



ANDREW M. CUOMO
Governor

JAMES S. RUBIN
Commissioner/CEO

**LOW-INCOME HOUSING CREDIT PROGRAM
COMMISSIONER DETERMINATION**

SHARS ID: 20156068

Project Name: Comunilife Woodhull

Project Applicant/Awardee: Comunilife, Inc.

Date: May 31, 2016

Pursuant to Section 2040.3(e)(21) of the New York State Division of Housing and Community Renewal's Low-Income Housing Credit Qualified Allocation Plan (QAP), the Division may not fund a project that significantly exceeds the costs of other proposed project applications submitted in the same funding round, unless a determination has been made finding the project to be in furtherance of the State's housing goals.

The Comunilife Woodhull's project costs significantly exceed the costs of other proposed projects. The relatively high cost of this proposed project is attributable to the Davis Bacon Act prevailing wages that will be paid during the construction of this project. However, the project has been deemed eligible for financing based on a finding that the project advances the State housing goals described below:

- The project represents a coordinated investment with a local government financing partner – the City of New York. The New York City Department of Housing Preservation and Development (HPD) is providing capital financing to develop the project through its Supportive Housing Loan Program. In addition, HPD is providing Section 8 Project Based Vouchers for 54 units in the project.
- The project will provide affordable supportive housing under Governor Cuomo's and the New York State Department of Health's Medicaid Redesign initiative, constructing 89 apartments that will offer an independent living environment for low-income persons with psychiatric disabilities who would otherwise live in an institutional facility.

Based on the information noted above and our review of the project application, a determination has been made that the award and intended allocation of low-income housing credit for this project is consistent with the above-referenced QAP standard.

This Determination will be posted to the Division's website at <http://www.nyshcr.org/Funding/UnifiedFundingMaterials/2015/> in order to meet the QAP requirement that the Division provide a written explanation of this award to the general public.

Commissioner James S. Rubin

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.