

**Request for Proposals
For Mitchell-Lama Projects**

**New York State Homes & Community Renewal
Housing Finance Agency**

I. Introduction and General Information

In June of 2013, New York State Homes & Community Renewal (“HCR”) acquired a 44 property portfolio of Mitchell-Lama projects. The objective of the acquisition was to ensure preservation of affordable housing units through refinancing the projects and generating funds for capital improvements and property upgrades.

As part of the State’s commitment to increase and preserve the number of supportive housing opportunities for its residents, HCR, acting through the Housing Finance Agency (“HFA”), is making available \$17,582,000 of capital for preservation, improvement and redevelopment of the Mitchell Lama properties.

HCR is seeking proposals from development teams that have already applied for funding under the August 2013 RFP for Multi-Family Programs using CDOL. That RFP specifically provides that HCR may review any application as an application for funding under other programs for which the project is eligible.

Section II of this RFP, “Eligibility” provides the two threshold requirements a project must meet to qualify for funding.

Section III, “Application Submission and Deadline” provides additional information on application submission methods.

Section IV, “Evaluation and Selection Criteria” provides a more detailed description of the selection criteria.

Section V, “Contacts for Further Information,” provides contact information for relevant HCR staff so applicants can access technical assistance in preparing applications.

HCR reserves the right to award all, a portion of, or none of the funding, based on the feasibility of the project, the applicant’s ability to meet HCR criteria for funding, and the applicant’s ability to advance the State’s affordable housing preservation and development goals.

HCR also reserves the right to: (i) amend, modify, or withdraw this RFP; (ii) revise any requirements of this RFP; (iii) require supplemental statements or information from any responding party; (iv) accept or reject any or all proposals/responses hereto; (v) extend the deadline for submission of proposals/responses hereto; (vi) negotiate or hold discussions with any proposed Respondent/Firm and to correct deficient proposals/responses which do not

completely conform to the instructions contained herein; (vii) cancel or reissue this RFP, in whole or in part, if HCR deems it in its best interest to do so.

HCR expects to fully commit the funds made available through this RFP by March 31, 2014.

II. Eligibility

Projects must meet two requirements to be eligible for funding under this RFP.

1. Project must have submitted an eligible application pursuant to the August 2013 RFP for Multi-Family Programs.
2. Projects must be one of the following Mitchell Lama properties:

Coney Island Site Nine (Scheuer House) 3601 Surf Avenue Brooklyn, NY 11224	Cedars of Chili 1 Norfolk Drive Rochester, NY 14624
Shoreline II 200 Niagara Street Buffalo, NY 14201	Coney Island Site 1A (Harborview) 3415 Neptune Avenue Brooklyn, NY 11224
Woodrow Wilson Townhomes 141 Woodrow Road Amsterdam, NY 12010	Melrose Site D-1 (Michaelangelo) 225 East 149th Street Bronx, NY 10451
Broadway East 3 Garraghan Drive Kingston, NY 12401	Parkside Houses 925 Robin Road Amherst, NY 14228
Rockland Manor Houses 27 Arts Boulevard Livingston Manor, NY 12758	Los Flamboyanes 100 Borinquen Plaza Rochester, NY 14605
Midtown Manor 475 East Broad Street Rochester, NY 14607	Spa Apartments 11 East Main Street Clifton Springs, NY 14432
Main Street 5254 Main Street South Fallsburg, NY 12779	Skyline Gardens Apartments 123 Livingston Avenue Albany, NY 12207
Riverview South 85 Riverdale Avenue Yonkers, NY 10701	Valley Vista 122 West Seneca Turnpike Syracuse, NY 13205
Southeast Towers II 10 Manhattan Square Drive Rochester, NY 14607	Harlem Canaan House, Inc. 8 West 118th Street New York, NY 10026

Coney Island Site 4A-1 (Sea Rise I)
3325 Neptune Avenue
Brooklyn, NY 11224

Indian Trails
166 Falling Leaf Drive
Malone, NY 12953

Coney Island Site 4A-2 (Sea Rise II)
3415 Neptune Avenue
Brooklyn, NY 11224

Ulster Senior Citizens Houses
120 Lawrenceville Street
Kingston, NY 12401

Golden Park Apartments
56 Golden Park Lane
Liberty, NY 12754

Maple Court Homes
480 Maple City Drive
Hornell, NY 14843

Marcus Garvey Brownstone Houses, Inc
353 Chester Street
Brooklyn, NY 11212

Madison Manor
60 Presidential Plaza
Syracuse, NY 13202

Parkedge Estates
544 Deborah Drive
Utica, NY 13502

III. Application Submission Deadline

1. Application

The application form is attached to this RFP.

2. Application Deadline

Applications may be submitted to supplement any application already submitted and meeting the criteria for the August 2013 RFP for Multi-Family Programs, and to supplement any applications submitted under same through December 5, 2013. Prior to submitting an application under this RFP for Mitchell-Lama Projects, please contact the appropriate HCR staff listed at the end of this RFP with any questions.

3. Application Review:

DHCR, in its capacity as HCR's 9% low income housing tax credit allocating agency, will retain lead role in all facets of project application review, design standards review, construction inspection and post completion compliance monitoring, unless otherwise specified.

Project and budget documentation provided in the application under the August 2013 RFP for Multi-Family Programs will supplement this application for consideration by the HFA Board.

IV. Evaluation and Selection Criteria

1. General Review Criteria

Properties must meet the eligibility requirements as listed above and those set forth in HCR's Multi-Family Programs RFP issued in August 2013.

2. Board Approval

All awards must be approved by the HFA Board. Awards of funds requested under the HCR RFP issued in August 2013 will be awarded in the manner set forth therein.

3. Award Letter

HCR will issue Award Letters to notify the applicant that the project has been selected for funding, and sets forth the number of units and award amount(s) and closing deadline.

V. Contacts for Further Information

Gail Bressler, Vice President, Multifamily Finance
(212) 872-0496, gbressler@nyshcr.org

-END OF REQUEST FOR PROPOSALS-

NEW YORK STATE HOUSING FINANCE AGENCY

**SHORT FORM APPLICATION REQUIREMENTS FOR
MITCHELL LAMA HOUSING CAPITAL PROGRAM**

A. PROJECT SUMMARY

NAME: _____

STREET: _____ COUNTY: _____

CITY: _____ ZIP CODE: _____

SHARS ID*: _____

* SHARS ID will be provided upon certification and submission of exhibits through CDOL for early funding round.

MORTGAGOR (name and structure): _____

Will the existing owner be a member of the new ownership entity?

Will the existing owner receive any proceeds from the transaction?

If yes, what is the amount? _____

Is there a RAP or Rent Supplement Contract in place? _____

If yes, what is the maturity date? _____

How many units are covered? _____

STATE SENATE DISTRICT: _____

STATE ASSEMBLY DISTRICT: _____

NEW YORK CITY COUNCIL DISTRICT: _____

COMMUNITY BOARD: _____

CENSUS TRACT: _____ DIFFICULT TO DEVELOP AREA: YES: _____ NO: _____

NAME/TITLE OF LOCAL OFFICIAL _____

ADDRESS OF LOCAL OFFICIAL: _____

B. MORTGAGE INFORMATION

Remaining first mortgage debt as of 9/30/2013 _____

Mortgage Maturity Date _____

C. DEVELOPMENT TEAM

1. Borrower:

Contact Name: _____

Telephone: (____) _____ Fax:(____) _____ E-mail: _____

2. Borrower's Attorney:

Company: _____

Contact Name: _____

Telephone: (____) _____ Fax:(____) _____ E-mail: _____

3. Service Provider:

Company: _____

Contact Name: _____

Telephone: (____) _____ Fax:(____) _____ E-mail: _____

Is Service Provider an affiliate of Borrower/Developer/Sponsor: Yes: _____ No: _____

I hereby certify that the information and responses provided herein are true and correct to the best of my knowledge. I understand all application information and exhibits provided through CDOL will be considered in evaluating this application.

Applicant Signature: _____ Date: _____

Print Name and Title: _____