NEW YORK STATE OF OPPORTUNITY. | Homes and Community Renewal

Resilient Reconstruction Program Term Sheet

v3.0

Version Control

Version Number	Date Revised	Description of Revisions
1.0	June 2024	• Resilient Reconstruction Term Sheet
2.0	February 2026	• Updated subsidy limit to $225k and income limit to 120%AMI.
3.0	August 2026	• Updated subsidy limit to $250k and subsidy adjustment to 12%

Resilient Reconstruction Program: This program is specifically dedicated to assisting non profit housing developers in renovating single-family homes that were damaged by Hurricane Sandy in order to bring them into code compliance and compliance with the local Flood Plain Requirements. Only properties acquired from HCR's Office of Resilient Homes and Communities (RHC) are eligible under this program.

Program Goal	To assist non profit developers ("Applicant")through a grant program with the full renovation of Hurricane Sandy-damaged, currently vacant homes for the purpose of reconstruction up to flood plain standards and resale or transfer to low and/or moderate income ("LMI") homebuyers. Only properties acquired from HCR's Office of Resilient Communities (RHC) are eligible under this program ("Subject Property").
Program Size	Up to $4 Million in subsidy will be made available under this program to assist up to 20 single-family homes.
Eligible Recipient	Non-profit housing developers that acquire Subject Property(ies) from HCR's Office of Resilient Homes and Communities in order to bring them into compliance with the local flood plain requirements.
Program Administration	Funds will be provided directly to non profit developers to complete renovations in accordance with HCR legal, environmental, architect and engineering and program requirements.
Allowable Costs	Hard and Soft Costs: Costs associated with the design and implementation of renovations required to meet local and state resiliency requirements. Developer Fee: Projects will be eligible to include a 12% developer fee based on Total Development costs based on a HCR approved budget.
Subsidy Limits	Applicants will be eligible for up to $250,000 per home in HCR subsidy but will be based on actual costs in order to achieve full renovation and affordability targets. Subsidy limits may be increased by 12% where warranted in high market areas to achieve affordability targets.
Compliance Period	Applicants who receive funds through this program will be required to record a grant compliance mortgage and regulatory agreement on all renovated homes receiving subsidy. The period of compliance will be for a duration of 10 years from the date of initial home sale.
Income Eligibility	Eligible buyers of renovated homes under this program must be income qualified and their household income may not exceed 120% of the Area Median Income as defined by HUD. The Applicant will confirm LMI eligibility of each eligible buyer for same and must furnish HCR with each buyer supporting eligibility documentation and an attestation of eligibility. Eligible buyers must also assume the regulatory agreements.
	· Occupancy Requirement: Renovated Homes must be owned and occupied during the 10-year compliance period by an eligible buyer. · Primary Residence Requirement: Subject Property must be the Eligible Buyer’s primary residence. Second homes are ineligible for assistance. Second homes are defined by the IRS publication 936.

Eligible Property Requirements	· Eligible Property Type: Subject Property must be a single-family home, defined as a one to four-unit properties. · Flood Insurance Requirement: If the Subject Property is located in a Special Flood Hazard Area under FEMA Flood Maps or within the Special Flood Hazard Area under the Advisory Base Flood Elevations issued by FEMA, then the Subject Property must be insured against flood damage, proof of which must be secured and provided to HCR by the Sponsor. The Subject Property must be insured against flood damage. Regulatory Agreement shall include a requirement for flood insurance on all properties located in the 100-year flood plain. · Flood Insurance Requirement Duty to Notify: If the Buyer of the Subject Property elects to sell the property to a third party, the Buyer must notify subsequent transferees of the requirement to maintain flood insurance by including the covenant to secure flood insurance notification language in all subsequent written conveyance instruments. Sponsor shall include this in transfer documents at the time of sale.
	Projects must comply with all HCR marketing guidelines and submit an Affirmative Fair Housing Marketing Plan acceptable to HCR's Office of Fair Housing and Equal Opportunity, which must be approved prior to construction closing. More information online: http://www.nyshcr.org/AboutUs/Offices/FairHousing/AffirmativeMarketing.htm
	Each home renovation project must comply with the following laws and regulations: The State Environmental Quality Review Act (SEQR) at 6 NYCRR 617; Section 14.09 of the Parks, Recreation, and Historic Preservation Law (Historic & Cultural Resources); Floodplain Management Criteria for State Projects at 6 NYCRR 502; NYS Agricultural and Markets Law Section 305(4) (Agricultural Districts); Coastal Zones at 19 NYCRR Part 600; Local Zoning Code/Special Use Permits; Lead Based Paint – EPA Renovation, Repair and Paint Rule; Asbestos Containing Materials at 12 NYCRR Part 56.