

NOTICE OF AVAILABILITY OF STATE AND FEDERAL FUNDS

Division of Homeland Security and Emergency Services

1220 Washington Ave.
State Campus, Bldg. 7A
Albany, NY 12242

NONPROFIT ORGANIZATIONS WITHIN THE NEW YORK CITY URBAN AREA

Federal Fiscal Year 2014 Urban Area Security Initiative (UASI) Nonprofit Security Grant Program (NSGP)

Description:

Request for Applications (RFA) for up to \$75,000 in federal Urban Area Security Initiative (UASI) Nonprofit Security Grant Program (NSGP) funding made available by the NYS Division of Homeland Security and Emergency Services (DHSES) from the U.S. Department of Homeland Security Federal Emergency Management Agency. There is a total of \$13 million nationally in funding available under this grant program and funds will be awarded competitively based on the submission of applications by eligible nonprofit organizations located within the New York City Urban Area.

Funding will be awarded to support target hardening activities to nonprofit organizations (as described under section 501(c)(3) of the Internal Revenue Code of 1986 and exempt from tax under section 501(a) of such Code) that are at high risk of terrorist attack due to their ideology, beliefs, or mission and are located within the New York City Urban Area (includes the Cities of New York and Yonkers and the Counties of Westchester, Nassau and Suffolk). The program seeks to integrate nonprofit preparedness activities with broader state and local preparedness efforts. It is also designed to promote coordination and collaboration in emergency preparedness activities among public and private community representatives, as well as State and local government agencies.

Due to the competitive nature of this program, funding preference will be given to nonprofit organizations that have not received prior years funding.

Applications will be accepted only through May 9, 2014, through New York State's Division of Homeland Security and Emergency Services (NYS-DHSES) electronic grants management system (E-Grants).

For Application and Instructions, please contact: Division of Homeland Security and Emergency Services, Attn: Valerie Bloomer, at the above address or call 1-866-837-9133 or e-mail: grants@dhSES.ny.gov

New York Homes and Community Renewal

Division of Housing and Community Renewal
641 Lexington Ave.
New York, NY 10022

DEVELOPERS SEEKING FINANCING FOR NEW CONSTRUCTION, SUBSTANTIAL REHABILITATION AND MODERATE REHABILITATION OF SITE-SPECIFIC, AFFORDABLE, MULTI-FAMILY RENTAL HOUSING ("PROJECT") THAT WILL ALSO

HAVE FIRST MORTGAGES FINANCED BY TAX-EXEMPT PRIVATE ACTIVITY BONDS

New York State Low-Income Housing Tax Credit ("SLIHC") Program; Homes for Working Families ("HWF") Program

Applications will be accepted through December 1, 2014 for allocations totaling up to \$4,000,000 in annual credit allocations under the SLIHC Program, administered through the Division of Housing and Community Renewal ("DHCR"), and up to \$10,750,000 for loans under the HWF Program, administered through the Housing Trust Fund Corporation ("HTFC") along with \$9,000,000 in HTFC funds for highly ready projects. Applications requesting HWF and/or SLIHC may be submitted at any time between April 8, 2014 and December 1, 2014, or until all allocations of HWF and SLIHC resources are committed. HCR may offer a limited amount of Project Based Voucher (PBV) assistance, depending upon availability, for proposed projects seeking HWF and/or SLIHC under this competitive Request for Proposals. HWF and SLIHC applications will be reviewed as received and funding determinations will be made throughout the year. Notwithstanding resource availability, applications must be received by HCR by 5:00 pm EST, on December 1, 2014. Applications seeking consideration for PBV assistance in combination with HWF and/or SLIHC must submit a complete application by no later than 5:00 PM, September 30, 2014. The application deadline is firm as to date and hour. Applications received after the specified date and time will be deemed ineligible and will not be considered for funding.

This Notice of Credit and Funding Availability ("Notice") describes the programmatic and submission requirements for both programs.

Applicants may only apply under this Notice for awards for new construction, substantial rehabilitation and moderate rehabilitation of site-specific multi-family rental housing Project that will also have first mortgages financed by tax-exempt Private Activity Bonds ("Bonds") issued by the New York State Housing Finance Agency ("HFA"), the New York City Housing Development Corporation ("HDC"), or another issuer authorized by New York State to issue Bonds to finance the creation or preservation of multi-family rental housing ("Bond Issuer"). Any awards made under this Notice will be contingent on the Project receiving an award of Bond volume cap authority sufficient to fund the Project's first mortgage.

This Notice explains the process by which HCR will accept and evaluate applications requesting HWF and SLIHC resources. After a determination has been made, unsuccessful Applicants may request an exit conference with HCR staff to review their application. Prospective Applicants may request technical assistance in preparing an application at any time.

HCR reserves the right to award all, a portion of, or none of the HWF program funds or SLIHC based upon funding availability, readiness, feasibility of the Projects, the Applicant's ability to meet HCR criteria for funding, and the Applicant's ability to advance the State's housing goals. HCR also reserves the right to review applications requesting HWF funds or SLIHC as applications for funding under other programs for which the Project may be eligible through HCR, and to change or disallow aspects of the applications received. HCR reserves the right to make any such changes as an express condition of its award commitment for the Project.

HCR will seek to award these limited HWF and SLIHC resources so as to promote a statewide geographic distribution of such financing. Therefore, awards for proposed Projects may be denied in areas of the

State that have recently been awarded HCR capital financing, including, but not limited to, financing under HWF or SLIHC. Funding may also be denied to Projects where market studies or other analyses indicate low-income housing saturation.

Applicants requesting HWF financing must submit an application fee of \$5,000 to HTFC. Upon receipt of the HWF application, HCR will invoice the Applicant for this fee. No action on the application will be taken until the fee is received.

Applicants requesting HCR tax-exempt bond financing and other financing administered by HFA in conjunction with a request for an HWF capital subsidy are not required to pay the \$5,000 HWF application fee, but are subject to any fees required by HFA's application procedures.

Additionally, an Applicant requesting SLIHC financing under this Notice must, upon receipt of an invoice, submit a \$3,000 SLIHC application fee. Payment of all application fees is due at the time of initial application submission. Not-for-profit Applicants for SLIHC may request a deferral of payment until the time of construction mortgage closing.

HWF Program

HWF is a housing development program that provides financing assistance for acquisition, capital costs, and related soft costs associated with the new construction or rehabilitation of affordable housing developments. HWF is subject to the statutory requirements of the Low Income Housing Trust Fund Program. Under HWF, more than 50% of Project costs must be financed by Bonds issued by a public authority and allocated from the State's private activity bond volume cap. Such bond financing provided by a Bond Issuer qualifies the project for allocation of 4% Low-Income Housing Credits (often termed "as-of-right" tax credits). HWF financing may only be utilized to finance the development of residential units affordable to households with incomes at 60% or less of area median income (AMI), adjusted for family size. However, up to a maximum of 30% of the Project's units may be affordable to tenants with incomes above 60% of AMI, provided that those units are financed by other funding sources, including SLIHC.

HCR anticipates an appropriation of approximately \$10,750,000 for State Fiscal Year 2013-14, which will be awarded pursuant to applications submitted under this Notice. The maximum amount of HWF financing that may be requested per Project is \$2,000,000. HTFC is also making available up to an additional \$9,000,000 from funds legally available to HTFC for loan funding under HWF for highly ready projects that will close prior to August 2014 and which will receive HCR appropriated capital funding or tax exempt bond financing through HCR. The \$2,000,000 per project HWF request limit does not apply to highly ready projects.

HCR will allocate resources made available through this Notice using the following three criteria: fundamentals, leverage, and outcomes. This framework accommodates programmatic preferences and housing goals currently utilized by HCR. These priorities include:

- Regional Economic Development Council Projects;
- Transit Oriented Development;
- Mitchell-Lama Preservation;
- Housing Opportunity Projects;
- Lead Abatement Projects;
- Mixed Income/Mixed Use Revitalization Projects;
- Supportive Housing Projects;
- Unmet Housing Needs in Disaster Areas,
- Highly Ready Projects

Applications which propose using more than twenty-five percent of the HWF request for acquisition costs will be considered for award only if the Applicant demonstrates that there is a significant risk that the Project will no longer be affordable to low-income persons without receipt of such funding.

HWF Loan Terms and Conditions

Projects funded with HFA bond proceeds may request either HWF construction or permanent loan financing. Only HWF permanent loans are available to Projects obtaining bond financing from other Bond Is-

suers, including HDC. If the Project receives HDC bond financing, the HWF loan will mirror the terms and conditions of any HPD or HDC subordinate loan financing, and will assume co-equal lien priority status with any HPD and/or HDC subordinate loan. If another Bond Issuer provides bond financing, the HWF loan will be in the form of a 30-year term, 1% fixed interest rate loan payable from Project revenue, along with other approved mortgages.

SLIHC Program

SLIHC provides a dollar-for-dollar reduction in certain New York State taxes to investors in qualified low-income housing which meets the requirements of Article 2-A of the Public Housing Law and which has also received an allocation under the criteria and procedures established in the SLIHC Regulations, 21 NYCRR Part 2040.14. The SLIHC Program is similar to the federal LIHC Program except program parameters assist households earning up to 90% of AMI rather than the 60% limit under federal LIHC program. The SLIHC Program requires at least 40% of the units in the Project to be set aside for households with incomes that do not exceed 90% of AMI. Applications requesting SLIHC will be rated pursuant to the scoring criteria set forth in the SLIHC Regulations. While SLIHC scoring criteria are substantially synchronized with LIHC scoring criteria, SLIHC scoring provides an additional preference for Projects which will serve households with a range of income levels.

HWF and/or SLIHC Pre-application Requirements

Prospective Applicants will be required to schedule and coordinate a pre-application meeting with development team members, HCR staff, and representatives of the proposed Bond Issuer. The pre-application meeting will enable HCR and the Bond Issuer to jointly assess Project readiness and determine whether it is appropriate for the Applicant to proceed with submission of any HWF or SLIHC application. Should an Applicant submit an HWF and/or SLIHC application to HCR without previously conducting such a meeting, HCR reserves the right, in its full discretion, to terminate the application without further review.

This Notice provides a summary description of the HWF and SLIHC programs and procedures for applying for assistance thereunder. Additional information about these programs, including a fuller version of this Notice, is available on the HCR website, at: <http://www.nyshcr.org>

For an application, contact: Mark Flescher, Vice President, Special Projects, Homes and Community Renewal, 641 Lexington Ave., New York, NY 10022, (212) 872-0386, e-mail: mflescher@nyshcr.org