | 02/19/2016 |
| B-11-DN-33-0001 AP#17 | 01/31/2018 |

