

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the “MOU”) is made this _____ day of _____, 20____ (the “Effective Date”), by and between the NEW HAMPSHIRE HOUSING FINANCE AUTHORITY, a body corporate and politic, with a principal place of business at 32 Constitution Drive, Bedford, New Hampshire 03110 (“NHHFA”), and _____, a _____ with a principal place of business at _____ (“Developer”).

W I T N E S S E T H

WHEREAS, NHHFA is a state credit agency responsible for the award of Low Income Housing Tax Credits pursuant to Section 42 of the Internal Revenue Code in the State of New Hampshire;

WHEREAS, NHHFA is working with its partner DHHS in the 811 PRA program to promote respect, recovery, and full community inclusion for adults who experience a serious mental illness;

CHOOSE ONE-CHOOSE FIRST OPTION IF DEVELOPER IS GOING TO PLEDGE EXISTING UNITS AND NEW UNITS, OR JUST EXISTING UNITS; CHOOSE SECOND OPTION IF DEVELOPER IS GOING TO PLEDGE JUST NEW UNITS.

☐ WHEREAS, the Developer is in the process of applying to NHHFA for low income housing tax credits to develop a _____ unit, low income, residential, apartment complex located in _____, New Hampshire (the “Project”), but in addition also is the owner of other, numerous low income, residential apartment units in New Hampshire;

[OR]

☐ WHEREAS, Developer is in the process of applying to NHHFA for low income housing tax credits to develop a _____ unit, low income, residential, apartment complex, located in _____, New Hampshire (the “Project”).

WHEREAS, NHHFA and the Developer recognize that access to safe and affordable housing is a significant challenge for individuals with a serious mental illness;

WHEREAS, NHHFA and DHHS entered into an Inter-Agency Partnership Agreement dated May 5, 2014 (the “Partnership Agreement”), whereby NHHFA and DHHS established the 811 PRA Program (the “the Program”) for persons with a serious mental illness to live in community based living;

WHEREAS, pursuant to Section HFA 109.07 A of the New Hampshire Qualified Allocation Plan for the Low Income Housing Tax Credit Program (the “QAP”), NHHFA is willing to award developers points in connection with their current application for Low Income Housing Tax Credits if they agree to make housing units available, by participation in the Program, which is for persons with serious mental illness (“SMI”), as said term is used in the Settlement Agreement in the case of Amanda D., et. al., and others similarly situated vs. Margaret W. Hassan, Governor et., al., Civ. No. 1:12-cv-53-SM.

CHOOSE ALL OPTIONS THAT APPLY: OPTION ONE IF DEVELOPER IS PLEDGING EXISTING UNITS ; CHOOSE SECOND OPTION IF DEVELOPER IS PLEDGING NEW UNITS; AND CHOOSE BOTH OPTIONS IF DEVELOPER IS PLEDGING BOTH EXISTING AND NEW UNITS

☐ WHEREAS, the Developer is willing to commit ten percent (10%) (or at least 2 units whichever is greater) of the total units, in its existing properties to be available to provide housing for individuals with SMI.

[AND/OR]

☐ WHEREAS, the Developer is willing to commit ten percent (10%) (or at least 2 units whichever is greater) of the total units in the new construction Project, which will be available to provide housing for individuals with SMI.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Dedication of Units.

CHOOSE ALL OPTIONS THAT APPLY: OPTION ONE IF DEVELOPER IS PLEDGING EXISTING UNITS; OPTION CHOOSE TWO IF DEVELOPER IS PLEDGING NEW UNITS

☐ 1.1 In the event that Developer receives Low Income Housing Tax Credits from NHHFA for the Project , Developer hereby agrees to designate at least ten percent (10%)(or 2 units, whichever is greater) in the Project as available to provide housing for individuals with SMI ((i) and (ii), collectively the “811 Units”) and designates: (i) the number of existing units set forth on Exhibit A, Part I and at the locations/projects set forth on Exhibit A, Part I as available to provide housing for individuals with SMI; and (ii).

[AND/OR]

□1.1 In the event that Developer receives Low Income Housing Tax Credits from NHHFA for the Project, Developer hereby agrees to designate in Exhibit A, Part II, at least ten percent (10%)(or at least 2 units whichever is greater) to provide housing for individuals with SMI (the “811 Units”).

1.2 The 811 Units must be qualifying units under the Section 811 Program, therefore, the units must have funding through any of the following: State, Federal or Local capital funding sources designated by NHHFA, in its sole discretion, as qualifying for the Section 811 PRA Program; also, the project must include 5 or more units under a single ownership entity, and it must be non-age restricted and not already designated housing for persons with disabilities.

1.3 In exchange for the Developer dedicating the 811 Units to use for individuals with SMI, NHHFA will award Developer the points set forth on Exhibit A.

1.4 Designation of the 811 Units shall be subject to final approval by NHHFA and compliance with applicable laws, rules, agreements and regulations, including, but not limited to compliance with the Section 811 Program; said compliance and designation of units to be in NHHFA’s sole and absolute discretion.

1.5 The Developer shall not be able to re-commit the 811 Units to receive points for any project other than the Project until this MOU is no longer in effect.

2. Procedure.

2.1 When DHHS receives an application to place an individual with SMI in community based housing, DHHS (or its subcontractor(s)) shall conduct an initial screening of the individual to ascertain whether the individual meets the criteria of the 811 PRA Program.

2.2 When DHHS determines that it has an individual who is eligible for the 811 PRA Program, it will ascertain, in conjunction with the individual, the geographic region or municipality where the individual would prefer to reside.

2.3 If the Developer has a vacant unit in a building with committed 811 units, the Developer will inform NHHFA of this vacancy and all such vacancies until they have occupied 811 units equaling the total of 811 units committed at the property.

2.4 If the Developer has vacant 811 Units in the geographic area or municipality which is preferable to the individual, DHHS (or its subcontractor) will send an application from the individual to the Developer for the vacant unit.

2.5 If an 811 Unit is vacant, the Developer will determine if:

.1 renting the unit to the individual would violate the particular project’s Tenant Selection Plan as previously approved by NHHFA;

.2 the individual satisfies the remainder of the Developer's tenant screening criteria, including, income limits, earnings and other previously articulated and NHHFA approved criteria.

.3 renting to the individual will not cause the project or the 811 Unit to be in non-compliance with Section 42 of the Internal Revenue Code or any other compliance requirements for any other funding source applicable at the project.

.4 the individual has the resources to pay the rent on the 811 Unit. Said resources to pay the rent on the 811 Unit may come from a variety of sources, including, but not limited to, vouchers issued pursuant to the Section 811 Program, or other forms of rental support or the individual's income.

2.6 If the individual cannot satisfy the criteria set forth in Section 2.5, above, the Developer will not be required to rent the 811 Unit to the individual.

2.7 If the individual satisfies the criteria set forth in Section 2.5, above, the Developer will make the 811 Unit available to the individual, who will be required to: (i) execute the 811 PRA Program's lease; and (ii) comply with the rules and regulations for the project in which the 811 Unit is located.

2.8 While residing in the 811 Unit, the individual may avail himself/herself of the supportive services offered pursuant to the 811 PRA Program, or any other similar program, but participation in any program shall be voluntary on the part of the individual and shall not be mandatory as a condition of participation in the Section 811 PRA Program.

3. Consents; Certification.

3.1 By executing this MOU the Developer warrants and represents that it has received any and all consents and approvals necessary for the Developer to enter into this MOU and carry out the provisions of this MOU, including, but not limited to, any consent required by any of Developer's equity investors, general partners, limited partners, members, investment members, lenders or other financing sources.

3.2 On an annual basis, or more often, if reasonably requested by NHHFA, the Developer will certify to NHHFA, on the form set forth by NHHFA, that it is in compliance with the rules and regulations of the 811 PRA Program.

4. Breach and Remedies for Breach.

4.1 The Developer shall not be in breach of this MOU in the event that existing units committed under this MOU do not become vacant.

4.2 In the event that the Developer breaches or is in default of any term or condition of this MOU or knowingly misrepresents the status of the availability of an 811 Unit, the Developer will be considered to be involved in or have tax credit or authority financed projects which have non-compliance issues as contemplated by Section 109.07, A, 14 of the QAP, subjecting the Developer to the loss of up to twenty (20) points on its next application for Low Income Housing Tax Credits.

4.3 In addition to the rights and remedies set forth in Section 4.2, in the event that Developer breaches or is in default of any term or condition of this MOU or knowingly misrepresents the status of the availability of an 811 Unit, NHHFA shall have any and all remedies available to them at law, equity or otherwise.

5. Term.

The term of this MOU shall be five (5) years, commencing on the Effective Date and terminating on the fifth (5th) anniversary thereof.

6. Rental Assistance Component.

6.1 The Section 811 PRA Program provides rental assistance for individuals with SMI. This rental assistance component provides subsidized rental assistance to the tenant in the form of assistance attached to the unit through a Rental Assistance Contract (RAC) between the Developer and NHHFA, the administrator of the Program. The Developer agrees to participate in the Section 811 PRA Program by entering into a RAC with NHHFA for the committed units set forth in Exhibit A.

7. Notices.

All notices, reports, consents and receipts shall be in writing and shall be deemed duly given on (a) the date of personal or overnight courier delivery; (b) the date of transmission by facsimile or other electronic transmission service, provided a confirmation copy is also sent no later than the next business day by postage paid, return receipt requested first-class mail; or (c) three (3) business days after the date of deposit in the United States mail, by postage paid, return receipt requested first-class mail, addressed as follows:

To NHHFA:

New Hampshire Housing Finance Authority

P.O. Box 5087

Manchester, New Hampshire 03108

Attn: Christine Lavallee

Email Address:

clavallee@nhhousing.org

Facsimile: 603-310-9307

To Developer:

Attn: _____

Email Address: _____

Facsimile: _____

8. Miscellaneous.

8.1 This MOU may not be assigned, in whole or in part, by any party hereto.

8.2 This MOU shall be governed by and interpreted pursuant to the laws of the State of New Hampshire, notwithstanding conflicts of law principles. Any action or proceeding arising from this MOU shall be maintained in a State or Federal court located in the State of New Hampshire and the parties hereto consent to such venue and jurisdiction for all purposes.

8.3 This MOU may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

8.4 Paragraph and section headings are inserted herein for convenience of reference only and in no way are to be construed to define, limit or affect the construction or interpretation of the terms of this MOU.

8.5 No amendment, modification or supplement to this MOU shall be binding unless executed in writing and signed by all the parties thereto.

8.6 All parties hereto, warrant and represent that they have taken any and all corporate or other action necessary to enter into this MOU, and further warrant and represent that the persons executing this MOU are duly authorized to execute this MOU and once executed by said persons shall be valid, binding and enforceable obligations of the party.

8.7 No waiver of any provision of this MOU shall be binding unless set forth expressly in writing and signed by an authorized representative of the waiving party. The waiver by any party hereto of a breach of any provision of this MOU shall not operate or be construed as a waiver of any preceding or succeeding breach of the same or any other term or provision of this MOU which shall remain in full force and effect.

8.8 In the event that the Developer employs a management agent to provide management services to any 811 Unit covered by this MOU, the Developer shall provide the management agent a copy of this MOU, RAC once executed and ensure that the management agent will comply with and is aware of the terms and conditions hereof.

8.9 In the event any provision of this MOU shall be considered illegal or invalid for any reason, said illegality or invalidity shall not affect the remaining provisions, hereof, but such provisions shall be fully severable, and this MOU shall be construed and enforced as if such illegal or invalid provisions had never been inserted therein.

IN WITNESS WHEREOF, the parties hereto have executed this MOU the date and time first above written.

NHHFA:

NEW HAMPSHIRE HOUSING
FINANCE AUTHORITY

Witness
Name: _____

By: _____
Name: _____
Title: _____

DEVELOPER:

Witness
Name: _____

By: _____
Name: _____
Title: _____

EXHIBIT A

811 Units

I. UNITS IN EXISTING PROJECTS/BUILDINGS

Percent of Units Committed (10%): _____ *

Location of Units:

<u>PROJECT NAME:</u>	ADDRESS	NUMBER OF UNITS IN PROJECT TO BE 811 UNITS

[ADD MORE LINES IF NECESSARY]

Number of Points Awarded: _____

* It is the intention of this MOU that the 811 Units shall be floating units and be made available on a “next unit available” basis. For example if Developer commits three (3), units at a particular project, and has a one (1) bedroom unit available they inform NHHFA about the vacancy and assess any applicants referred for placement in the unit (subject to the terms and conditions of this MOU). Once the Developer has three (3) units occupied by 811 tenants at that particular project, the Developer can refuse to take another individual 811 tenant under this MOU. Once a unit (or units) at said project is vacated by an 811 tenant, the project will again have a unit (or units) available for placement with an 811 tenant.

II. UNITS AT NEW PROJECT

Percent of New Units Committed (10%): _____
At the Project**

Number of Points Awarded: _____

** Will be at least ten percent (10%) or 2 units, whichever is greater, of the total units at the Project.