

Information Session: Affordable Housing Resiliency Initiative (AHRI)

Office of Resilient Homes and Communities

January 10, 2025

Agenda

- Program Overview
- Funding Overview
 - Eligible applicants, properties, uses, costs
- Program Requirements and Applicant Responsibilities
- Application and Award Process
- Questions and Answers



Program Overview

- The Office of Resilient Homes and Communities (“RHC”) will award up to ten million dollars (\$10,000,000) in grant funding through the Affordable Housing Resiliency Initiative (AHRI) Program for Ida.
- Program funding can be used to repair damages from Hurricane Ida and provide other disaster resilience measures that will help prevent repetitive losses in future storms.
- Eligible sites are regulated multi-family public and affordable housing complexes.

Funding Overview



- The AHRI Program will use Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to support long-term recovery efforts following Hurricane Ida (FEMA DR-4615) through RHC.
- CDBG-DR funding is designed to address needs that remain after all other assistance has been exhausted. CDBG-DR funding is subject to compliance in all federal requirements.

Eligible Applicants

- Owners of regulated multifamily housing, including but not limited to:
 - Public housing authorities
 - Local units of government, and
 - Condominium (condo) & cooperative (co-op) boards
- All applicants must be registered to do business in New York State.
- Applicants with limited capacity in managing capital improvement projects may apply with qualified development partners to meet experience and capacity requirements.



Eligible Properties

- Located on a single site (may include one or more residential structures)
- Located in a disaster-impacted county: Dutchess, Nassau, Orange, Rockland, Suffolk, and Westchester
- Five (5) or more residential units;
- At least 51% of units are occupied by low and moderate-income (LMI) households who earn 80% or less of area median income (“AMI”).
- Must be subject to an existing regulatory agreement or other legal requirement limiting occupancy to LMI households at affordable rates (preference given to projects that certify household income annually).



Eligible Uses

Applicants may request up to \$3,000,000 in Ida AHRI funds to support:

- Mitigation upgrades that:
 - allow residents to shelter in place in a disaster; also includes:
 - increase resilience to disasters
 - Reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters (as defined by HUD in 87 FR 31636)
- Repairs from Hurricane Ida and/or repetitive losses

The program will prioritize projects that:

- have completed some or all pre-development activities and are “shovel ready”
- sustained damage from Hurricane Ida
- located in Westchester County (HUD’s designated “most impacted and distressed” county)
- have greater proportions of LMI occupants
- minimize resident relocation/displacement
- serve vulnerable populations (e.g., supportive and senior housing)



Eligible Costs

Eligible costs will be disbursed on a cost incurred or reimbursement basis and includes the following activities:

- Mitigation upgrades
- Repairs/rehabilitation of damage from Hurricane Ida and/or repetitive losses
- Repairs needed to achieve decent, safe and sanitary conditions
- Site preparation and site infrastructure necessary for the proposed capital project.
- Soft costs including legal fees, filing fees, permitting, inspections, construction management, architecture and engineering, and environmental review are eligible uses of funds in conjunction with a capital project.
- A developer fee of up to 12% of the hard costs (excluding reserves, contingencies, and the developer fee itself) may be requested. Developer fees may not be released to borrower until substantial construction completion and is not as of right. Developer fee may be reduced to cover cost increases.

The Program will not cover administrative or other general organizational operating expenses outside the Project Budget.



Program Requirements and Applicant Responsibilities



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Program Requirements

- Resident income and rent:
 - ✓ At the conclusion of the project, at least 51% of units must be occupied by LMI households.
 - ✓ LMI households must have monthly rent affordable to them, as defined in the building's pre-existing regulatory agreement/affordability requirements.
 - ✓ Applicants must have or obtain documentation of occupant income. This documentation will be subject to review by RHC and HUD prior to signing a grant agreement.
- There is NO ongoing affordability requirement for this program

Federal Regulations

Applicant is responsible for complying with all Federal regulations. HCR will monitor for compliance with:

- National Environmental Policy Act (*Environmental Review, to be conducted in conjunction with HCR Environmental Unit*)
- Accessibility requirements under Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act
- HUD CPD [Green Building Retrofit Checklist](#)
- Lead-Based Paint regulations
- Davis Bacon prevailing wage requirements (8+ unit properties)
- HUD Section 3 labor requirements
- Fair Labor Standards Act
- Fair Housing



Federal Regulations, cont'd

Projects that represent substantial rehab must also comply with:

- ❑ Floodplain management: Buildings located in the 100-year floodplain must be elevated
- ❑ HUD Green and Resilient Building Standard: Must meet an industry-recognized standard that has achieved certification under a comprehensive green building standard and an energy efficiency standard acceptable to HUD
- ❑ Broadband: Must include broadband infrastructure installation or must document that the project meets an exception under this CDBG-DR allocation

If tenant relocation occurs, project must follow the Uniform Relocation Act



Other Applicant Responsibilities

- Awardees are subject to NY State MWBE and EEO requirements, demonstration of “good faith efforts” pursuant to 5 NYCRR §142.8 shall be a part of these requirements.
- If selected for an award, Applicants are required to submit the following as evidence of compliance:
 - A MWBE and SDVOB Utilization Plan. Any modifications or changes to the Plan after award agreement is signed and during the term of the agreement must be reported on a revised MWBE Utilization Plan.
 - Equal Employment Opportunity Staffing Plan, identifying the anticipated work force to be utilized on the project. If awarded funding, Applicant and its subcontractors, if any, shall submit a quarterly EEO Workforce Utilization Report.



Application and Award Process



Application Process

How to Apply

Applications are now open and must be submitted by **3:00 PM ET on April 23, 2025**

- Submit via email to RHC_NOFA_Applications@hcr.ny.gov
- Use the subject “AHRI Application – [Project Address]”
- Application materials available online: <https://hcr.ny.gov/hurricane-ida-cdbg-dr-funding-opportunities>

TOP ^ Hurricane Ida CDBG - DR Funding Opportunities





SECTIONS

Overview

Affordable Housing Resiliency Initiative

Materials

Materials

	AHRI Notice of Funding Availability (NOFA)	 DOWNLOAD
	AHRI Application Workbook	 DOWNLOAD



Application Process

Required Application Materials

- Completed [Application Workbook](#) and attachments (listed in Workbook) in PDF form.
- Project Narrative including:
 - Building type and target population
 - Description of mitigation/rehabilitation scope of work
 - Ownership Structure and Development Team
 - Financing Overview
 - Project Timeline

(Project Narrative prompts described in more detail in the NOFA)

RHC will offer direct technical assistance to any applicant seeking guidance with their application. Please submit all requests via email by March 21, 2025.



Application Review Process

Scoring: A committee will evaluate proposals based on the qualifications of the Applicant and its development partner (if applicable), out of 100 available points:

- ✓ Readiness to Proceed: 15 points
- ✓ Development Team Experience & Capacity: 20 points
- ✓ Nexus to Hurricane Ida: 15 points
- ✓ Affordability and Access Needs: 15 points
- ✓ Connection to Mitigation: 10 points
- ✓ Minimize Displacement: 10 points
- ✓ Price/Cost Reasonableness: 15 points

Incomplete applications and those that do not meet basic eligibility requirements may be rejected as ineligible



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Award Process

Applicants may receive three types of responses to their application:

- Incomplete Notification
- Non-Award Notification
- Preliminary Award Notification

Please note:

- Awards are subject to HTFC Board approval
- Awardee(s) may be asked to revise parts of the application prior to entering into a funding agreement with HTFC
- Following revisions, a program grant agreement will be executed
- Awardees must complete the proposed construction and expend awarded funds within two years. Extensions available only at the discretion of HTFC



Materials and Resources

- *Notice of Funding Availability and Application Workbook* located at: <https://hcr.ny.gov/hurricane-ida-cdbg-dr-funding-opportunities>
- To request technical assistance, contact: RHC_NOFA_applications@hcr.ny.gov



Q&A

