

## HCR 2016 Multifamily Open Window RFP Revision

### OVERVIEW

On June 23<sup>rd</sup>, New York State Homes and Community Renewal (HCR) released a revision to the 2016 Multifamily Open Window Request for Proposals (RFP). This RFP consolidates the availability of funds through a number of programs that support affordable rental housing for low-to-moderate income individuals and families. Projects may include new construction, adaptive reuse of non-residential buildings, and preservation of existing housing.

This revision of the RFP implements changes made as part of the House NY 2020 plan, including:

- Making up to \$150 million available through the Supportive Housing Opportunity Program (SHOP), with 80 percent of this funding reserved for not-for-profit-controlled developments;
- Making SHOP funding available for non-supportive affordable housing units up to 60 percent of area median income (AMI) in integrated supportive housing projects; and
- Revising the amounts available under four other programs:
  - The following three programs now offer a total of \$52 million:
    - The New Construction Capital Program (NCP);
    - The Public Housing Preservation Program (PHP); and
    - The Multifamily Preservation Program (MPP).
  - The Middle Income Housing Program (MIHP) now offers \$15 million.

In total, the revised RFP offers up to \$333 million in funds through ten programs, including those mentioned above as well as:

- Homes for Working Families (up to \$26.75 million);
- State Low Income Housing Credit (up to \$4 million);
- Rural and Urban Community Investment Fund (up to \$31.2 million);
- House NY Mitchell-Lama Program (up to \$42 million); and
- Mitchell\_Lama Loan Program (up to \$13.25 million).

As the RFP represents funding throughout FY 2017, applications will be considered on a rolling basis through March 1, 2017. An RFP for FY 2018 funding is expected to be issued in April 2017.

The RFP is available [here](#). Questions concerning projects to be financed by tax-exempt bonds or 9% Low Income Housing Tax Credits (LIHTC) issued by New York City agencies may be sent to [jason.pearson@nyshcr.org](mailto:jason.pearson@nyshcr.org). Questions on all other projects may be sent to [roger.harry@nyshcr.org](mailto:roger.harry@nyshcr.org).

### LOW INCOME HOUSING TRUST FUND PROGRAMS

The NCP will provide up to a total of \$52 million in Low Income Housing Trust Funds across three programs (the NCP, PHP, and MPP). These programs all support low income housing, defined as housing for households earning up to 60 percent of AMI.

## **New Construction Capital Program (NCP)**

The NCP supports the new construction of, or the adaptive reuse of non-residential property to, affordable housing. Funds are only available for site-specific multi-family rental housing that will have first mortgages financed by tax-exempt Housing Finance Authority (HFA) bonds or awards of 9% Low Income Housing Tax Credits (LIHTC) from HCR.

The amount of funding available per unit will be:

- New York City: Up to \$140,000;
- Long Island and Westchester: Up to \$100,000; and
- Rest of State: Up to \$75,000.

## **Public Housing Preservation Program (PHP)**

The PHP supports the preservation or demolition and replacement of public housing outside New York City. Up to \$40,000 per unit is available.

## **Multifamily Preservation Program (MPP)**

The MPP supports the preservation and improvement of rental properties located throughout the State. Funds are only available for moderate to substantial rehabilitation of site-specific multi-family rental housing currently under an agreement with HCR or another housing agency. Up to \$40,000 per unit is available.

## **SUPPORTIVE HOUSING OPPORTUNITY PROGRAM (SHOP)**

The SHOP will provide up to \$150 million in funding to support the new construction of, or the adaptive reuse of existing non-residential property to, affordable supportive housing with on-site social services. At least 80 percent of SHOP funding will be reserved for not-for-profit-controlled developments. Such developments include:

- Projects in which the sponsor and or developer are not-for-profit entities, and the project will be owned by a not-for-profit both during construction and after conversion to permanent financing;
- Projects in which a not-for-profit partners with a for-profit developer, and the project ownership will be turned over to the not-for-profit after construction is complete; and
- Projects that involve a partnership between not-for-profit and for-profit entities, in which the not-for-profit is a majority owner and has day-to-day and long-term management control.

SHOP projects will maintain an integrated housing environment, with both supportive housing and non-supportive low-income housing available. At most 60 percent of total units in each project will be supportive housing. Applicants must obtain a services and operating award and/or services plan approved by HCR to be eligible for SHOP funding.

The target population for supportive housing is individuals and families who meet the criteria of the Empire State Supportive Housing Initiative (ESSHI), that is, who:

- Are homeless;
- Have an unmet need for housing, as determined by an approved entity; and
- Have one or more disabling conditions or life challenges (such as serious mental illness (SMI), substance use disorder, HIV/AIDS, or other conditions).

The amount of funding available per unit will be:

- New York City: Up to \$200,000 per supportive housing unit and up to \$140,000 per other housing unit;
- Long Island and Westchester: Up to \$200,000 per supportive housing unit and up to \$100,000 per other housing unit;
- Rest of State: Up to \$150,000 per supportive housing unit and up to \$75,000 per other housing unit.