

NYC 15/15 Supportive Housing Initiative

Planning for Strong, Sustainable Supportive Housing Programs

Supportive Housing Network Conference Panel
June 2, 2022



NYC Supportive Housing Task Force (2016)

- Government Partners
- Service Providers
- Supportive Housing Partners (SHNNY, CSH)

Task Force Priorities/Recommendations

- Target Populations:

Adult Population Eligibility

Mental health and/or substance use disorders;
Chronic homelessness,

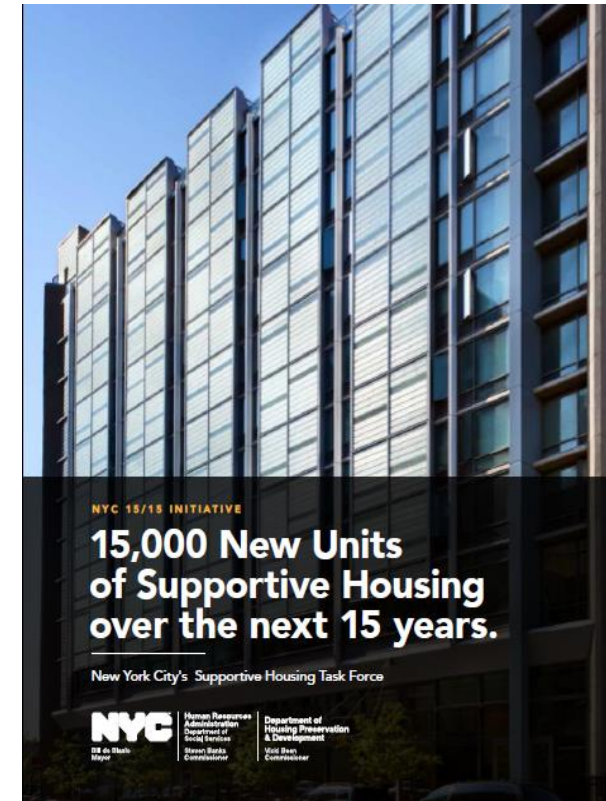
Expanded Opportunities for Families

(Adults and families with children)

Expanded/New Young Adult Opportunities

Eligibility through ACS, DYCD, DHS

- Service Delivery Models/Practices
- Streamlining Coordination and Development
- Evaluation



NYC 15/15 Agency Roles



- NYC 15/15 Coordination
- Procurement
- Eligibility
- Referrals



- Financing
- Rental Subsidy



- Technical Assistance
- Contract Monitoring
- Evaluation

Operational Collaborations

Selecting Populations:

- Understand both regulatory and contract requirements (referral sources, eligibility requirements)
- Consider long-term sustainability of set-aside referrals
- Plan for individuals and families needs over long term (aging, family changes)
- Layering multiple needs/targeting very unique populations may restrict referrals .

Developing Coordinated Team:

- Clarity of property management/social services roles and coordination among staff before tenants move in.
- All staff aware of critical regulatory and contract requirements.

Creating building as safe space: both physically secure and welcoming.

NYC 15/15 Projections & Awards By Housing Types

(as of May 31, 2022)

Housing Type	Populations	Estimated Unit Projections	Units Awarded to Date	Total Units Remaining	% Awarded
All TYPES	Adult Singles	10,673	4,824	5,849	45%
	Adult Families	1,004	202	802	20%
	Families with Children	1,546	738	808	48%
	Young Adult Singles	1,236	395	841	32%
	Young Adult Families	541	406	135	75%
	GRAND TOTAL		15,000	6,565	8,435

* Note updated Scattered site units for Young Adult Families -from Adult Families with Children

NYC 15/15 Projections & Awards By Housing Types

(as of May 31, 2022)

Housing Type	Populations	Estimated Unit Projections	Units Awarded to Date	Total Units Remaining	% Awarded
Congregate					
	Adult Singles	5,155	3,979	1,176	77%
	Adult Families	341	132	209	39%
	Families with children	654	628	26	96%
	Young Adult Singles	989	320	669	32%
	Young Adult Families	361	226	135	63%
	SUB-TOTAL	7,500	5,285	2,215	70%
Scattered Sites					
	Adult Singles	5,518	845	4,673	15%
	Adult Families	663	70	593	11%
	Families with children	982	110	782	12%
	Young Adult Singles	247	75	172	30%
	Young Adult Families	90	180	0	100%
	SUB-TOTAL	7,500	1,280	6,220	17%

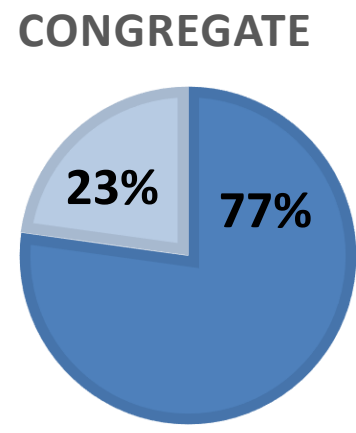
* Note updated Scattered site units for Young Adult Families -from Adult Families with Children

Service Awards- Percent Units Awarded/Remaining

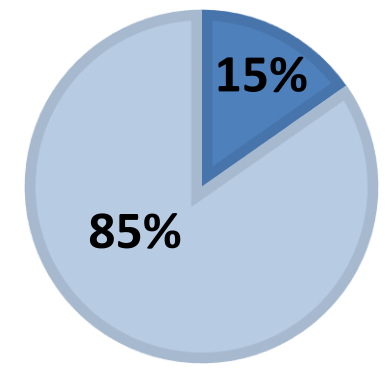
(as of 5.31.2022)

Adult Singles

- Awarded
- Remaining

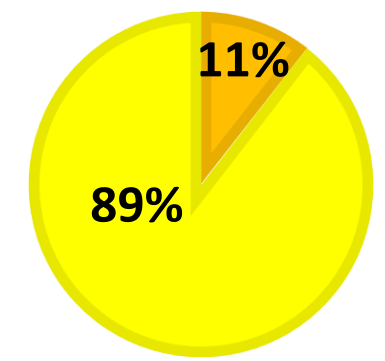
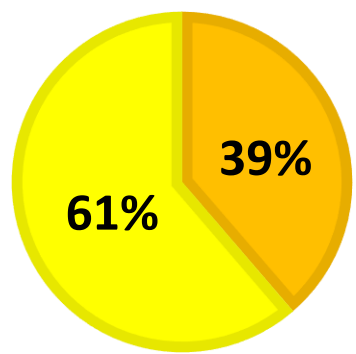


SCATTERED SITES



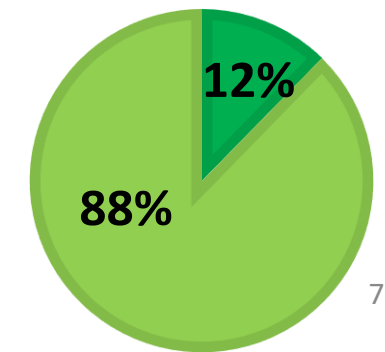
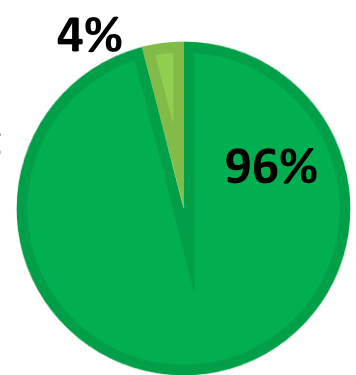
Adult Families

- Awarded
- Remaining



Families with Children

- Awarded
- Remaining



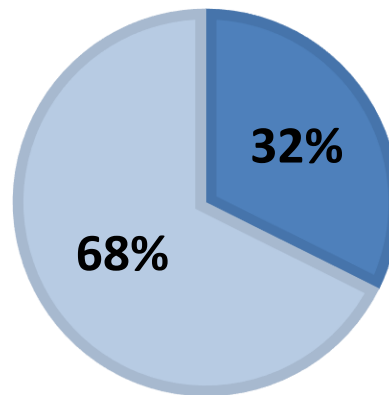
Reminder:
Congregate units may still be
in development.

Service Awards- Percent Units Awarded/Remaining (cont.) (as of 5.31.2022)

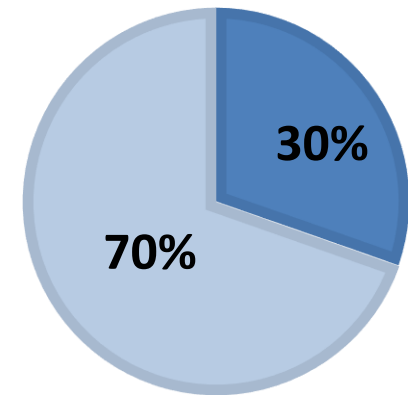
Young Adult Singles

- Awarded
- Remaining

CONGREGATE

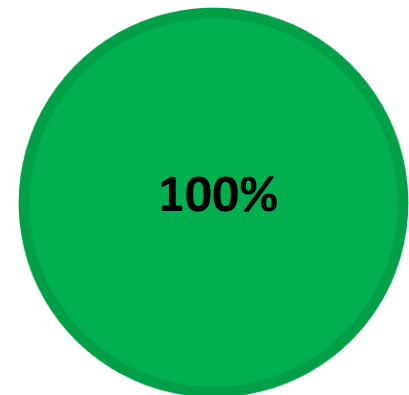
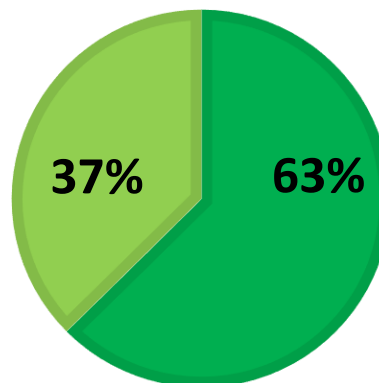


SCATTERED SITES



Young Adult Families

- Awarded
- Remaining



Reminder:
Congregate units may still be in development.

HPD's Role

HPD provides financial assistance for congregate supportive housing.

Supportive housing can be included as a component in a variety of HPD loan programs, such as:

- SHLP – 60% of the units must be supportive
- ELLA – 15-30% of the units are required to be homeless and may be supportive
- SARA – 100% are for adults over 62, 30% of the units are required to be homeless and may be supportive

<https://www1.nyc.gov/site/hpd/services-and-information/term-sheets.page>

HPD's Role – NYC 15/15 Rental Assistance

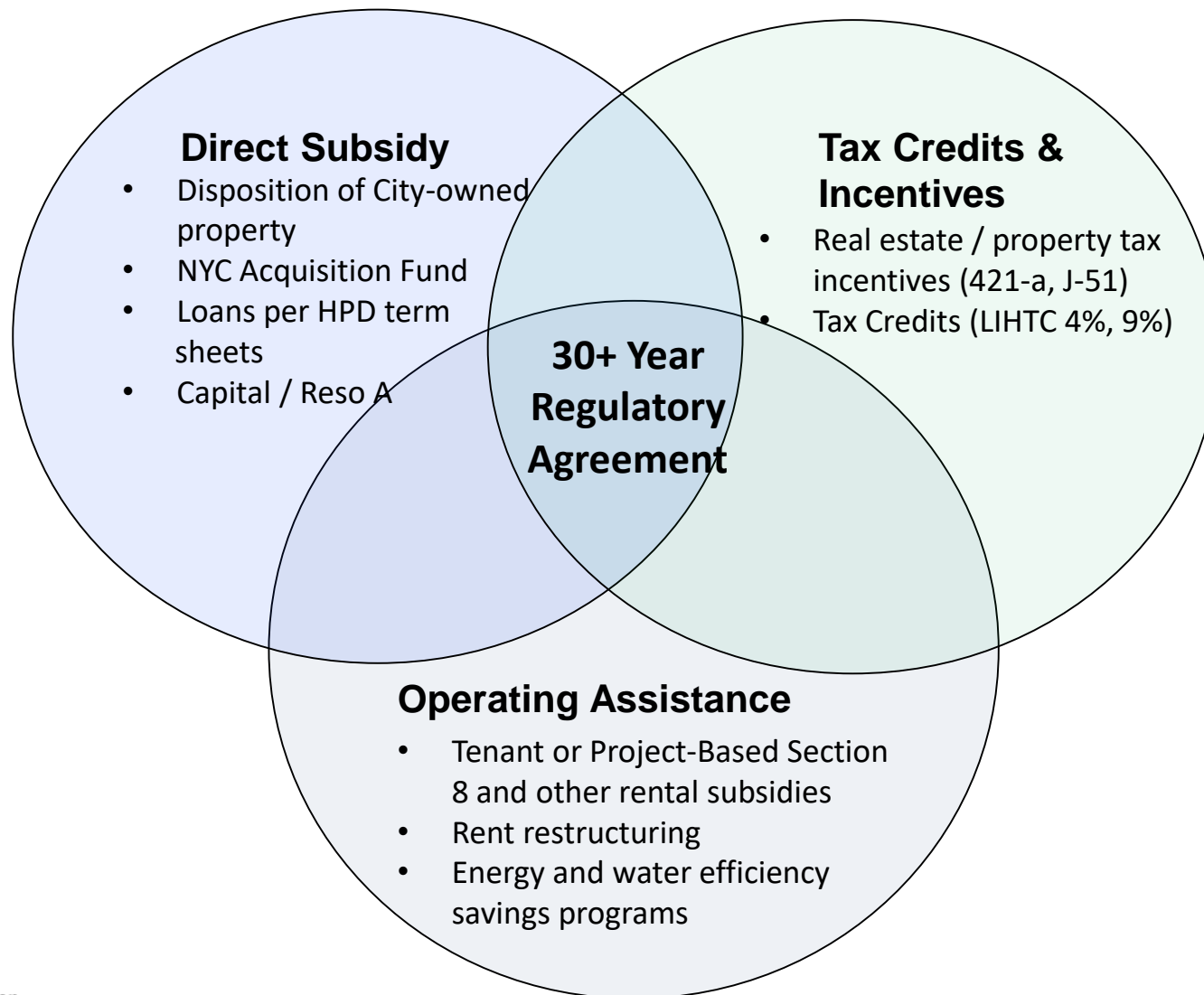
Eligibility: Must have a preliminary service award letter from HRA prior to application.

Term: Initial 15-year term with option for renewal.

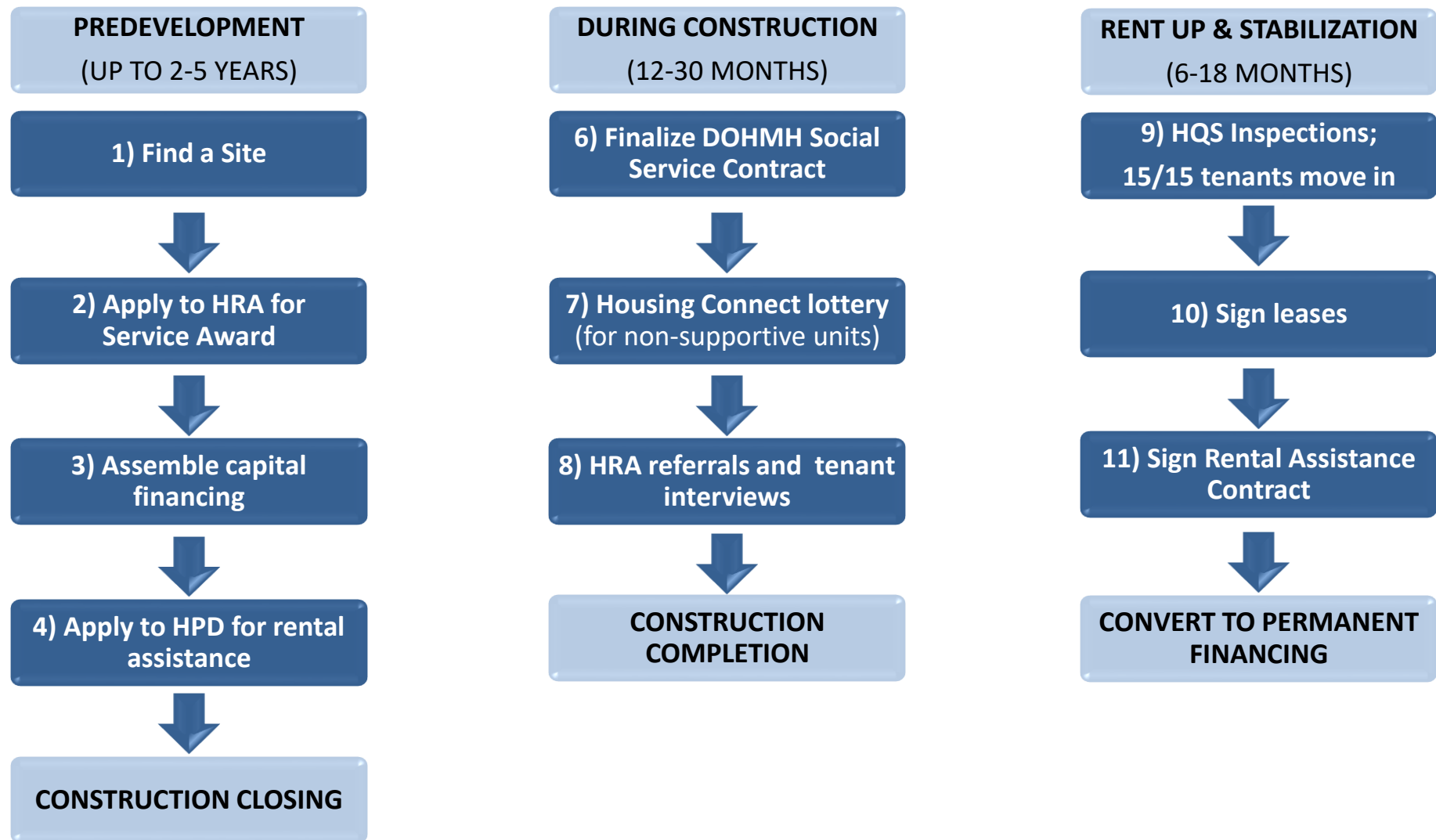
Contract Administration: HPD is responsible for awards and administration. HPD Division of Tenant Resources (DTR) will administer (similar to Section 8 contracts).

Documentation: Owners and DTR sign AHAP-like document at closing and a HAP-like document prior to rent up.

Financing Tools



Congregate Development Process



Coordinating Roles: Proposal through TCO

- Coordinate communication before submitting service/development proposals.
- Attend Regulatory/Contract Initiation Kick off Meetings
 - Owner/ Social Services/ Property Management
- Know Development/Social Services Budgets:
 - Confirm furniture, front desk/security, move in kits
- Confirm Roles for Requesting Referrals, Conducting Apartment Viewings, Reporting in CAPS
- Plan Initial Rent Up
 - Timelines for hiring staff, purchasing furniture/equipment, coordinating move ins, knowing critical development deadlines.
- Confirm staff roles/team building for on-going operations (maintenance, property management, social services)
- Plan for Emergencies
 - Continuation of Operations Plan, managing tenant emergencies, reporting coordination for funders/provider leadership.

Program Service Expectations

- Evidence Based Practice Models in All Programs
- Referral Process Coordination
- Services Voluntary
- Inform tenants and applicants of all applicable Tenant rights and rent responsibilities
- Case management outreach mandatory
 - Caseloads fixed at 1:15
 - 1:10 for Young Adult Families in Scattered Site setting
 - 24/7 emergency contact
 - Services offered on weekends and evenings
 - Tenant Directed Service Plans- Quarterly
 - Minimum twice/month meet with tenant and family
 - Masters Level Supervisors
 - On-going Staff Development & Training

Services for Families & Young Adults

- Focused on holistic family planning; all members of household included in needs assessment and service plan
 - ✓ Parenting skills or first-time parent needs
 - ✓ Developmentally appropriate services for health and social needs of children

- Young Adults & Young Adult Families
 - ✓ Social-emotional needs; emerging mental illness
 - ✓ Services: LGBTQI, victims of violence, court involvement
 - ✓ No length of stay requirement
 - ✓ Goal to move to housing without services attached

Successful Collaboration = Healthy Tenants & Staff

- **Know what your agency does well...** Build on your strengths.
- **Partnerships & Collaborations**
 - Supportive Housing involves Partnerships of Social Services, Development & Property Management
- **Budget Planning**
 - Distinct Services/Operations Budgets--- Know both sides.
 - Congregate- Service provider needs to know funding from development side as part of proposal submission. Plan ahead.
 - Scattered site- Service provider managing both services and operations/landlord management. Know your start up plan.
- **Operational Planning**
 - Pacing rapid unit rent up with hiring a stellar team and providing quality services as tenants are moving in.

Referral Process Overview

About HRA OSAHS Referral & Placement Team:

HRA's Office of Supportive / Affordable Housing & Services (OSAHS) Referral/Placement team serves as a liaison between contracted supportive housing providers, City agencies, and/or community service providers working on behalf of homeless clients.

- ✓ Identify eligible clients to refer to vacancies that are reported from housing providers by verifying client eligibility and transmitting referrals through HRA's Coordinated Assessment and Placement System (CAPS).
- ✓ Coordinates all aspects of the apartment viewing process, including scheduling, transmitting applications, tracking interview outcomes, and subsequent document collection for property management eligibility verification.
- ✓ Facilitate the move-in by coordinating details of the lease signing and move-in date.
- ✓ Share interview outcomes with contracted oversight agency.

Supportive Housing Resources- HRA Webpage

http://www1.nyc.gov/site/hra/help/supportive-housing.page



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Human Resources Administration

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I Need Help

Supportive Housing

- SNAP Benefits & Food Program
- Adult Protective Services
- Career Services
- Cash Assistance
- Child Support Services
- Disability Access
- Domestic Violence Support
- Energy Assistance
- Health Assistance
- HIV/AIDS Services
- Homelessness Prevention

Supportive and Affordable Housing and Services

The Office of Supportive and Affordable Housing and Services (OSAHS) is focused on developing permanent housing solutions for formerly homeless individuals and families. OSAHS works closely with other divisions of HRA and with other governmental and non-governmental service providers to develop new housing programs and to refer applicants to housing so the people we serve can achieve their maximum functional capacity in a safe supportive environment. OSAHS is the coordinating entity for Mayor de Blasio's New York City 15/15 Supportive Housing initiative, working closely with DOHMH and HPD.

What is Supportive Housing?

Supportive housing is affordable housing with supportive social services in place for individuals and families who are homeless or at risk of homelessness.

Resources on this page are targeted for clients, service professionals, and others who are navigating the supportive housing process as well as developers and nonprofit providers interested in building or managing supportive housing.

- [I am looking for Supportive Housing](#)
- [I am a Non-Profit Service Provider](#)
- [I am a Housing Developer](#)

I do not need supportive housing, but I am looking for other [affordable housing resources](#).

Supportive Housing Models

Supportive housing typically comes in two setting model types: congregate (the only one developers work with) and scattered-site.

Congregate Housing



Supportive Housing Programs



Share



Print

Supportive Housing Overview

Supportive housing is permanent, affordable housing with on-site support services to serve the needs of the most vulnerable New Yorkers, including homeless individuals and people with disabilities. Apartments are rent-stabilized and buildings are owned and operated by experienced community organizations that maintain a high standard of property management.

Supportive housing improves health outcomes and saves public dollars. Investment in housing that is accompanied by supportive services can improve outcomes for people with mental health and substance abuse issues, while yielding significant taxpayer savings by reducing demand for high-cost shelters, hospitals, and other emergency resources. In November 2015, Mayor de Blasio announced New York City's commitment to development 15,000 units of supportive housing over the next 15 years. The NYC 15/15 Initiative reflects the lessons learned over the last 30 years and incorporates the combined wisdom of the supportive housing community.

Resources

- [What is Supportive Housing?](#)
- [Expanding Supportive Housing for All New Yorkers](#)
- [NYC Department of Homeless Services](#)

Supportive Housing Resources- DOHMH Webpage

<https://www1.nyc.gov/site/doh/health/health-topics/housing-services-supportive-housing.page>

The screenshot shows the top portion of the NYC Health website. At the top left is the NYC Health logo with the tagline "Promoting and Protecting the City's Health". To the right is a search bar for NYC.gov websites. Below this is a main navigation menu with tabs for Home, COVID, About, Our Health (selected), Services, Providers, Data, and Business. A secondary navigation bar below the main menu contains buttons for Health Topics, Neighborhood Health, Emergency Prep, and Publications.



Housing Services (Supportive Housing)

Supportive housing is a combination of affordable housing and support services designed to help individuals and families use housing as a platform for health and recovery following a period of homelessness, hospitalization or incarceration or for youth aging out of foster care.

Supportive housing is affordable, permanent and independent housing that meets the needs of tenants by providing support and that is integrated within a neighborhood and community.

The two primary types of supportive housing are:

- **Single-site (also referred to as congregate):** A designated building where each individual or family has a private living quarters and may share kitchens and/or common recreational rooms or other facilities.
- **Scattered-site:** units in apartment buildings spread throughout a neighborhood or community that are designated for specific populations, accompanied by supportive services

How Does Supportive Housing Work?

Permanent supportive housing provides individuals and families coming from a period of homelessness, hospitalization or incarceration with:

- **Integrated, quality housing:** Residential apartment buildings are located in all communities throughout New York City. Supportive housing reflects housing options available to others at similar income levels in the community and meets standards for safety and quality established by local, state, and federal laws and regulations and;
- **Standard lease and rental assistance:** Tenants sign a standard lease. Continued tenancy is not subject to any special rules or participation in any particular services. Tenants pay 30 percent of their income toward rent.

Eligibility

A person is eligible for DOHMH supportive housing if they are an individual or family that is chronically homeless, and has a mental illness and/or a substance use disorder.

How to Apply

Supportive Housing applications are generally prepared by a mental health professional. However other individuals, including family members, often assist people with this process.

NYC 15/15 RFPs

NYC Mayor's Office of Contract Services

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Search

System Login PASSPort HHS Accelerator



PASSPort

PASSPort Login

Search Funding Opportunities in PASSPort

The Procurement and Sourcing Solutions Portal (PASSPort) is the City's new, user-friendly, online procurement portal which allows vendors to submit disclosure information required for contracting and access performance evaluations.

HHS Accelerator

HHS Accelerator Login

The HHS Accelerator system will be down for maintenance today , Friday August 6 , 2021 from 6:00pm to , Sunday August 8 , 2021 10:00pm. HHS Accelerator will not be accessible

Thank you!

For Further Information:

Programming/Technical Support- DOHMH

Gail Wolsk

gwolsk@health.nyc.gov

Congregate Development/Financing- HPD

Emily Lehman

lehmane@hpd.nyc.gov

NYC 15/15 Congregate and Scattered Site RFPs - HRA

Patricia Dawson

dawsonpa@hra.nyc.gov

CAPS Questions

HRA CAS Support

hracassupport@hra.nyc.gov



Department
of Health

Homes and
Community
Renewal

Office of Addiction
Services and Supports

Office of Children
and Family
Services

Office of Mental
Health

Office for the
Prevention of
Domestic Violence

Office of Temporary
and Disability
Assistance

Office for People With
Developmental
Disabilities

Supportive Housing Network of New York Conference 2022

June 2, 2022

NYS Enacted Budget 2022-23

- New York has led the nation in affordable housing preservation and construction. The State Fiscal Year 2022-23 Enacted Budget includes a \$25 billion, five-year housing plan that will create or preserve 100,000 affordable homes across New York, including 10,000 with support services for vulnerable populations.
- Highlights –
 - \$1.5 billion for the creation and preservation of supportive housing
 - \$1 billion for new construction of multifamily affordable housing
 - \$450 million to preserve existing multi-family rental housing
 - \$400 million to advance homeownership opportunities across the state
 - \$300 million for senior housing
 - \$250 million for a nation-leading electrification
 - \$220 million for Mitchell-Lama developments across the state
 - \$200 million to preserve public housing outside New York City
 - 105 million to preserve rural rental properties, and mobile and manufactured home parks

Interagency Workgroup

- Empire State Supportive Housing Initiative (ESSHI) is administered by a workgroup and includes representatives from several State agencies:
 - Department of Health (DOH) including the AIDS Institute
 - New York State Homes and Community Renewal (HCR)
 - Office of Addiction Services and Supports (OASAS)
 - Office of Children and Family Services (OCFS)
 - Office of Mental Health (OMH)
 - Office for the Prevention of Domestic Violence (OPDV)
 - Office of Temporary and Disability Assistance (OTDA)
 - Office for People with Developmental Disabilities (OPWDD)
- Service and operating funding for at least 1,400 qualifying individuals
- There's no minimum or maximum number of units that applicants may apply for
- Up to \$25,000 per unit annually in services and operating funding

ESSHI Community Need

- ESSHI requires applicants to demonstrate the need in the community which is evidenced by HUD Continuum of Care reports or other local data.
- ESSHI requires applicants to demonstrate how the project will meet gaps in services for the proposed population(s). For populations not typically included in the CoC, applicants should demonstrate involvement with community levels of planning to ensure necessary local engagement processes have been completed. Applicants are encouraged to include supplemental local, state, and/or federal data.
- Cost effectiveness and readiness are important elements of a project

ESSHI Populations

- The eligible target populations to be served under ESSHI are families with a qualifying individual, individuals and/or young adults who are both homeless and who are identified as having an unmet housing need as determined by the CoC or local planning entity or through other supplemental local, state and federal data, AND have one or more disabling conditions or other life challenges, including:
 - SMI
 - SUD
 - Persons living with HIV or AIDS
 - Victims/Survivors of domestic violence
 - Military service with disabilities (including veterans with other than honorable discharge)
 - Chronic homelessness as defined by HUD (including families, and individuals experiencing street homelessness or long-term shelter stays)
 - Youth/young adults who left foster care within the prior five years and who were in foster care at or over age 16
 - Homeless young adults between 18 and 25 years old
 - Adults, youth or young adults reentering the community from prison or juvenile justice placement, particularly those with disabling conditions
 - Frail Elderly/Senior: Individuals who are 55 and older, enrolled in Medicaid, and has a documented chronic condition, or requires assistance with one or more activities of daily living or instrumental activities of daily living. Eligible persons are referred from a Skilled Nursing Facility (SNF), or street or shelter homelessness; and
 - Individuals with I/DD

ESSHI Populations Served

- The State continuously assesses the breakdown of units awarded by region of the state and populations being served to ensure that awards are being disbursed according to greatest need. The most recent RFP emphasized the development of permanent supportive housing for underserved populations including chronically homeless persons, families, individuals, and/or young adults that have mental health and/or substance use disorders, and victims/survivors of domestic violence. Projects that having more than 50% of the units dedicated to the aforementioned ESSHI populations have a competitive advantage.

ESSHI Homeless Definition

- In order to be considered homeless for the purposes of this RFP, an individual must meet one of the following criteria:
 - be an un-domiciled person (whether alone or as a member of a family) who is unable to secure permanent and stable housing without special assistance. This includes those who are inappropriately housed in an institutional facility and can safely live in the community and those young adults, survivors of domestic violence, and individuals with I/DD who are at risk of homelessness;
 - be a youth or young adult who left foster care within the prior five years and who was in foster care at or over age 16, and who is without permanent and stable housing;
 - be an adult or young adult reentering the community from incarceration or juvenile justice placement, who was released or discharged, and who is without permanent and stable housing; or
 - be a young adult between the ages of 18 and 25 years of age without a permanent residence, including those aging out of a residential school for individuals with an intellectual or developmental disability.

ESSHI Living Situations at Time of Referral

- Acceptable living situations at time of referral include unsheltered; emergency shelter; prison; institutions (State Psychiatric Center or Developmental Center); hospital or nursing home*; medical respite; and OPWDD-eligible individuals who have been determined to meet the level of emergency need through the Certified Residential Opportunities review process.
- *Persons referred must have been homeless prior to placement in hospitals or nursing homes.

ESSHI Scope of Project

- Funding must be linked to a housing development project that will create new supportive housing units through new construction, the adaptive reuse of non-residential space, or the repurposing of vacant residential units.
- Funding is available to support the services and operating needs of projects which may be in various stages of capital development. However, funding will not be made available to existing projects, which have already secured service and operating funds through other sources, as a means to supplant or enhance their existing subsidies.
- The ESSHI contract will be between the not-for-profit awardee and State Agency(s) responsible for providing oversight of the permanent supportive housing services to the population(s) to be served.

Olmstead Compliance

- Projects must comply with the Olmstead decision of the United States Supreme Court. Therefore, projects must provide integrated settings for individuals with disabilities (see glossary for definition). Integrated settings are required for any homeless population that falls under the Americans with Disabilities Act (ADA), such as individuals with SMI, SUD; intellectual or developmental disabilities (I/DD); or persons living with HIV or AIDS.
- Generally, mixed-use projects that integrate affordable housing with supportive housing are considered integrated, provided that no more than 50% of the total units are reserved for individuals with disabilities (60% in New York City).
- Certain State Contracting Agencies (SCAs) may have additional restrictions or considerations. For example, OPWDD requires that the total number of units serving individuals with I/DD may not exceed 25% within a project, and that the total percentage of all individuals with disabilities in the project may not exceed 30%. For projects assigned to OASAS as the SCA and consisting of 31 or more dwelling units, are expected to comply with the above stated Olmstead requirements.

ESSHI Supportive Housing

- Part of New York State's Housing Plan includes an investment of new supportive housing resources and services to address vulnerable populations experiencing homelessness. Therefore, the availability of and access to various support services such as employment and training opportunities, parenting education, counseling, independent living skills training, primary healthcare, substance use disorder treatment and mental health care, child care, and benefits advocacy are critical components of any project funded under this plan.
- The support services provided should be tailored and appropriate to the specific population to be served (e.g., safety planning for victims of domestic violence, treatment for substance use disorder, etc.).

Time Frame

- Within 24 months of receiving an ESSHI conditional award, applicants must secure the necessary capital funding for development.
- If after 24 months the applicant has not secured the necessary funding for development, the Interagency Workgroup has the option to rescind the conditional ESSHI award.
- The ESSHI Interagency Workgroup has the option to provide extensions beyond 24 months if a funding application is pending review, if a funding source was not available during this period, or where such an extension would achieve the objectives of the State's overall Housing Initiative for supportive housing.

ESSHI Eligible Applicants

- ESSHI funding is only open to NFPs that are properly incorporated or organized under the laws of New York, and Tribal Organizations, with demonstrated experience in one or more of the following areas:
 - Housing for homeless families, individuals, and/or young adults;
 - Housing for families, individuals, and/or young adults with an unstable housing history;
 - Housing for families, individuals, and/or young adults who are at risk of homelessness;
 - Housing for families, individuals, and/or young adults that have health, mental health, intellectual or developmental disability, and/or substance use disorders;
 - Housing for youth/young adults with significant histories of mental health, foster care or criminal/juvenile justice involvement; and
 - Providing services and supports to help families, individuals, and/or youth/young adults that have disabling conditions or life challenges as identified in Section 1.4 that require specialized support services to become and remain stably housed.

Grants Gateway



New York State
Grants Gateway



[Grants Gateway Login](#)

[SHOW HELP](#)

Grant Opportunity Portal - Home

Welcome to the Grants Gateway

The **Grant Opportunity Portal** is online and available to the public, providing a one-stop shop for anyone interested in locating grant funding opportunities with State agencies.

The **Grantee Document Vault** is also available, allowing existing grantees and potential applicants to store key organizational information in a single secure online location for use by all State agencies. In order to use the Document Vault, a grantee must register as a user on the system and provide information on a Delegated Administrator who will manage their user account. This requires submission of a Registration form and accompanying organizational diagram. Note that your Registration form must be signed, notarized and mailed to Gateway Administrators. Plan accordingly to avoid potential delays in applying for upcoming grant opportunities.

Check back regularly as efforts to integrate with the Statewide Financial System are underway.

For additional information see the Grants Reform Website. www.grantsreform.ny.gov

BROWSE

Looking for a listing of funding opportunities? Use the Browse feature to get started.

[Browse Now!](#) 

SEARCH

Looking for information about a specific funding opportunity? Use the Search feature to narrow your focus.

[Search Now!](#) 

NOTIFICATION

Want to be kept informed of upcoming and available funding opportunities? Provide your email address, and identify the types of grants that interest you.


[Sign-up Now!](#) 

[Already Signed-up?](#)

[Click here to update preferences.](#) 

REGISTRATION

If you are already a vendor with NYS or are interested in becoming a vendor request access here.

[Request Access Now!](#) 

For a complete listing of all New York State procurement and grant opportunities, please visit the [Contract Reporter](#).

ESSHI Today

Total Supportive Housing Units



Total ESSHI



Homeless Housing and Assistance Program (HHAP)

- \$128 million for SFY 2022
- Provides capital grants and loans to not-for-profits, charitable, and religious organizations to acquire, construct, or rehabilitate housing for persons who are homeless and are unable to secure adequate housing without special assistance



- *Lockport Canal Homes (Housing Visions / YWCA Niagara)*
- *22 units including 8 units of permanent housing for survivors of domestic violence in Niagara County*

Basics of HHAP Funding

- Open competitive procurement
- Prospective tenants must be homeless
- Rents must be affordable to the residents
- Supportive services are integral
- Projects must respond to an identified community housing need
- Concept papers are welcomed at anytime



*Community Action Partnership for Madison County
4 units for homeless families*

What Kind of Housing does HHAP Build?

- Permanent Housing
- Transitional Housing
- Emergency Housing
- SRO's
- Domestic Violence Shelters
- Licensed Facilities



- *Transitional Services Association, Saratoga Springs*
- *12 transitional units for homeless youth*

Eligible Costs

- Property Acquisition
- Demolition and Site Work
- Rehabilitation/ Construction
- Testing/ Abatement
- Equipment / Furniture Costs
- Architectural Fees
- Other Related Soft Costs
- Start-up/ Reserves

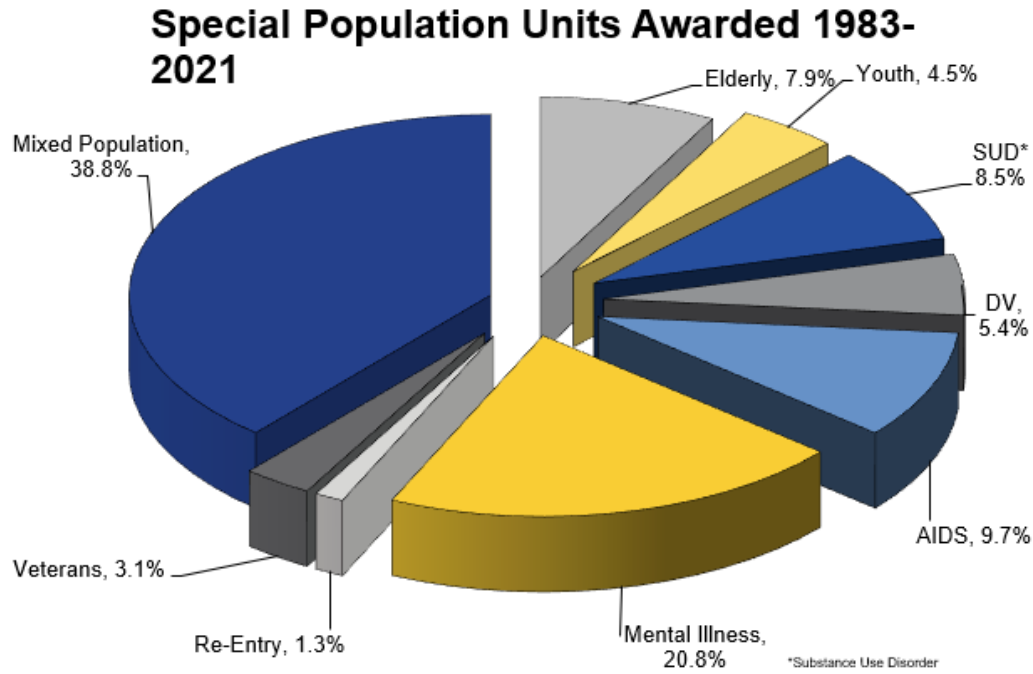


- Magnolia House (Tompkins Community Action)
- 14 Units for families/ single adults with substance abuse issues in Ithaca

HHAP Portfolio

- During calendar year 2021,
- 26 HHAP projects completed construction - resulting in the preservation or creation of 788 units and 1,454 beds of supportive housing.
- Currently 87 projects in various stages of development
- SFY 20-21 approved 30 projects
- SFY 21-22 approved 32 projects
- SFY 22-23 TBD
- Presently, 393 operational projects - 568 buildings and 10,581 units
- HHAP maintains a portfolio of technical assistance providers that may be utilized as needed. This includes CPAs, general contractors, property management, and architects, among others. These services are provided at no cost to CBOs in order to stabilize building operations.

Populations Served by HHAP



HCR Capital Financing – Two Primary Paths

Tax-Exempt Bond and Subsidy Applications:

Applications are accepted on a continuous basis for tax-exempt bonds and as of right 4% LIHTC in addition to a wide variety of subordinate financing resources and SLIHC.

9% Multifamily RFP:

Applications are accepted bi-annually based on a highly competitive RFP process to access 9% LIHTC and a wide variety of subordinate financing resources and SLIHC.



State Housing Priorities

- **Community Renewal and Revitalization:** Mixed use and/or mixed-income projects in neighborhoods as part of a coordinated community redevelopment plan.
- **Integrated Supportive Housing:** Provide permanent supportive housing to a variety of special needs populations, including, but not limited to the homeless, veterans, victims of domestic violence and the disabled.
- **Housing Opportunity:** Projects that propose workforce housing in areas experiencing economic growth that are served by high performing school districts.
- **Workforce Opportunity:** Projects in close proximity to Metropolitan Transit Authority (MTA) rail stations, within a quarter-mile walk of an MTA subway station, in communities with TOD plans, or that are in close proximity to multi-modal transportation centers.



State Housing Priorities

- **Preservation:**
 - Rehabilitation of projects in rural communities, including projects participating in USDA Rural Development programs or RARP;
 - Projects that are currently under a regulatory agreement with HCR, including Mitchell-Lama Housing units, or another governmental agency;
 - Public Housing Preservation: Projects that address the needs of public housing units outside the City of New York and assist Public Housing Authorities in completing their restructuring plans.
- **Projects Advancing Economic Development Initiatives:** Projects specifically endorsed in the Regional Economic Council Strategic Plans; Projects in communities that have been awarded Downtown Revitalization Initiative (DRI) funding to develop downtown strategic investment plans.
- **Senior Housing:** Projects that allow low-income seniors to live independently in the community.



Multifamily Resources

Program	NC	P	9%	4%	Target
Federal Housing Trust Fund Program	x	x	x	x	Households up to 30% of AMI
Low Income Housing Tax Credits	x	x	x	x	Households 60% or less of AMI (80% or less with Income Averaging)
Low Income Housing Trust Fund Program	x	x	x	x	Households up to 90% of AMI, in NYC up to 80% of AMI
Middle Income Housing Program	x	x	x	x	Households between 60% - 130% AMI
Mitchell Lama Preservation Programs		x		x	Mitchell Lama properties located in NYC supervised by either NYC or NYS
Multifamily Preservation Program		x		x	Housing with existing HCR or another State, Federal, or local housing agency regulatory agreement
New Construction Program	x			x	Households up to 60% of AMI
Public Housing Preservation Program		x	x	x	Federal or State-supervised Public Housing Authorities (PHAs) outside of New York City.
Rural and Urban Community Investment Fund Program	x	x	x	x	Retail, commercial, community facility, and/or residential components of affordable housing developments in urban and rural communities
State Low Income Housing Credits	x	x	x	x	Middle-income housing up to 90% of AMI; senior housing below 60% of AMI
Supportive Housing Opportunity Program*	x		x	x	Housing for families, individuals, and/or young adults up to 60% AMI who are homeless and have one or more disabling condition or other life challenge
Senior Housing Program	x		x	x	Housing for seniors aged 62 and above up to 60% AMI

- For more detailed information on multifamily programs: <https://hcr.ny.gov/multifamily>
- To contact one of HCR's Development Directors:
 - Darren Scott, Upstate Director of Development East (Darren.Scott@hcr.ny.gov)
 - Lenny Skrill, Upstate Director of Development West (Leonard.Skrill@hcr.ny.gov)
 - Ayanna Wayner, Downstate Director of Development (Ayanna.Wayner@hcr.ny.gov)
- For more information on HCR's Office of Community Renewal programs or Project-Based Vouchers: <https://hcr.ny.gov/funding-opportunities>

