



Solar for All Program

Solar for All Program (SFA): HCR’s Solar for All Program provides financing for rooftop, pole-mounted, and ground-mounted solar photovoltaic (PV) power-producing facilities on development and rehabilitation projects in that pipeline. SFA financing may also be utilized for enabling upgrades, such as roof replacement, repair and reinforcement, and electrical panel upgrades to accommodate new solar power generation.

Funding is available for on-site solar PV installations for both existing and new multifamily buildings that meet the eligibility requirements outlined below. Projects receiving SFA funds must apply for and ultimately awarded funding through either HCR’s LIHTC programs or through HCR’s various subsidy financing sources, (HCR Subsidy Financing), which includes various entities within the HCR umbrella including but not limited to the Housing Finance Agency (HFA), the Division of Housing and Community Renewal (DHCR), and the Housing Trust Fund Corporation (HTFC). SFA funds can be applied for within the same tax credit application for eligible LIHTC programs, including HFA 4% LIHTC tax-exempt bond financing, HCR Subsidy Financing, where HCR Subsidy Financing is the sole source of project financing, and HTFC/DHCR 9% LIHTC Request for Proposals (“RFP”). Final award amounts are subject to recommendation by HCR and NYSERDA staff and approval by the HCR Credit Committee, HTFC and/or HFA Board, as applicable.

Eligible Uses	<p>New construction and rehabilitation projects, as defined in HCR's Sustainability Guidelines, are eligible to apply for SFA funding if they are also applying for:</p> <ul style="list-style-type: none"> • HFA 4% LIHTC tax-exempt bond financing • HTFC/DHCR 9% LIHTC Request for Proposals (RFP) • HCR Subsidy Financing <p>Projects must meet all applicable program requirements.</p> <p>Eligible Use of Funds: The awarded funding can be used for the behind-the-meter "net metered" solar installations including residential rooftop solar, pole-mounted systems, and ground-mounted PV systems that deliver all the power generated from the facilities to new and existing multifamily buildings and enabling upgrades (as defined below).</p> <p>SFA awarded projects are not eligible to receive incentives from NY SUN in conjunction with SFA funding. At the discretion of HCR and NYSERDA, other programs may be deemed duplicative and therefore ineligible for use alongside SFA funding.</p> <p>Projects must use the Solar Evaluation Tool (SET) to demonstrate intent to receive the Investment Tax Credit (ITC) base incentive, and any applicable bonus incentives.</p>
Eligible Applicants	Projects must meet EPA's definition of "Properties Providing Affordable Housing":

	<p>Properties Providing Affordable Housing: Properties providing affordable housing that fall within either of the following two categories:</p> <ol style="list-style-type: none"> 1. Multifamily housing with rents not exceeding 30% of 80% AMI for at least half of residential units and with an active affordability covenant from one of the following housing assistance programs: <ol style="list-style-type: none"> a. Low-Income Housing Tax Credit; b. A housing assistance program administered by HUD, including Public Housing, Section 8 Project-Based Rental Assistance, Section 202 Housing for the Elderly, Section 811 Housing for Disabled, Housing Trust Fund, Home Investment Partnership Program Affordable Rental and Homeowner Units, Permanent Supportive Housing, and other programs focused on ending homelessness that are funded under HUD’s Continuum of Care Program; c. A housing assistance program administered by USDA under Title V of the Housing Act of 1949, including under Sections 514 and 515; d. A housing assistance program administered by a tribally designated housing entity, as defined in Section 4(22) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 USC § 4103(22)); or e. A housing assistance program administered by the Department of Hawaiian Homelands as defined in Title VIII of the Native American Housing 7 Assistance and Self-Determination Act of 1996 (24 CFR 1006.10) or 2. Naturally-occurring (unsubsidized) affordable housing with rents not exceeding 30% of 80% AMI for at least half of residential units <p>For-profit and not-for-profit corporations or charitable organizations, or a wholly owned subsidiary of such corporations or organizations, cooperative boards, or limited partnerships/limited liability corporations may apply.</p>
<p>Program Funding</p>	<p>Awards will be sized using the Solar Evaluation Tool (SET)¹ to be used towards filling funding gaps after accounting for other available incentives.</p> <p>An award letter with a preliminary amount will be issued based on the solar design and finalized prior to construction finance closing.</p>
<p>Project Maximum</p>	<p>The maximum SFA award per project, regardless of building size or configuration, will not exceed \$249,999.</p>
<p>Enabling Upgrades</p>	<p>Projects may request additional funds (within the \$249,999 cap) for critical “enabling upgrades” necessary to install solar.</p> <p>To qualify, projects must:</p> <ol style="list-style-type: none"> 1. Demonstrate that these upgrades cannot be supported by the larger financial transaction, and 2. Show that the upgrades are essential to making solar installation feasible.

	Projects will work with a solar technical assistance provider to assess the need for enabling upgrades and apply for additional funding.
Loan Terms	<p>0% during construction (only available for both HFA 4% LIHTC tax-exempt bond financing and subsidy-only) and permanent*</p> <p>All projects: Minimum of 30-year term, maximum of 50 years</p> <p>*NOT eligible for HCR Construction Completion Payment (9% LIHTC RFP only)</p>
Meaningful Benefits	<p>Solar will be designed to be net-metered and supply power to offset the common area or owner paid electrical loads. However, Solar for All recipients are required to share 50% of the net financial value of the solar with the property's tenants through increased operating or replacement reserves for the property. This requirement applies to master metered and tenant metered buildings.</p> <p>Projects will enter into a meaningful benefits agreement, form to be determined by HCR, with HCR prior to permanent finance closing and receiving funds which will outline the projected value of household savings using the SET². Projects will calculate the net financial value of solar savings on an annual basis, based on the annual realized solar savings.</p> <p>Reserves will be placed in agency-held reserve accounts and will require HCR consent to withdraw.</p>
Program & Reporting Requirements	<p>All Solar for All Recipients Must:</p> <ul style="list-style-type: none"> • Comply with HCR's Solar for All solar technical requirements³ • Hire a third-party engineer to commission solar systems • Enter into an O&M agreement for the life of the solar system • Obtain equipment warranties for major system components including: <ul style="list-style-type: none"> ○ Panels: 25 years ○ Inverters: minimum warranty of 10 years, with a preference of a 20-year extended warranty ○ Workmanship: 5+ years ○ Roof Systems: Ensure roof warranty continues after solar installation • Submit annual solar production to HCR Sustainability • Establish and maintain online solar monitoring and make available/ provide access to HCR Sustainability • Including a 90-95% production guarantee into solar installer contracts is highly encouraged • Additional EPA reporting requirements as identified

¹ Refer to **HCR Solar Evaluation Tool (SET)** resource on the HCR Solar webpage for guidance

² Refer to **HCR Solar Evaluation Tool (SET)** resource on the HCR Solar webpage for guidance

³ Refer to **HCR SFA Solar Technical Requirements** resource on the HCR Solar webpage for guidance

SFA awards are subject to availability of funding. 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 its funds under this program and to not commit all awarded funds. All proposals must comply with all applicable federal, state, and local laws.