

LEGISLATIVE COMMITTEE MINUTES

SB152

Bill as Introduced

SB 152-FN-A - AS INTRODUCED

2021 SESSION

21-1026
06/08

SENATE BILL **152-FN-A**
AN ACT relative to affordable housing program funding.
SPONSORS: Sen. Gray, Dist 6
COMMITTEE: Health and Human Services

ANALYSIS

This bill:

- I. Requires the department of health and human services to submit a State Plan Amendment to the Centers of Medicare and Medicaid Services.
- II. Makes an appropriation to the housing finance authority to provide funding for affordable housing.
- III. Permits an extension of the timeline for repayments to the homeless housing and access revolving loan fund for emergency circumstances.

Explanation: Matter added to current law appears in ***bold italics***.
 Matter removed from current law appears [~~in brackets and struckthrough.~~]
 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty One

AN ACT relative to affordable housing program funding.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 Department of Health and Human Services; Housing Assistance. The department of health
2 and human services shall, no later than December 1, 2021, submit to the Centers of Medicare and
3 Medicaid Services a 1915i State Plan Amendment to provide supportive services to assist individuals
4 and families in obtaining housing.

5 2 Appropriations. The sums of \$5,000,000 for the fiscal year ending in June 30, 2022 and
6 \$5,000,000 for fiscal year ending in June 30, 2023 are hereby appropriated to the housing finance
7 authority for deposit in the affordable housing fund established in RSA 204-C:57, for the purpose of
8 providing financing or state matching funds for affordable housing. The appropriations shall be in
9 addition to any other funds appropriated to the housing finance authority. The governor is
10 authorized to draw a warrant for said sum out of any money in the treasury not otherwise
11 appropriated.

12 3 Homeless Housing and Access Revolving Loan Fund. Amend RSA 126-A:63 to read as follows:
13 126-A:63 Homeless Housing and Access Revolving Loan Fund. There is hereby established a
14 non-lapsing and continually appropriated homeless housing and access revolving loan fund. The
15 fund shall be administered by the department of health and human services with advice and
16 recommendations from the governor's interagency council on homelessness. To be eligible, an
17 applicant shall have no permanent address and shall be residing temporarily in a shelter for the
18 homeless, a hotel, a motel, the home of another household designed for occupancy by only one
19 household, or entirely without shelter. Funds shall be used solely to provide loans for the first
20 month of rent and security deposit for homeless individuals and families. Repayment terms of the
21 loans shall be determined by the department in consultation with the interagency council and shall
22 be based on need. Such repayments shall commence no later than 120 days after the loan is
23 disbursed, *provided that the time line for such repayments may be extended with the*
24 *approval of the commissioner for emergency circumstances or other good cause shown.*

25 4 Effective Date. This act shall take effect July 1, 2021.

**SB 152-FN-A- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to affordable housing program funding.

FISCAL IMPACT: State County Local None

STATE:	Estimated Increase / (Decrease)			
	FY 2021	FY 2022	FY 2023	FY 2024
Appropriation	\$0	\$5,000,000	\$5,000,000	\$0
Revenue	\$0	\$0	\$0	\$0
Expenditures	\$0	Indeterminable	Indeterminable	Indeterminable
Funding Source:	<input checked="" type="checkbox"/> General <input type="checkbox"/> Education <input type="checkbox"/> Highway <input checked="" type="checkbox"/> Other - Federal Matching Medicaid Funds			

METHODOLOGY:

Section one of this bill requires the Department of Health and Human Services to submit to the federal Centers of Medicare and Medicaid Services a 1915(i) State Plan Amendment to provide supportive services to assist individuals and families in obtaining housing. The Department assumes there will be no fiscal impact related to drafting and submitting the proposed amendment. The Department states that as of February 2021, it is working on determining what the financial impact will be if the amendment is approved and supportive services must be made available to assist Medicaid-eligible individuals and families in obtaining housing. The Department notes that the bill contains no appropriation for this purpose, but assumes that any general fund expenditures would be matched by federal Medicaid funds.

Section two of the bill appropriates \$5 million in each of FY 2022 and 2023 to the NH Housing Finance Authority for the purpose of providing finance or state matching funds for affordable housing.

Section three amends RSA 126-A:63 relative to repayments of loans from the Homeless Housing and Access Revolving Loan Fund. This section is not expected to have a fiscal impact.

AGENCIES CONTACTED:

Department of Health and Human Services and New Hampshire Housing Finance Authority

SB 152-FN-A - AS AMENDED BY THE SENATE

03/04/2021 0450s

2021 SESSION

21-1026
06/08

SENATE BILL ***152-FN-A***

AN ACT relative to affordable housing program funding.

SPONSORS: Sen. Gray, Dist 6

COMMITTEE: Health and Human Services

AMENDED ANALYSIS

This bill:

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LBA
21-1026
2/8/21

SB 152-FN-A- FISCAL NOTE
AS INTRODUCED

AN ACT relative to affordable housing program funding.

FISCAL IMPACT: State County Local None

STATE:	Estimated Increase / (Decrease)			
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Revenue	\$0	\$0	\$0	\$0
Expenditures	\$0	Indeterminable	Indeterminable	Indeterminable
Funding Source:	<input checked="" type="checkbox"/> General Matching Medicaid Funds	<input type="checkbox"/> Education	<input type="checkbox"/> Highway	<input checked="" type="checkbox"/> Other - Federal

METHODOLOGY:

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AGENCIES CONTACTED:

Department of Health and Human Services and New Hampshire Housing Finance Authority

Amendments

Health and Human Services
February 18, 2021
2021-0450s
06/08

Amendment to SB 152-FN-A

- 1 Amend the bill by deleting section 2 and renumbering the original sections 3 and 4 to read as 2 and
- 2 3, respectively.

2021-0450s

AMENDED ANALYSIS

This bill:

I. Requires the department of health and human services to submit a State Plan Amendment to the Centers of Medicare and Medicaid Services.

II. Permits an extension of the timeline for repayments to the homeless housing and access revolving loan fund for emergency circumstances.

Committee Minutes

SENATE CALENDAR NOTICE
Health and Human Services

Sen Jeb Bradley, Chair
Sen James Gray, Vice Chair
Sen Kevin Avard, Member
Sen Tom Sherman, Member
Sen Rebecca Whitley, Member

Date: February 10, 2021

HEARINGS

Wednesday	02/17/2021	
(Day)	(Date)	
Health and Human Services	REMOTE 000	8:30 a.m.
(Name of Committee)	(Place)	(Time)

8:30 a.m.	SB 152-FN-A	relative to affordable housing program funding.
8:45 a.m.	SB 140-FN-A	adopting omnibus legislation making appropriations to the department of health and human services.
9:00 a.m.	SB 157-FN-A	relative to funding of children's mental health services and making an appropriation to fund positions in the department of health and human services contracts and procurement unit.
9:15 a.m.	SB 162-FN	relative to the department of health and human services, the New Hampshire granite advantage health care trust fund, and health facility licensure.
9:30 a.m.	SB 150-FN	establishing a dental benefit under the state Medicaid program.

Committee members will receive secure Zoom invitations via email.

Members of the public may attend using the following links:

1. Link to Zoom Webinar: <https://www.zoom.us/j/95743420850>
2. To listen via telephone: Dial (for higher quality, dial a number based on your current location): 1-301-715-8592, or 1-312-626-6799 or 1-929-205-6099, or 1-253-215-8782, or 1-346-248-7799, or 1-669-900-6833
3. Or iPhone one-tap: 13126266799,,95743420850# or 16465588656,,95743420850#
4. Webinar ID: [957 4342 0850](https://www.zoom.us/j/95743420850)
5. To view/listen to this hearing on YouTube, use this link: <https://www.youtube.com/channel/UCjBZdtrjRnQdmg-2MPMiWrA>
6. To sign in to speak, register your position on a bill and/or submit testimony, use this link: <http://gencourt.state.nh.us/remotecommittee/senate.aspx>

The following email will be monitored throughout the meeting by someone who can assist with and alert the committee to any technical issues: remotesenate@leg.state.nh.us or call (603-271-6931).

EXECUTIVE SESSION MAY FOLLOW

Sponsors:

SB 152-FN-A

Sen. Gray

SB 140-FN-A

Sen. Rosenwald

SB 157-FN-A

Sen. Whitley

Sen. Sherman

Rep. Long

SB 162-FN

Sen. Bradley

SB 150-FN

Sen. Rosenwald

Sen. D'Allesandro

Sen. Soucy

Rep. Nordgren

Sen. Bradley

Rep. Wallner

Sen. Rosenwald

Rep. Cornell

Sen. Carson

Rep. Mullen

Sen. Whitley

Sen. Kahn

Sen. Perkins Kwoka

Rep. Wallner

Sen. Watters

Sen. Sherman

Sen. Bradley

Rep. Marsh

Sen. Cavanaugh

Sen. Prentiss

Sen. Giuda

Rep. Langley

Kirsten Koch 271-3266

Jeb Bradley
Chairman

Senate Health and Human Services Committee

Kirsten Koch 271-3266

SB 152-FN-A, relative to affordable housing program funding.

Hearing Date: February 17, 2021

Time Opened: 8:34 a.m.

Time Closed: 9:08 a.m.

Members of the Committee Present: Senators Bradley, Gray, Avard, Sherman and Whitley

Members of the Committee Absent : None

Bill Analysis: This bill:

I. Requires the department of health and human services to submit a State Plan Amendment to the Centers of Medicare and Medicaid Services.

II. Makes an appropriation to the housing finance authority to provide funding for affordable housing.

III. Permits an extension of the timeline for repayments to the homeless housing and access revolving loan fund for emergency circumstances.

Sponsors:

Sen. Gray

Who supports the bill: Senator Gray, District 6; Ben Frost, NH Housing; Chris Norwood, NH Association of Realtors; Elliot Berry, NH Legal Assistance; Elissa Margolin, Housing Action NH; Viola Katusime, Granite State Organizing Project; Cordell Johnson, NH Municipal Association; Richard DeMark; Sam Hayden; Karen Blake; J.J. Smith; Nicolette Gala Grano; Jennifer Near; Gaye Fedorak; Jessica Price; Sharon Parker; Ann Podlipny; Nicole Fordey; Marsha Feder; Ruth Larson; Rosemary Affeldt; Susan Bruce; Dara McCue; Lucinda Hope; Jake Berry, New Futures; Allison Palm.

Who opposes the bill: Alexandra Menella; Elliot Axelman.

Who is neutral on the bill: Molly Lynch, DHHS; Melissa Hatfield, DHHS.

Summary of testimony presented in support:

Senator Gray, District 6

- Part I of the bill is an amendment that DHHS suggested for the Center of Medicaid and Medicare services.

- Part II of the bill is an appropriation of funding.
- Part III of the bill permits extensions of the time line for homeless housing, etc.
- Senator Gray said that he is a member of the Housing Stability Committee and people need this relief.

Ben Frost, NH Housing

- Mr. Frost testified in support of Part II of the bill.
- Mr. Frost said, SB 152 is identical to SB 127 Part III. Both propose a one-time \$10 million appropriation to the Affordable Housing Fund (AHF).
- The AHF began in NH in 1988 and has had \$28 million appropriated to it since that time. The AHF finances the creation of low-income rental housing. There also are ongoing appropriations to the AHF fund. It has received a one-time \$5 million appropriation to the fund and starting in FY 2021 a \$5 million appropriation per year from real estate tax revenue.
- This is gap financing. A project is brought by a contractor. The tax credit is the drive of affordable housing construction. Some projects simply cannot pay for themselves. This is when the AHF comes in to close the gap, maybe by giving \$500,000 toward financing a project. It is also the most flexible funding for affordable housing construction. It can be the primary/sole financing when other funds are not at all available. These projects would not otherwise get built because the target populations do not have the funding on their own. We will certainly use whatever funds you make available to us and put it to good use.
- Senator Bradley asked, comparing the language in SB 127 and this language in Part II. They are identical. If the goal is \$5 million, then we do not need both pieces of legislation, right?
 - Mr. Frost said, right, unless you want to appropriate more.
- Senator Bradley asked, this \$5 million is not going into Section III of the bill, the revolving loan fund, it is going into the AHF, right?
 - Mr. Frost, yes. It is going into the AHF in both bills.

Elliot Berry, NH Legal Assistance

- Mr. Berry said, more than 30,000 households in NH pay more than half their income in rent. If even one unexpected expense comes up, these individuals cannot afford to pay their rent. Then they get evicted, and once an eviction for not paying rent is on your record, it is hard to ever rent again. The median cost of rent for 2-bedroom apartment in NH is \$1,400.
- On Part III, this is the successor to the security deposit loan fund. The authority to give security deposit funds has been repealed in earlier legislation. This authority needs to be allowed. This would enable people to get funding for security deposits.
- Senator Bradley said he was not aware of that authority being repealed and asked Mr. Berry to find the bill that repealed that authority so that it could be addressed.
 - Mr. Berry agreed to find the bill that the authority was repealed in.

Elissa Margolin, Director, Housing Action NH

- Mr. Margolin provided context on what brought about SB 152. After concerning growth in the encampment, the Governor pulled together a council on Housing Stability that made

some policy recommendations. Senator Gray's bill brings forward some of these recommendations.

- The first recommendation, the 1915 Amendment to CMS for Expansion of State Medicaid plan, to include housing services. Supportive housing services will save money for the state on high utilizers of these services. Housing services keeps these individuals out of hospitals, decreases their need for emergency services, etc.
- CSH did an analysis of the state housing plan, data on homelessness and Medicaid. The result is a savings for the state because of Medicaid federal matching of funds and providing services to homeless individuals.
- The department is already required to file this 1959 in the biennial report. The pandemic redirected attention from the department, it needs a new deadline, which is allowed by this bill. SB 152 simply allows for a new deadline to file this report.
- The department has asked for an extension of time line for repayments. There is simply a technical issue here for housing repayments because of the pandemic.

Chris Norwood, Policy Chair, NH Association of Realtors

- Mr. Norwood said he supports SB 152, Part II as drafted.
- NH finance housing authority data has shown the median cost of a 2-bedroom apartment has raised 22% in the past year. Single family homes have increased 37% in the same time frame.
- NH Association of Realtors is supportive of any funds for developing more affordable housing.

Asma Elhuni, Lebanon, NH

- Ms. Elhuni said she supports SB 152. Housing is a human right. There are long waiting lists for housing in Lebanon. Ms. Elhuni said she works assisting groups of homeless individuals.
- Ms. Elhuni said individuals in the Upper Valley have expressed that they must build their own shelters because they cannot stay in shelters. This is because they still actively using substances, cannot be in a crowded shelter because of their mental health, and/or they need rent assistance and help with bills.
- Ms. Elhuni shared an anecdote about individuals struggling to pay high rent.

Summary of testimony presented in opposition: None.

Neutral Information Presented:

Molly Lynch (ML), Melissa Hatfield (MH), Dawn Landry (DL), DHHS

- Ms. Lynch, Ms. Hatfield, and Ms. Landry said that they were here to answer questions on Parts I & III.
- The department has a neutral position on this legislation.
- Senator Bradley asked, this is a revolving loan fund? This is similar to the revolving loan funds that the NH Housing authority has, correct?
 - ML said, we wanted Medicaid to jump in because they could supply more information and they submit the request to CMS.

- MH said, I am not familiar the familiar with the other revolving loan funds NH has. This pays for security deposits and first months rent for a very specific population. We are hoping to turn this into a much larger program and move folks into housing rather than letting the linger in homelessness.
- Senator Bradley, I am assuming the \$5 million appropriation is the Governor's submitted budget?
- Senator Gray said, I believe it is.
- Senator Whitley asked, what are you looking to add for services that are missing here in NH? What are those gaps you are trying to fill?
 - MH said, the population we are trying to reach is not being reached by the current services thar are out there. This is for the most vulnerable population, individuals that have been experiencing homelessness for a very long time, the unsheltered, those struggling with severe mental illness and/or substance use disorder. It is for individuals that would not traditionally come to an agency to seek services. These types of services are extremely limited in NH.
- Senator Whitley asked, if we are going to expand, is it correct that we can get Medicaid matching?
 - MH said, I cannot speak for Medicaid.
 - DL said, yes, we would be able to get federal Medicaid matching funds by submitting a state plan.
 - MH said, the figures are estimates but they have been updated. Our goal in the first year is to reach 200 people and then increasing it each year. The services are individually targeted. This fund cannot pay for rent or utilities, but it can pay for services the individual may need, such as landlord negotiation, help finding housing, fill out housing applications, turn on utilities, connecting with community mental health center, physical health, finding childcare so they can work a job. Anything to find and maintain housing. This is not a cookie-cutter approach. We tailor to the needs of the person.
- Senator Whitely asked, do we have national data showing how these types of supports will prevent crisis's down the road, to keep folks in their housing, especially for those struggling with their mental health and/or substance abuse?
 - MH said, that data certainly exists, but I don't have it with me at this moment.

Speakers

Name	Title	Representing	Position	Testifying
Gray Senator Jame	An Elected Official	Senate District 6	Support	Yes
Frost Ben	State Agency Staff	New Hampshire Housing	Support	Yes
Norwood Chris	A Member of the Public	New Hampshire Association of Realtors	Support	Yes
Berry Elliott	A Lobbyist	NH legal Assistance	Support	Yes
Lynch Molly	State Agency Staff	DHHS	Neutral	Yes
Hatfield Melissa	State Agency Staff	DHHS	Neutral	Yes
Margolin Elissa	A Lobbyist	Housing Action NH	Support	Yes
Katusiime Viola	A Lobbyist	Granite State Organizing Project	Support	No
Johnston Cordell	A Lobbyist	NH Municipal Association	Support	No
DeMark Richard	A Member of the Public	Myself	Support	No
Mennella Alexandra	A Member of the Public	Myself	Oppose	No
Axelmann Elliot	A Member of the Public	Myself	Oppose	No
Hayden Sam	A Member of the Public	Myself	Support	No
Blake Karen	A Member of the Public	Myself	Support	No
Smith MD MPH J. J.	A Member of the Public	Myself	Support	No
Gala Grano Nicolette	A Member of the Public	Myself	Support	No
Near Jennifer	A Member of the Public	Myself	Support	No
Fedorchak Gaye	A Member of the Public	Myself	Support	No
Price Jessica	A Member of the Public	Myself	Support	No
Parker Sharon	A Member of the Public	Myself	Support	No
Podlipny Ann	A Member of the Public	Myself	Support	No
Fordey Nicole	A Member of the Public	Myself	Support	No
Feder Marsha	A Member of the Public	Myself	Support	No
Larson Ruth	A Member of the Public	Myself	Support	No
Affeldt Rosemary	A Member of the Public	Myself	Support	No
Bruce Susan	A Member of the Public	Myself	Support	No
McCue Dara	A Member of the Public	Myself	Support	No
Hope Lucinda	A Member of the Public	Myself	Support	No
Berry Jake	A Lobbyist	New Futures	Support	No
Palm Allison	A Member of the Public	Myself	Support	No

Testimony



NEW HAMPSHIRE
HOUSING

February 17, 2021

The Honorable Jeb Bradley, Chair
Senate Health and Human Services Committee
State House
107 North Main Street
Concord, NH 03301

***Re: SB 152 FN-A, relative to affordable housing program funding
Section 2, making an appropriation to the Affordable Housing Fund***

Dear Senator Bradley:

Section 2 of SB 152 proposes to make a total \$10 million appropriation to the Affordable Housing Fund (AHF), a statewide housing trust fund that is administered by the New Hampshire Housing Finance Authority. The Authority supports an appropriation to the AHF at whatever level you deem to be suitable.

BACKGROUND – AHF

The AHF was established by the Legislature in 1988 and capitalized with an initial appropriation of \$4 million. In the ensuing three decades, the Legislature made additional appropriations totaling over \$13 million. As part of the current biennial budget, the Legislature made a \$5 million appropriation in FY2020, and starting in FY2021 committed an ongoing \$5 million annual appropriation to the AHF from proceeds of the Real Estate Transfer Tax. To date, total appropriations to the AHF are \$27.6 million.

When it created the AHF the Legislature structured it as a true revolving loan or trust fund. Thus, in addition to the original state appropriation, the AHF receives funding through the repayment of loans made, including interest and investment income on fund balances awaiting use. The AHF statute also dedicates certain fee income derived from other NHHFA financing programs to the fund.

Under law, the AHF can be used to provide loans or grants in support of housing initiatives undertaken by non-profit or for-profit sponsors who provide long-term housing opportunities for low and very low income households. The statute also wisely provided New Hampshire Housing with substantial flexibility in the types of projects which could be supported and the financing structures which can be used, thus creating what we believe is a model of an efficient and responsive vehicle to address dynamic housing needs.

Through 2020 the AHF has supported funding commitments involving 85 projects and over 2,000 housing units throughout the state.

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

32 Constitution Drive, Bedford, NH 03110
Mail: PO Box 5087, Manchester, NH 03108

603.472.8623
NHHFA.org



*The Honorable Jeb Bradley
February 17, 2021
Page 2*

The projects supported through the AHF have included a wide range of different housing initiatives including family and elderly rental housing, special needs and transitional housing, and manufactured housing park cooperatives. The flexibility inherent in the AHF statute has allowed it to be a decisive element in the financing of housing projects as small as two units and in developments of over 100 units. The AHF is used to support new construction as well as important acquisition/rehabilitation efforts. The AHF has proven to be a critical resource in supporting local efforts to revitalize and improve older neighborhoods and make better use of the existing housing stock as well as efforts to preserve the affordability of existing targeted rental housing.

CONCLUSION

The addition of significant new resources is making the AHF a powerful and flexible tool to support a broad range of housing needs – including adding to the stock of housing needed to serve a growing workforce. Indeed the AHF, because of the flexibility inherent in its enabling legislation, helps New Hampshire Housing leverage substantial Federal and private resources to create much needed rental housing in our state.

The Authority would be pleased to provide additional information to assist the Committee in its review of this important issue.

Sincerely,

DocuSigned by:

Dean Christon

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Dean J. Christon
Executive Director

Attachments



NEW HAMPSHIRE AFFORDABLE HOUSING FUND FACT SHEET

A Valuable Funding Tool for Creating Housing Since 1988

- Supports the creation of multi-family housing developments that may not have other resources, such as supportive housing for individuals with special needs
- Allows NHHFA to support local housing needs more effectively and to meet important public goals
- Provides flexibility to developers; AHF financing has fewer regulatory restrictions than most federal funding
- Enables housing developers to significantly leverage their total project financing

DEVELOPMENTS FINANCED (through 2020)

Number of & Type of Development	Number of Units
48 General Occupancy	1,361
24 Supportive Housing	300
11 Age-Restricted	310
2 Manufactured Housing Coops	39
TOTALS: 85	2,010

A KEY INVESTMENT IN NH'S AFFORDABLE HOUSING STOCK

Total Affordable Housing Fund allocation to date: \$28 million
85 projects, leveraging more than \$400 million to support
the development or preservation of 2,000+ housing units statewide



What is the Affordable Housing Fund?

The Affordable Housing Fund (AHF) was created by the Legislature in 1988 and is codified as RSA 204-C:56 – 62. It is administered by New Hampshire Housing Finance Authority (NHHFA) **to facilitate the purchase and rehabilitation or construction of affordable housing, primarily for low- and moderate-income households.**

The AHF is used to finance the construction of multi-family housing developments. It has received varying allocations from the state since 1988. In FY20, it began receiving an annual \$5 million allocation from the Real Estate Transfer Tax.

The AHF is a true revolving loan fund, and as such, it is replenished through program income including loan repayments, as well as through the allocation of certain tax-exempt bond fees and earnings, and legislative appropriations.

How is the Fund used?

- The AHF provides loans and grants to support the creation of housing for: families and individuals, seniors, individuals with supportive housing needs, and manufactured housing cooperatives.
- Funds are typically used to provide below market-rate loans to cover financing gaps or to fund projects that cannot support debt. Most projects financed by the AHF have other resources as part of their full funding package, the most common being federal Low-Income Housing Tax Credits.
- Many of these developments serve households with somewhat lower incomes, including those with incomes at or below 60% of the area median (“workforce housing,” as defined by RSA 674). These are income levels common to entry-level employment positions and jobs in service-related industries (in the Manchester area, 60% median income for a household of three people is \$45,144; Portsmouth/Rochester area is \$55,512; Belknap County is \$44,496; Coos County is \$33,426).
- The AHF provides more flexible funding with fewer regulatory restrictions to developers.
- It supports local housing needs while still meeting important public goals.

What are the requirements of financing through the Fund?

- Both for-profit and non-profit sponsored housing developments are eligible for financing.
- By statute, at least half of the units must be affordable to households with incomes at or below 80% of area median income. It is these working families that often have the hardest time finding an affordable place to live.
- All new construction projects funded by the AHF and other financing programs are built to meet NHHFA Design and Construction Standards. These standards include flexible, cost-effective measures that help design and construction teams build comfortable, safe, energy-efficient, and durable buildings.

How is the AHF financed?

- During the 1988 session of the Legislature, \$4 million was appropriated for acquisition, development, and preservation of low-income housing.
- In 2002, the AHF received a state appropriation of \$5 million to recapitalize it; in 2007 and 2015 the AHF received an appropriation of \$800,000.
- In 2016, the Legislature made a special appropriation of \$2 million to the AHF to help create supportive housing for people with substance use disorders.
- In 2017, the Legislature made an appropriation of \$2.5 million to the AHF; these funds were allocated to new workforce housing projects.
- In 2018, the Legislature appropriated \$2.5 million to the AHF for transitional housing for persons in recovery or individuals with mental illness.
- In 2019, the Legislature appropriated \$5 million to the AHF, and established an annual \$5 million appropriation to the fund from the Real Estate Transfer Tax that began in 2020.
- The AHF is a true revolving trust fund; it is replenished through program income including loan repayments as well as through the allocation of certain tax-exempt bond fees and earnings, and legislative appropriations.



**MULTI-FAMILY HOUSING DEVELOPMENTS RECENTLY
FINANCED BY THE AFFORDABLE HOUSING FUND**

MARSHALL STREET APARTMENTS

NASHUA | 152 units

Workforce Housing (General Occupancy)



SUNRISE FARM

ENFIELD | 11 units

(Supportive Housing)



APPLE RIDGE APARTMENTS

ROCHESTER | 34 units

Workforce Housing (General Occupancy)



BRADLEY COMMONS

DOVER | 39 units | Mixed-Use

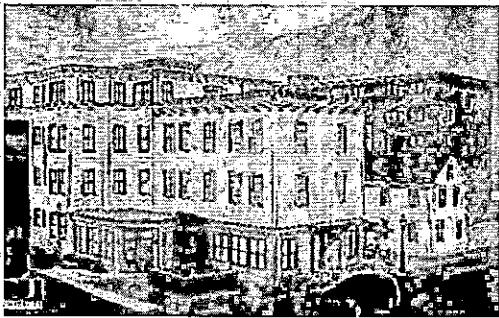
Workforce Housing + 2 Commercial Units





**MULTI-FAMILY HOUSING DEVELOPMENTS RECENTLY
FINANCED BY THE AFFORDABLE HOUSING FUND**

**COURT STREET WORKFORCE
HOUSING (RUTH GRIFFIN PLACE)**
PORTSMOUTH | 64 units
Workforce Housing (General Occupancy)



**FRIENDSHIP HOUSE RESIDENTIAL
TREATMENT FACILITY**
BETHLEHEM | 32-bed Recovery Housing
(Supportive Housing)







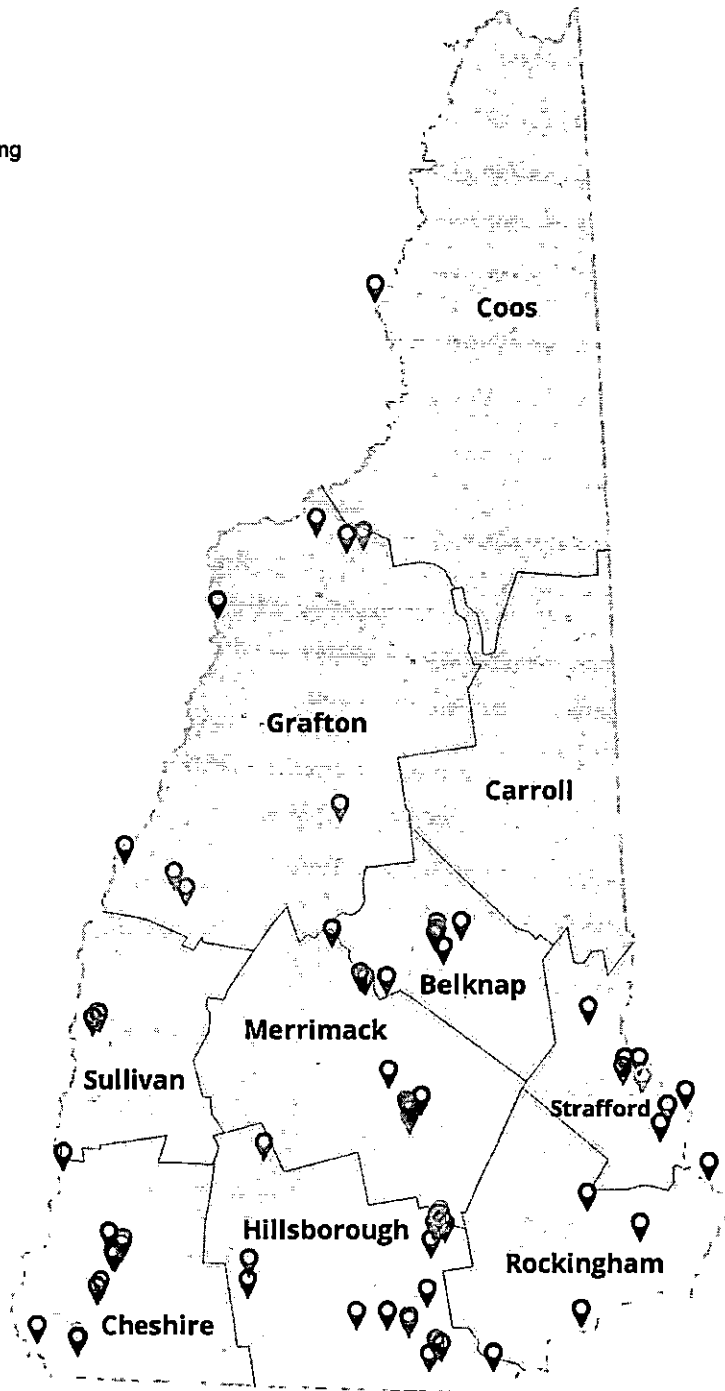
BEDFORD VILLAGE MANOR AT RIDDLEBROOK
BEDFORD | 93 units | Workforce Housing (General Occupancy)



DEVELOPMENTS FINANCED WITH AFFORDABLE HOUSING FUNDS

Project Type

-  Age-Restricted
-  General Occupancy
-  Manufactured Housing
-  Supportive Housing



Kirsten Koch

From: Jessica Price <jessbells@gmail.com>
Sent: Friday, February 12, 2021 5:16 PM
To: Kirsten Koch
Subject: SB 152: Relative to affordable housing program funding

Follow Up Flag: Follow up
Flag Status: Completed

Dear Committee members,

Too many people in NH cannot find affordable housing. This is a growing problem. \$5 million dollars is not enough meet this need. Border states (Vermont and Maine) appropriate \$20 million. \$5million is the bare minimum to begin to address this issue. I support this bill, but wish to see more money given to help meet this urgent need.

Sincerely,

Jessica Price

Jessica Price

jessbells@gmail.com

"Love is the only force capable of transforming an enemy into a friend." Martin Luther King, Jr.

Kirsten Koch

From: Lynch, Molly <Molly.M.Lynch@dhhs.nh.gov>
Sent: Wednesday, February 17, 2021 2:30 PM
To: rebeccawhitelynh@gmail.com; Becky Whitley
Cc: Hatfield, Melissa; Williams, John; Jeb Bradley; jebegrad@metrocast.net; Kirsten Koch; Griffin Roberge
Subject: Question for DHHS on SB 152 (supportive housing services)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Senator Whitley,

Today, (2/17) Senate Health and Human Services held a hearing on SB 152, which requires the Department of Health and Human Services to submit a 1915i State Plan Amendment to the Centers of Medicare and Medicaid Services to provide supportive services to assist individuals and families in obtaining housing. You asked whether the Department has any statistics/data to show the effectiveness of supportive housing services (intensive pre-tenancy and tenancy supports) for individuals in obtaining housing. In one study 86% of those participants who received supportive services were successfully housed and remained in their housing for several years. [Study Finds Permanent Supportive Housing is Effective for Highest Risk Chronically Homeless People | UC San Francisco \(ucsf.edu\)](#)

Another study found that those individuals who received permanent supportive housing retained housing for up to 96%. https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3419187 (page i of the paper). It also concluded that permanent supportive housing:

- Decreased emergency room visits by up to 81%;
- Lowered hospital admissions by up to 61%;
- Shortened hospital stays by up to 80%; and
- Reduced incarceration time by 84.8%. (page i-ii).

The Corporation for Supportive Housing ("CSH") evaluated several studies and concluded that supportive housing reduced ER visits, inpatient stays, hospital bed days, outpatient stays, detox visits, and ambulance visits between 34%-44%. https://d155kunxf1aozz.cloudfront.net/wp-content/uploads/2018/07/CSH-supportive-housing-outcomes-healthcare_Final.pdf (page 7). CSH then evaluated the net cost savings per person in these studies. (page 7-8).

Please feel free to contact me if you need further information.

Many thanks,

Molly and Melissa

Molly M. Lynch, Esq.
NH Department of Health and Human Services
129 Pleasant Street
Concord, NH 03301
office: (603) 271-9235
Cell: (603) 406-4295
fax: (603) 271-5590
Molly.Lynch@dhhs.nh.gov

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Voting Sheets

Senate Health and Human Services Committee

EXECUTIVE SESSION RECORD

2021-2022 Session

Bill # SB 152-FN

Hearing Date: 2/17/21

Executive Session Date: 2/18/21

Motion: Committee amendment Vote: 4-0

Committee Member	Present	Made by	Second	Yes	No
Sen. Bradley, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sen. Gray, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sen. Avard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sen. Whitley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Motion: OTPA Vote: 4-0

Committee Member	Present	Made by	Second	Yes	No
Sen. Bradley, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sen. Gray, Vice Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sen. Avard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sen. Whitley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Motion: _____ Vote: _____

Committee Member	Present	Made by	Second	Yes	No
Sen. Bradley, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Gray, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Avard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Sherman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Whitley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion: _____ Vote: _____

Committee Member	Present	Made by	Second	Yes	No
Sen. Bradley, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Gray, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Avard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Sherman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sen. Whitley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Reported out by: Sen. Gray

Notes: Committee amendment remove section 2

Committee Report

STATE OF NEW HAMPSHIRE
SENATE
REPORT OF THE COMMITTEE

Thursday, February 18, 2021

THE COMMITTEE ON Health and Human Services
to which was referred **SB 152-FN-A**

AN ACT relative to affordable housing program funding.

Having considered the same, the committee recommends that the Bill

OUGHT TO PASS WITH AMENDMENT

BY A VOTE OF: 4-0

AMENDMENT # 0450s

Senator James Gray
For the Committee

Kirsten Koch 271-3266

HEALTH AND HUMAN SERVICES

SB 152-FN-A, relative to affordable housing program funding.

Ought to Pass with Amendment, Vote 4-0.

Senator James Gray for the committee.

General Court of New Hampshire - Bill Status System

Docket of SB152

Docket Abbreviations

Bill Title: relative to affordable housing program funding.**Official Docket of SB152.:**

Date	Body	Description
2/9/2021	S	Introduced 02/04/2021 and Referred to Health and Human Services; SJ 4
2/10/2021	S	Remote Hearing: 02/17/2021, 08:30 am; Links to join the hearing can be found in the Senate Calendar; SC 11
2/19/2021	S	Committee Report: Ought to Pass with Amendment #2021-0450s , 03/04/2021; SC 12
3/4/2021	S	Committee Amendment #2021-0450s , RC 24Y-0N, AA; 03/04/2021; SJ 6
3/4/2021	S	Ought to Pass with Amendment 2021-0450s, RC 24Y-0N, MA; OT3rdg; 03/04/2021; SJ 6
3/10/2021	H	Introduced (in recess of) 02/25/2021 and referred to Health, Human Services and Elderly Affairs HJ 4 P. 48
4/1/2021	H	Vacated and Referred to Finance (Rep. Steven Smith): MA VV (in recess of) 02/25/2021 HJ 4
4/28/2021	H	Public Hearing: 05/10/2021 11:40 am Members of the public may attend using the following link: To join the webinar: https://www.zoom.us/j/92166004660 / Executive session on pending legislation may be held throughout the day (time permitting) from the time the committee is initially convened.
5/4/2021	H	Division III Work Session: 05/10/2021 01:00 pm Members of the public may attend using the following link: To join the webinar: https://www.zoom.us/j/93701004543
5/13/2021	H	Committee Report: Inexpedient to Legislate (Vote 20-0; RC) HC 26 P. 23
6/3/2021	H	Inexpedient to Legislate: MA VV 06/03/2021 HJ 8 P. 153

NH House

NH Senate

Other Referrals

Senate Inventory Checklist for Archives

Bill Number: SB 152-FN-A

Senate Committee: HHS

Please include all documents in the order listed below and indicate the documents which have been included with an "X" beside

Final docket found on Bill Status

Bill Hearing Documents: {Legislative Aides}

Bill version as it came to the committee

All Calendar Notices

Hearing Sign-up sheet(s)

Prepared testimony, presentations, & other submissions handed in at the public hearing

Hearing Report

Revised/Amended Fiscal Notes provided by the Senate Clerk's Office

Committee Action Documents: {Legislative Aides}

All amendments considered in committee (including those not adopted):

- amendment # _____ - amendment # 2021-0450s

- amendment # _____ - amendment # _____

Executive Session Sheet

Committee Report

Floor Action Documents: {Clerk's Office}

All floor amendments considered by the body during session (only if they are offered to the senate):

- amendment # _____ - amendment # _____

- amendment # _____ - amendment # _____

Post Floor Action: (if applicable) {Clerk's Office}

Committee of Conference Report (if signed off by all members. Include any new language proposed by the committee of conference):

Enrolled Bill Amendment(s)

Governor's Veto Message

All available versions of the bill: {Clerk's Office}

as amended by the senate as amended by the house

final version

Completed Committee Report File Delivered to the Senate Clerk's Office By:

Kirsten Koch

Committee Aide

7/26/21
Date

Senate Clerk's Office AK