

Federal Housing Trust Fund Program (Federal HTF)

FEDERAL HOUSING TRUST FUND PROGRAM (Federal HTF): HCR administers the federal Housing Trust Fund (HTF) to support the creation of new residential multifamily rental projects that will include units to be occupied by households with incomes up to 30% of the area median income (AMI).

The HTF program, administered by the U.S. Department of Housing and Urban Development (HUD), was created by section 1131 of the Housing and Economic Recovery Act of 2008. HTF provides formula grants to States to increase and preserve the supply of affordable housing for extremely low-income households, including homeless families. Current HTF funding comes from the Federal Home Loan Mortgage Corporation (Freddie Mac) and the Federal National Mortgage Association (Fannie Mae).

HTF will provide financing assistance for development acquisition, hard, and related soft costs, and operating cost assistance and operating cost assistance reserves associated with the new construction of affordable housing units with a household income limit of up to 30% AMI. It is expected that each project will also contain units that serve a range of household incomes above 30% of AMI that are served by other existing housing finance programs. Financing is only available for site-specific multi-family rental housing that will also have first mortgages financed by tax-exempt or taxable bonds issued by HFA.

Actual award amounts will be based on the demonstrated need for such funding by HCR and HFA underwriting standards and must be recommended by HCR Staff, the HCR Credit Committee and approved by the HTFC and/or HFA Board as applicable. Applicants are strongly encouraged to apply for only the funding necessary for the financial feasibility of the project and to leverage funding from non-HCR sources.

Eligible Uses	<p>New construction of affordable housing only. Eligible HTF costs may include development acquisition, hard, and related soft costs, and operating cost assistance and operating cost assistance reserves.</p> <p>Construction and permanent financing available.</p> <p>Financing is only available for site-specific multi-family rental housing that will have first mortgages financed by tax-exempt or taxable bonds issued by HFA.</p>
Area Median Income Restrictions	<p>HTF funds are available to support housing units with a household income limit of up to 30% AMI. It is expected that each project will also contain units that serve a range of household incomes above 30% of AMI that are served by other existing housing finance programs. At least 50% of the units in the project must be affordable to households earning no more than 60% AMI. HCR will not provide subsidy to the low-income component of 80/20 projects.</p>
FY 2018-19 Anticipated Amount Available	<p>Up to \$21.8 million.</p>

Maximum Award	Please refer to the 2018 New York State Annual Action Plan for the maximum award per residential HTF unit, which varies by geography and unit size. These figures represent per-unit maximum limits of HTF funding only. The amount of resources awarded to a project by HFA may include other sources of non-HTF subsidy that may be available, which in total may exceed the maximum per-unit HTF funding limit.
Interest Rate and Loan Terms	0% during construction and permanent.
Priorities	Community Renewal and Revitalization Projects, Integrated Supportive Housing Projects, Housing Opportunity Projects, Workforce Opportunity Projects, Disaster Relief Projects, Economic Development Projects
Scoring Criteria	Geographic Diversity (5), Readiness (15), Developer Team Experience and Capability (15), Project-Based Rental Assistance (5), Duration of Affordability Period (15), Leverage (10), Financial Feasibility and Efficiency (15), Priority Housing Needs of the State (20)
Eligible Applicants	Not-for-profit corporations or charitable organizations, or a wholly owned subsidiary of such corporations or organizations, or private for-profit developers.
Regulatory Agreement Requirements	Minimum 30 year regulatory agreement.
Additional Eligibility Criteria	All uses of HTF funds must be compliant with the Housing Trust Fund requirements established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289), 24 CFR Parts 91 and 93, Docket No. FR-5246-I-03, and the New York State Annual Action Plan. Projects funded with HTF are subject to Section 3 of the Housing and Urban Development Act of 1968.
Geographic Targeting	Awards will promote a statewide geographic distribution of this financing.
Environmental Review	SEQRA, which includes a “No Impact” determination from the State Historic Preservation Office, for HFA/HTFC approval and compliance with Notice CPD 16-14: Requirements for Housing Trust Fund Environmental Provisions. Additional NEPA review and approval may be required.
Design Guidelines	HFA architectural design and constructability review. HTFC Design Guidelines do not apply.
Application Fee	None

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.