

Fall 2020 Multifamily Programs RFP

OVERVIEW

On November 17th, New York State Homes and Community Renewal (HCR) released a Request for Proposals (RFP) that consolidates the availability of funding for the HCR Multifamily Programs. These programs support affordable rental housing for low-to-moderate income individuals and families as part of Governor Cuomo's five-year plan to combat homelessness and advance the construction and preservation of affordable housing in New York State.

Awards include 9% Low-Income Housing Tax Credits and subsidy financing to sponsors proposing affordable and supportive multifamily housing projects. Projects may include new construction, rehabilitation, and/or adaptive reuse of site-specific projects that provide multifamily rental housing. Funding is not available for projects proposing to use tax-exempt bond financing.

The full RFP is available [here](#). Term sheets for each program are available [here](#). Applications are due on January 13, 2021.

FALL 2020 PROGRAM UPDATES

Specific changes for the Fall 2020 RFP compared to previous rounds of funding include the following:

- HCR has updated the Design Waiver process and all applicants must submit the updated Design Waiver request form (available [here](#)) at least 30 days prior to the submission deadline.
- HCR now considers the provision of free Wi-Fi in affordable housing developments to be a key component, and all Fall 2020 applicants are highly encouraged to include enhanced access to broadband services for all residents. Projects that provide broadband internet connection in dwelling units and/or in common areas will be given priority consideration in the scoring process.
- Fall 2020 projects located outside of New York City (NYC) that receive funding and are larger than 25,000 square feet will be subject to HCR benchmarking requirements. Fall 2020 projects located in NYC that are subject to NYC Local Law 84 may be requested to share data with the HCR Portfolio Manager account.
- For projects resubmitted from the Summer 2020 Round, if no changes have been made to the number of units, unit configuration, rent structure, and income targets, applicants may submit a letter from the market analyst certifying that the findings of the previous market study remain valid in lieu of submitting a new study.
- Fall 2020 projects are encouraged to include measures that advance the Climate Leadership and Community Protection Act (CLCPA).
- Applicants are encouraged to review clarifications to the Fall 2020 term sheets.

FUNDING

Funding allocations for each program will be as follows:

Program	Anticipated Funding
9% Low-Income Housing Credit (LIHTC)	\$22 million
New York State Low-Income Housing Tax Credit (SLIHC)	\$2 million
Low-Income Housing Trust Fund Program (HTF)	\$25 million
Rural and Urban Community Investment Fund (CIF)	\$3 million
Supportive Housing Opportunity Program (SHOP)	\$20 million
Public Housing Preservation Program (PHP)	\$3 million
Middle Income Housing Program (MIHP)	\$3.5 million
Housing Development Fund (HDF)	\$5 million
Federal Housing Trust Fund Program (FHTF)	\$2 million
Senior Housing Program (SENR)	\$5 million
All Affordable NYC (AANYC)	\$5 million

HCR is requiring applicants to set rents for Fall 2020 projects at the lesser of the 2019 or 2020 HUD-designated Area Median Incomes (AMI). Additional financial information, including maximum award amounts, is available in each program’s term sheet.

9% LIHTC PROGRAM PRIORITIES

HCR expects to set aside a portion of the available 9% LIHTC for the following program priorities:

- Empire State Supportive Housing Initiative (ESSHI) Projects and Supportive Housing Projects (up to \$4 million)
- Housing Priority Projects (up to \$4 million)
- NYC Housing Association Seniors First Projects (up to \$15 million over several years)
- Vital Brooklyn

TECHNICAL ASSISTANCE AND SITE VISIT REQUIREMENTS

All applicants are required to request and participate in a technical assistance (TA) session prior to application submission. Applications must request the TA session by December 1st by submitting the TA request form to 9%RFP@nyshcr.org.

Applicants proposing rehabilitation of occupied buildings must submit an occupied rehabilitation package to HCR’s Design Unit by December 1st. Currently occupied buildings for which a substantial “gut” rehabilitation is planned will not be required to submit a physical needs assessment or request a remote site visit. Applicants hope to use historic tax credits must schedule a virtual walkthrough prior to application with HCR and the New York State Historic Preservation Office.

Applicants proposing to prefer selecting tenants who are individuals with intellectual and/or developmental disabilities (I/DD) can only be considered if the project either has:

- An ESSHI condition award letter and does not require OPWDD capital; or

- A current letter of support from OPWDD issued following the release date of this RFP.

Applicants seeking to support individuals with I/DD should schedule a conference call with HCR and OPWDD prior to application submission.

THRESHOLD REQUIREMENTS AND STATE HOUSING GOALS

HCR will review each application based on the below Threshold requirements. If a proposed application does not meet the Threshold requirements, it will be eliminated from further review.

- Completion of TA Session Completion
- Completion of Required Application Components
- Development Team Experience and Capacity
- Programming (evidence of site control, site suitability, etc.)
- Housing Needs
- Financing
- Ownership Structure

In addition, applications must clearly advance at least one of the following State Housing Goals:

- Community Renewal and Revitalization Projects
- Integrated Supportive Housing Projects (such as ESSHI)
- Housing Opportunity Projects
- Workforce Opportunity Projects
- Project Advancing State Revitalization and Economic Development Initiatives
- Senior Housing
- Public Housing Redevelopment Projects
- Preservation Projects

APPLICATION

Applications that meet all Threshold and Eligibility requirements will be scored and ranked by region based on the following criteria:

- Community Impact/Revitalization (15 points)
- Financial Leveraging (13 points)
- Sponsor Characteristics (10 points)
- Green Building (5 points)
- Fully Accessible and Adapted, Move-in Ready Units (5 points)
- Affordability (5 points)
- Individuals with Children (5 points)
- Marketing Plan/Public Assistance (5 points)
- Project Readiness (10 points)
- Persons with Special Needs (5 points)
- Participation of Non-profit Organizations (4 points)
- Mixed Income (5 points)

- Historic Nature of Project (3 points)
- Cost-effectiveness (5 points)
- Housing Opportunity Projects (3 points)
- Minority and Women Owned Business Enterprise and Service-Disabled Veteran-Owned Business Participation (2 points)

Funding allocations will be determined based on score, ranking, statutory distribution requirements, geographical distribution across the state, and support of the State's housing goals. Specific program scoring criteria is available in each program's term sheet.

Applications for 9% LIHTC and/or SLIHC are subject to a \$3,000 application fee per credit program requested. Applicants requesting both 9% LIHTC and SLIHC must submit \$6,000. Not-for-profit applicants (or their wholly-owned subsidiaries) which have not received HCR capital funding since 2017 and which will be the sole general partner (or co-general partner with another not-for-profit) of the limited partnership/project owner or the sole managing member (or co-managing member with another not-for-profit) of the limited liability company/project owner may request a deferral of the application fee until the time of initial allocation (i.e. carryover allocation).

Timeline

Applications are due on January 13, 2021. The deadline to request a TA session, submit a Design Unit occupied rehabilitation package, and/or submit the LIHTC/SLIHC fee deferral is December 1st. There will also be a webinar for applicants held on December 1st. Applicants must submit Design Waivers by December 14th.

Questions may be submitted to 9%RFP@nyshcr.org. Answers to questions will be posted [here](#).