

UNIFIED FUNDING 2018

QUESTIONS AND ANSWERS

Architecture & Engineering:

Q1: Regarding pre-adapting units for the accessibility points for persons with mobility impairments, if a unit has 2 full baths (as opposed to 1 and ½ baths), is it acceptable to adapt only one of the two bathrooms?

A: Yes. Attachment B10 indicates that the fully adapted, move-in ready units need to meet the standards for a Type A dwelling unit in accordance with the NYS or CNY building code. These codes do not require the second bathroom to be adapted to the same level of accessibility. It is the preference of the Agency that the fully accessible move-in ready bathroom be situated in a location central to all bedrooms, not from within one bedroom.

Q2: For Attachment 6 on the HCR application, in lieu of the Phase I, can the Phase II suffice? We are well into the Brownfield remediation already.

A: The most recent Phase I ESA (even if older than a year), the Phase II ESA, and the NYS Department of Environmental Conservation Brownfield Cleanup Program documents, including the Interim Remedial Measures Work Plan, Remedial Investigation Work Plan, Remedial Investigation Report, Draft/Final Remedial Action Work Plan/Remedial Work Plan/Alternatives Analysis Report, Comment Period Notices and/or schedule of when preparation of each of those items will be completed, including comment periods, received to date should be submitted with the application. Executive Summaries are sufficient if the documents are overly lengthy.

Q3: Are the new smoke-free threshold requirements for the optional Green Building points for the entire development (i.e., no smoking within your unit) or whether it's how the LEED program defines "smoke-free"?

A: The new smoke-free threshold requirements will require applicants to submit a policy document acceptable to DHCR prohibiting the use of tobacco products involving the ignition and burning of tobacco leaves within all interior areas of project buildings, in outdoor project areas within 50 feet of inhabited buildings, and any play areas. If applicable, the policy document should indicate if the use will be prohibited elsewhere on the project property.

Underwriting:

Q1: How do we reflect reserves that are above the HCR requirements and will be funded from the allowable developer fee? Should our developer fee include those additional reserves in the amount of the developer fee? What is the source of funding to cover these funds, the tax credit

equity? The deferred developer fee, per the requirement of other funding sources (HPD) is the amount supportable from cash flow, so deferred developer fee would not be a source of funds for these reserves.

A: Any reserve amounts required by HPD that exceed HCR limits on capitalized reserves must be paid for by a developer equity contribution.

Q1: For a project utilizing Income Averaging, the average income for 0- and 1-bedroom supportive units may exceed 60% of AMI? How will HCR view this?

A: HCR recognizes the unique issues that income averaging may present for some projects with significant percentages of units targeted to special needs populations. HCR will work on a case-by-case basis to ensure the objectives on income averaging are met within the specific context of supportive housing.