

SHEEHAN PHINNEY

Multifamily Housing: A Key to New Hampshire's Future

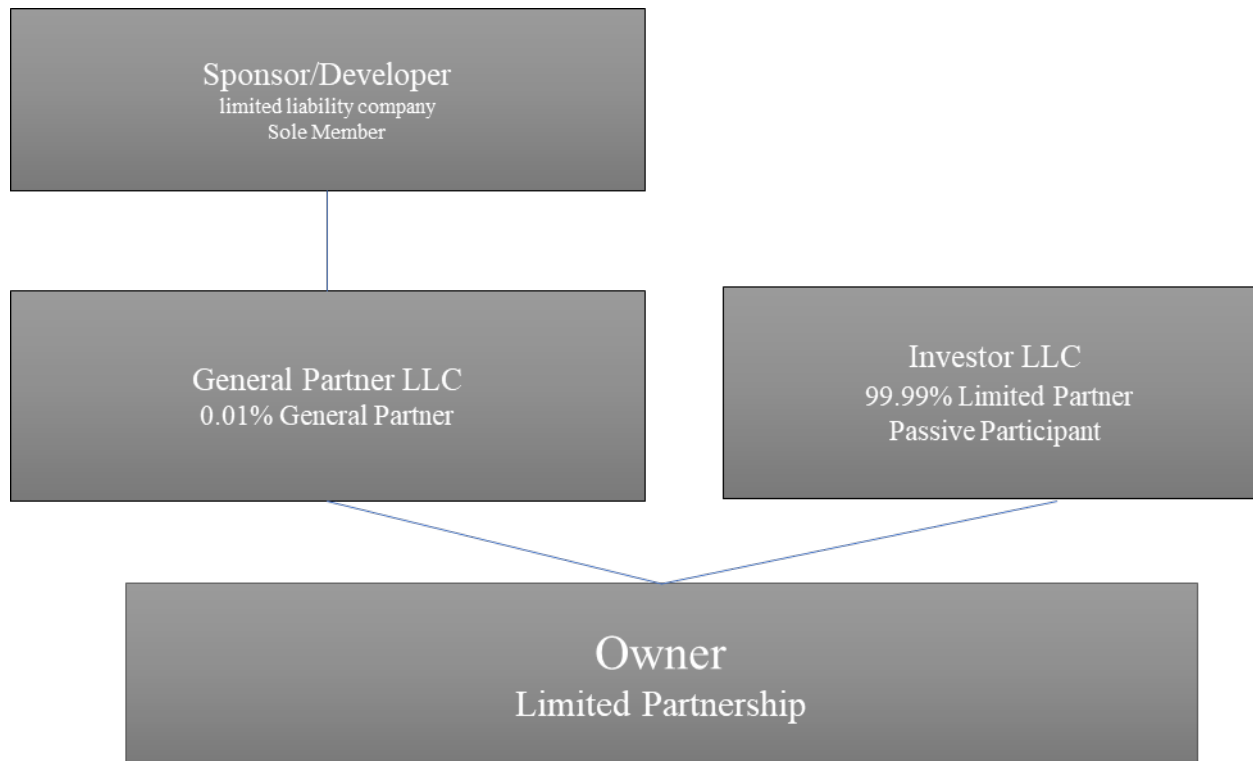
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> Low Income Housing Tax Credit Program

- Federal program created in 1986 – Section 42 of the Internal Revenue Code plus various regulations, rulings, notices, etc.
- The only affordable rental housing production program of any material scale
 - Generated over 3.5 million units since inception
 - Generates over 100,000 units annually
- Administered at state level by allocating agencies
 - New Hampshire Housing
 - Rules for distribution and compliance – Qualified Allocation Plan

> Ownership Structure



> Ownership Structure

- Developer – diverse group (for-profit, nonprofit, public housing authority, joint venture, etc.)
 - Secures funding and approvals
 - Hires and oversees general contractor
 - Works with local officials
 - Contracting for professional services (attorney, accountant, etc.)
- Equity Provider
 - Direct Investors – mostly large banks
 - Syndicators – place equity from various corporations
 - Invests equity in exchange for partnership interests entitling it to allocation of tax credits against its tax liability

PICTURES!

**CATCH Neighborhood Housing
Sheep Davis Apartments**









> CATCH Neighborhood Housing – Sheep Davis Apartments

- New construction of 48 units
 - 11 units rented to households earning at or below 50% of Area Median Income
 - 25 units rented to households earning at or below 60% of Area Median Income
 - 12 units rented to households earning above 60% of Area Median Income, but less than 140% of Area Median Income
- Affordability Restriction – 60 years

> CATCH Neighborhood Housing – Sheep Davis Apartments

- Development Sources
 - Construction Loan
 - Permeant Loan
 - Deferred Payment Loan – InvestNH
 - Deferred Payment Loan – InvestNH-BEA
 - Sponsor Loan of Congressional Direct Spending Grant
 - Tax Credit Equity

Questions?

THANK YOU

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