



Public Housing Preservation Program

PUBLIC HOUSING PRESERVATION PROGRAM (PHP): PHP is a partnership among HCR, HUD, Federal Public Housing Authorities (PHAs) outside New York City, and private for profit and non-profit developers to address the needs of these properties and assist PHAs in completing their plans to ensure the long term sustainability of existing public housing units. HCR will coordinate with PHAs and HUD to develop and implement a five-year strategy to preserve public housing units, address their need for capital improvements, and ensure their continued affordability. For the first time ever a capital program will be established to work with HUD's Rental Assistance Program (RAD1) for public housing properties to allow public housing to be preserved. PHAs not participating in RAD1 may also be eligible for funding.

PHP provides financing assistance for site acquisition, hard costs and related soft costs associated with the preservation or demolition and replacement through new construction of public housing outside the City of New York.

Actual award amounts will be based on the demonstrated need for such funding by HCR and HFA underwriting standards and must be recommended by HCR Staff, the HCR Credit Committee and approved by the HTFC and/or HFA Board as applicable. Applicants are strongly encouraged to apply for only the funding necessary for the financial feasibility of the project and to leverage funding from non-HCR sources.

FY 2016-17 Anticipated Amount Available	HCR is offering up to a total of \$51.99 million in Low Income Housing Trust Funds for this initiative as well as the Multifamily Preservation Program and New Construction Program.
Per Project Maximum Award	N/A
Per Residential Unit Maximum Award	Up to \$40,000 per housing unit up to 60% AMI for preservation projects. Program parameters that would accommodate the demolition and replacement of units are anticipated to be available in the future. HCR does not anticipate issuing the maximum per residential unit award to most projects.
Interest Rate and Loan Terms	6% accruing during construction shall be added to the principal upon permanent conversion; 1% during permanent. 30 year term payable from 50% of excess cash flow after repayment of deferred developer fee.
Construction and/or Permanent Financing	Construction and permanent financing available.
Eligible Uses	Substantial or moderate rehabilitation and/or the demolition and replacement through new construction of site-specific multi-family rental housing currently owned by PHAs.

Priorities	Properties approved for RAD1 by HUD.
Scoring Criteria	Developer Team Experience and Capability (15), Readiness (20), Financial Feasibility and Efficiency (15), Leverage (15), Priority Outcomes (15), Overall Outcomes (20)
Area Median Income Restrictions	Projects seeking tax-exempt bond financing must meet the standard tax-exempt bond and LIHTC low income set aside requirements on 20% of the units affordable to households with incomes at 50% or less of AMI or 40% (25% in NYC) of the units affordable to households with incomes at 60% or less of AMI.
Available with HFA Bonds?	Yes
Available with Other Bond Issuers?	No
Available with HPD Allocated 9% LIHTCs?	No
Available as "Stand Alone" Resource for Projects without LIHTCs or Bonds?	Yes
Eligible Applicants	Federal PHAs or not-for-profit corporations or charitable organizations, or a wholly owned subsidiary of such corporations or organizations, or private for-profit developers, in partnership with a Federal PHA. State-supported PHAs may apply under the Multifamily Preservation Program.
Regulatory Agreement Requirements	Minimum 40 year regulatory agreement.
Geographic Targeting	Public Housing Authorities located outside of the City of New York. Awards will promote a statewide geographic distribution of this financing outside the City of New York.
Environmental Review	SEQRA, which includes a "No Impact" determination from the State Historic Preservation Office, for HFA/HTFC approval. Additional NEPA review and approval may be required.
Design Guidelines	HFA architectural design and constructability review. HTFC Design Guidelines do not apply.
Green Building Requirements	RAD1 projects will be required to utilize the HUD Green PNA. Must meet HFA Green Requirements.

Marketing Plan Requirements	Fair Housing Affirmative Marketing Plan acceptable to HCR.
NYS MWBE Requirements	Yes
Application Fee	\$5,000
Monitoring and Servicing Fees	A fee sufficient to cover the cost of monitoring program requirements will be charged unless, for projects not financed by HFA tax-exempt bonds, another governmental funder agrees to monitor this program's requirements in conjunction with their normal monitoring in a manner acceptable to HCR.
Deadline	Applications accepted until 5:00 p.m. March 1, 2017. It is anticipated that an RFP will be issued again in April 2017 for Fiscal Year 2017-18 funding.
Additional Submission Requirements	PHP Supplemental Application Form. For projects utilizing RAD1, a CHAP letter from HUD. For all other PHA's not utilizing RAD1, written permission from HUD.
Contact for Further Information	Leonard Gruenfeld (212) 872-0386 leonard.gruenfeld@nyshcr.org