

## **HPD's Rehabilitation Finance Programs**

---

**Weatherization Plus Health New York State Conference  
March 19-20, 2012**

# Overview

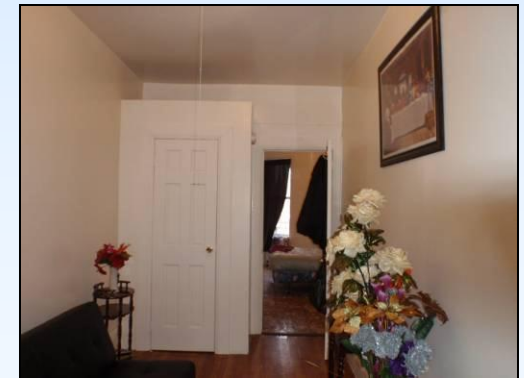
- HPD runs a variety of programs that provide grants and low-interest loans to building owners for rehabilitation and repairs.
- Programs are available single-family houses and projects with hundreds of units.
- They can be used in combination with other funding sources, such as WAP.
- HPD provides funds to owners who in turn hire contractors.
- Buildings must be free of liens and up to date on taxes.
- Details are at [www.nyc.gov](http://www.nyc.gov) (search for HPD)



# Primary Prevention Program (PPP)

## Evaporating loans to treat lead-based paint hazards.

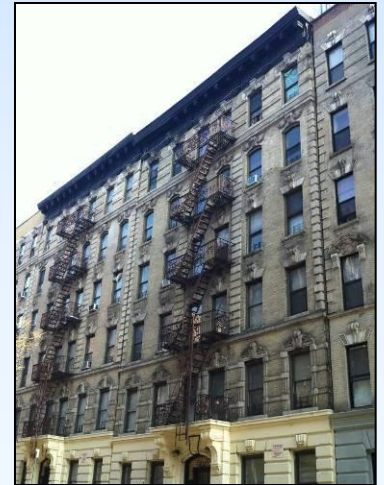
- Joint initiative between HPD and DOH
- Subsidy amounts of approximately \$10K - \$12K per unit
- Funds are provided as 0% interest, forgivable loans
- Tenants and owners are subject to income restrictions for 3 years
- Program targets buildings with children under the age of 6
- Buildings must be built prior to 1960
- Privately-owned buildings of all sizes are eligible.



# Article 8A Loan Program

## Low-interest loans for major systems repair and replacement.

- Financing provided for major capital systems: boiler, roof, windows, masonry, etc.
- Buildings of 4 units and larger are eligible.
- Maximum subsidy of \$35,000/unit.
- Funds are provided at 3% interest with a 20 – 30 year loan term. Loan must be repaid.
- Rents must be affordable to households at 50% AMI.



## Small Owners Repair Program (SORP)

**Pilot program provides evaporating loans for repairs and replacements of major building systems in small buildings.**

- Goal of pilot is to provide funding for key improvements in order to stabilize properties and avoid distress.
- Focus on items such as roof replacement, windows, boiler, etc.
- Targets buildings of 3 – 20 units.
- Subsidy amounts of about \$10,000 per unit
- Funds are provided as 0% interest, forgivable loans
- At least half the units must be affordable at 50% AMI and the rest must be affordable at 100% AMI

## Participation Loan Program (PLP)

**Low-interest loans provided in conjunction with a private lender for moderate and substantial rehabilitation.**

- Provides funding for moderate and “gut” rehabilitation for buildings with more significant needs.
- Targets buildings of 5 units and larger.
- Subsidy amounts vary depending on affordability, but range between \$40K - \$90K per unit.
- HPD funds are provided as 1% interest loans and are combined with a bank loan at market rate.

## Other Resources

---

- **NYC Green House ([www.nycgreenhouse.org](http://www.nycgreenhouse.org))**
- **Community Preservation Corporation's (CPC) Green Financing Initiative**
- **Con Edison**
- **NYSERDA**