

2011 NYMS Program Frequently Asked Questions

Q1: I own a downtown mixed-use building, can I apply for a NYMS grant?

A1: Units of local government and organizations incorporated under the NYS Not-for-Profit Corporation Law New York are eligible applicants for NYMS grants. Municipal and not-for-profit recipients of NYMS funds then provide grants to local building owners. NYS Homes and Community Renewal does not contract directly with property owners. Please contact your local government or county planning office to find out if existing NYMS funds are available in your community.

Q2: Property owners in our community are not currently interested in completing building renovation projects, but we would like to install benches, garbage cans and bike racks on Main Street. Can we apply for Streetscape funds to purchase and install these fixtures?

A2: NYMS Streetscape funds may **not** be requested as a standalone activity. Streetscape funds must be ancillary to a building renovation or anchor project.

Q3. If a residential unit is assisted with NYMS funds - does the owner have to verify tenant income?

A3. Assisted residential units must be marketed to and made affordable to persons of low to moderate income. A rent limit is imposed, but income verification of tenants is not required.

Q4. If windows are being replaced in a residential unit, but no other interior work is completed within the unit, do rental restrictions still apply?

A4. Repairing or replacing windows can be considered an exterior improvement and the rent regulations may not apply. Please note that if renovation projects, such as work on windows, disturb lead based paint and impact a residential unit the Local Program Administrator must refer to the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

Q5: If a building has existing vinyl windows, do they have to be replaced in order for the building to participate in the New York Main Street program?

A5: Generally, existing vinyl windows or siding will not preclude a building from participating in the NYMS Program. Each Local Program Administrator must develop project selection criteria and design guidelines and work with participating property owners to develop agreed upon scopes of work. The State Historic Preservation Office reviews the scope of work for each participating building to ensure that the planned renovation will not have an adverse impact on historic resources.

Q6: Can New York Main Street building renovation funds be used to improve a building's parking lot?

A6: NYMS funds cannot be used for site work such as parking lots, driveways, sidewalks or general landscaping.

Q7: Can we use New York Main Street funds to add an addition to a building?

A7: No, NYMS funds cannot be used for new construction.

Q8: Can we use New York Main Street funds to tear down a vacant building?

A8: No, NYMS funds cannot be used for demolition.

Q9: Does the anchor recipient have to be an established entity or can a newly formed business qualify as an anchor project under New York Main Street?

A9: A renovation project to support a newly formed business may qualify as an anchor project. The New York Main Street application must be made, on behalf of the anchor, by a unit of local government or an organization incorporated under the NYS Not-for-Profit Corporation Law that has been in existence for at least one year prior to application.

Q10: Can applications include more than one anchor project?

A10: Yes, a NYMS application can include more than one anchor project. Each anchor project is subject to the anchor funding cap, must comply with NYMS Anchor matching requirements, and must include a business plan as part of the application.

Q11: Are restrictions placed on buildings that receive NYMS funds?

Q11: Property owners participating in the NYMS Program must sign a Property Maintenance Declaration. For 2011 contracts, this Property Maintenance Declaration states that the property owner will maintain all NYMS assisted improvements in good condition for a five year term. If residential units are assisted, the rent limit will be imposed for the five year term. This Declaration document must be filed with the County to secure the investment.

Q12: If my application is funded, how do I access the awarded New York Main Street money?

A12: Before New York Main Street funds can be drawn down, awardees must execute the New York Main Street grant agreement and designate a bank account to receive NYMS funds in the form of a direct deposit.

New York Main Street is a reimbursement program, therefore, individual building projects, anchor projects and streetscape enhancements must be complete and paid for before funds will be disbursed. NYMS funds may be requested on a per building/project basis.

40% of administrative funds may be drawn down prior to completion of building, anchor and streetscape projects. Administrative funds beyond the initial 40% will be available based on overall program completion.