

Leveraging HCR Funds

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NYS Homes and Community Renewal

Weatherization Plus Health Conference

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About HCR

- DHCR supervises public housing, provides incentives to preserve & develop housing
- NYS Housing Commission (1927)
 - Formed to address unsafe housing conditions
 - Public role in housing dates to 19th century
- 2011: State's housing programs merged
 - HFA, HTFC, AHC, DHCR, SONYMA under common leadership, better coordinated
 - Each area still meets statutory mandates

HCR Structure

- Office of Finance and Development
 - Capital funding and tax credits
 - Primarily multifamily development
- Office of Community Renewal
 - Single-family rehab, home ownership
 - Economic development (CDBG, Main St.)
- Office of Housing Preservation
- Office of Administration

Housing Preservation

- Supervises affordable housing portfolio
 - Administers Section 8 in much of State
 - Public housing & Mitchell Lama management
 - Rent regulation
 - Weatherization
- Improved coordination between Management Bureau, Section 8 and Wx
- Missions better aligned, more resources

- Office of Finance and Development funding no longer through Consolidated Funding Application process
- Funding opportunities over in past few years have included strong incentives for preservation projects
- Green initiatives in capital, tax credit applications include incentives for healthy buildings and construction practices

Local Programs

- OCR Federally-funded programs
 - CDBG, HOME facing cuts but still active
- OCR State-funded programs:
 - Access to Home: accessibility modifications
 - RESTORE: emergency repairs for seniors
 - NY Main Street: 2nd floor housing
 - Affordable Home Ownership Development
 - funds can be used for rehab of existing housing
 - requires 40% match

Local Programs

- Eligibility: most of these programs can assist households up to 80% of AMI
- Applicants: non-profit or local government
- RESTORE: 1-4 unit elderly owner-occupied; \$7500 for emergency repairs
- Access to Home: \$25,000 per unit for accessibility modifications & related health and safety measures, to keep residents in, or return them to, their homes



Why Weatherization?

- We're in thousand of units every year.
- Low-income households struggle with energy costs – often >15% of income
- Rental owners struggle with operating costs and turnover in inefficient housing
- NYS has the oldest housing stock in US and high oil and electric costs
- 50% of US expenditures for heating, cooling, wasted due to inefficient housing

Weatherization in NY

- Federally funded (US DOE, HHS), run through network of non-profit subgrantees
- Helps low-income reduce energy expenses
- Assists rental and owner-occupied housing
- Strong emphasis on health and safety
- All work done by trained, certified workers
- Saves more than \$600 in energy costs per year, per household, on average
- Leverages millions in other funds (owners)

Wx Funding

- Recovery Act:
 - provided \$396 million to NYS
 - average cost-per-unit limit raised to \$6500
 - assisted 70,000 units, supported 1400 jobs
 - significant increase in training resources
- Regular annual funding \$70-\$100 mm
- 2012 funding: \$60,000,000
- 2013 outlook: further cuts

Funding Considerations

- Eligibility: 60% of **state** median
 - Additional rules for rental housing
- HEAP clients, seniors, persons with disabilities and families with kids priorities
- Energy audit determines work to be done
 - Views house as a system
 - Includes energy-related health/safety work
- Quality assurance requirements
- Federal procurement, administrative rules

Coordinating with Wx

- Coordination works best if subgrantee involved early in pre-development phase of project
- Potential for referrals or shared work agreements to reduce deferrals
- Subgrantee must conduct eligibility review
- Subgrantee will usually conduct energy audit
- Audit should be done before overall building workscope is finished, to coordinate bidding
- HCR will help facilitate coordination, especially with other HCR programs

Strategies

- Enter into agreements with local partners
 - Target some funding or units each year
 - Work with code officials and CD offices
 - Get involved with local planning processes
- Involve state regulatory agencies
- Engage neighborhood, landlord groups
- Find ways to eliminate duplicate income determination requirements
- Plan ahead – start early

Other State Funding

- NYSERDA has funding available:
 - EmPower
 - Multifamily Performance Program
 - Home Performance/Assisted HP
 - Green Jobs NY
- PSC-mandated Utility Programs
 - New incentives for utilities, tied to 15% goal
 - Other utility programs
- LIHEAP, DOH lead programs, etc.

For More Information

- Weatherization – contact us at weatherization@nyshcr.org
or call (518) 474-5700
- HCR Capital or Local Program funding
 - Syracuse (315) 478-7187
 - Buffalo (716) 847-7955

www.nyshcr.org