



## Housing Development Fund (HDF)

**HOUSING DEVELOPMENT FUND PROGRAM (HDF):** Housing Development Fund Program loan funds may be available to provide construction financing to eligible not-for-profit applicants who propose to use 9% LIHTC, SLIHC, HTF, SHOP, PHP, CIF, SENR, HOME or MIHP Program funds as one of the sources of permanent financing. The use of HDF funds can substantially reduce construction period interest.

Please note that HDF Program loans require additional approvals from the Office of the State Comptroller and the Division of the Budget which could increase processing times. Applicants considering the use of HDF are encouraged to discuss their plan of financing with HCR staff prior to application submission.

<b>Area Median Income Restrictions</b>	Equal to 9% LIHTC, SLIHC, HTF, SHOP, PHP, CIF, SENR, HOME or MIHP Program AMI limits with the following restrictions:  MIHP-financed units targeted above 60% AMI and up to 90% AMI outside of New York City and above 60% AMI and up to 80% AMI in New York City.  HDF may not be used to finance senior units (62+) serving households above 60% AMI.
<b>Maximum Award</b>	The proportional total of acquisition, hard costs and related soft costs associated with the development of MIHP-financed units. Developer’s fees payable during construction may not be financed with HDF.
<b>Interest Rate and Loan Terms</b>	0% interest. Payable in full at permanent conversion.
<b>Awarding Criteria</b>	Requests for HDF funds will be evaluated in conjunction with the project’s application for permanent financing. HDF eligible applicants who request HDF funds for construction financing and receive HCR awards for permanent financing may receive an HDF award, depending upon the quality of the application and the availability of funds.  Other aspects of HDF program eligibility (areas, projects, costs and occupants) are determined by the eligibility requirements of the program that is the source of permanent financing as outlined in the Program Term Sheets
<b>Eligible Applicants</b>	Housing Development Fund Companies (HDFCs) incorporated pursuant to Article 11 of the Private Housing Finance Law and not-for-profit and charitable corporations and their wholly-owned subsidiaries which have the improvement of housing for persons of low-income as a primary purpose.
<b>Regulatory Agreement Requirements</b>	N/A

*HCR retains the right to revise this term sheet from time to time and to waive any requirement contained therein, subject to the applicable statutes and program regulations. HCR also retains the right to not*

*award any or all of its funds under this program. All proposals must comply with all applicable federal, state and local laws.*