

HCR Multifamily Finance 9% RFP – Fall 2020

Questions and Answers #5

RFP:

Q1: Can the QAP requirements of 2040.3(f)(8) be met and points provided regarding public housing and subsidized housing wait lists if the project targets at least 50% of its units toward an ESSHI population and get those residents from a waiting list (and the rents are subsidized by ESSHI)?

A: Under this scoring criteria, only the non-supportive/non-ESSHI units can be considered for scoring points. This year, the maximum referral percentage from public housing or similar wait lists is 20% of the non-supportive units. Please see Section 4 of the Capital Programs Manual and the Public Housing Linkage Agreement at: <https://hcr.ny.gov/marketing-plans-policies#affirmative-fair-housing-marketing-plan>

Q2: Is the Public Housing Linkage Agreement required to be submitted in order to receive points for the QAP scoring criteria at 2040.3(f)(8)?

A: Applicants may submit either the Public Housing Linkage Agreement or the standard MOU agreement used for prior funding rounds which otherwise complies with the requirements of Section 4 of the Capital Programs Manual to qualify for points under this scoring criteria. If points are awarded, applicants will be required to execute the Public Housing Linkage Agreement in the format available on HCR's website (see above), subsequent to award.

Q3: The RFP encourages applicants to include measures that would advance CLCPA goals that are in addition to any Energy Efficiency and Green Building requirements. If a project is proposing to meet the NYSERDA MPP and the Enterprise Green Communities requirements, is that considered meeting the CLCPA goals? And if not, what specifically would help meet the CLCPA goals – attaining Silver LEEDS certification or Passive House?

A: Official guidance has not been issued from the Climate Action Council. Its Energy Efficiency and Housing Advisory Panel meeting materials and other resources are posted here: <https://climate.ny.gov/>. While certification with NYSERDA MPP, Enterprise Green Communities or LEED (Silver) can contribute to a reduction in greenhouse gas emissions, they are really considered a base level of green and energy programs when assessed as part of the 9% RFP Application. HCR will compare all projects submitted under RFP process, and those with a deeper level of greenhouse gas and carbon reduction will be more favorably reviewed. We encourage consultation with your energy/green consultant for recommendations on which green/energy programs best fit the project, result in deeper reduction of greenhouse gas emissions and promote a low-carbon footprint.

Q4: For Attachment B-6 do we have to use the Housing/Services Agreement templates located at <https://hcr.ny.gov/persons-special-needs-forms>, because we noted the template provides for limited editing including deleting non applicable items or can we generate a project specific agreement that addresses the requirements in the templates?

A: Applicants must use the appropriate H/S Agreement format(s) based on the specific type of units being targeted (Special Needs; Supportive Housing; 15/15 or ELLA). H/S Agreements incorporate basic HCR requirements for each type of project being proposed so the format should not be modified. H/S Agreements must include an Attachment A which provides a simple description of the services to be provided and how the services will be delivered.

Application:

Q1: For Exhibit I-1, is a Social Security Number required for each principal or just the Federal EIN?

A: The Federal EIN is required for the entity associated with each principal.