Affordable Housing Corporation (AHC)

Affordable Home Ownership Development Program (AHODP)

2023 Rural Housing Coalition Conference

NEW YORK STATE Homes & Community Renewal

KATHY HOCHUL, Governor
RuthAnne Visnauskas, Commissioner/CEO
Dina Levy, Senior Vice President
Dominic A. Martello, Vice President
The Affordable Home Ownership Development Program

Program Summary

Two Primary Program Goals:

To promote home ownership among families of low and moderate income for whom there are few affordable home ownership alternatives in the private market

To stimulate the development, stabilization and preservation of New York communities

2023-24 Funding Allocation: $40.5 Million
The Affordable Home Ownership Development Program

**Target Areas**

- Blighted or Deteriorated Areas*
- Urban Renewal Areas*
- HUD or SONYMA Designated Target Areas
- NPC or RPC Service Areas
- Areas where at least 70% of families have a household income that is 80% or less than the HUD Statewide Median Income

*Pursuant to Federal, State or local laws, rules or regulations.
Eligible Applicants

- Municipalities
- Municipality Designees
- NPCs & RPCs
- Municipal Housing Authorities
- Housing Development Fund Companies
- Non-Profit Organizations
- Charitable Organizations
Eligible Activities

**Home Improvement:**
To existing, one- to four-family owner-occupied homes.

AHC funds may be used to correct basic structural defects that threaten the health and safety of the residents, and to prolong the useful life of the home.

*(Co-ops, condominiums & manufactured homes are included)*
Eligible Activities

**New Construction:**
One- to four-family owner-occupied homes for sale.

AHC funds may be used for construction financing, permanent financing, infrastructure improvements, site acquisition, closing cost assistance, and the replacement of dilapidated mobile homes with manufactured or stick-built homes on homeowner-owned land.

Eligible properties include owner-occupied one- to four-family homes, co-ops, condos and manufactured homes.
Eligible Activities

**Acquisition and Rehabilitation:**
One- to four-family owner-occupied homes for sale.

AHC funds may be used for construction financing, permanent financing, infrastructure improvements, site acquisition, and closing cost assistance.

More than 50% of the AHC funds must be used towards rehabilitation.

*(Co-ops, condominiums & manufactured homes are included)*
Funding & Activity Limits

- Awards are granted on a **per-unit** basis
- Maximum per-unit award amounts depend on household income *(based on a county’s HUD Low Income Limits, adjusted for family size)*
- Total project awards may not exceed **60%** of the total project cost* *(a minimum of 40% of the total project cost must come from other public and/or private sources)*
- Per unit awards may not exceed **60%** of the project cost per unit*

*Except for home improvement projects (AHC funds of up to 100% of the total project cost may be available).*
Funding & Activity Limits

- Homebuyers and homeowners who receive AHC funds must meet income and asset limits set by the Program.
- Homebuyers’ annual housing costs must be between 25-33% of their annual income unless an explanation is provided.
- Homes built under the Program must be sold to or owned by low or moderate income buyers and must remain owner-occupied during the required occupancy period. (Homeowners who sell their homes before the end of the occupancy period may be required to repay all or a portion of the grant that was received.)
Application Review Process

Application received, logged and assigned ID#

Assigned to AHC Project Manager by region

Reviewed for suitability, construction, environmental W/MBE and legal compliance

Deficiencies addressed - if criteria are met and approvals granted, proceeds to credit committee for approval

If approved by credit committee, proceeds to AHC Members for board approval

Applicant becomes “grantee,” receives award letter - contract process begins...
Funding & Activity Limits

- $60,000 ≤ 75% of HUD’s Low-Income Limits = 60% AMI
- $50,000 ≤ 100% of HUD’s Low-Income Limits = 80% AMI
- $40,000 ≤ 112% of HUD’s Low-Income Limits = 90% AMI
- $32,500 < 137% of HUD’s Low-Income Limits = 110% AMI
- $25,000 > 137% of HUD’s Low-Income Limits = 110% AMI
$75,000 per unit awards where the grantee has established resale restrictions extending for a period of at least sixty years, but no more than ninety-nine years by use of deed restrictions, community land trusts, or limited-equity cooperative ownership structure if AHC determines that such a request is warranted pursuant to its programmatic selection criteria.
How to Apply

- Applications are due on dates established by AHC.
- A Notice of Funding Availability (NOFA) is sent to all potential applicants.
- Once applications are received, AHC staff determines project eligibility and competitively evaluates the applications.
- Applications are available by visiting [WWW.HCR.NY.GOV](http://WWW.HCR.NY.GOV)
- [AHCGrantee.Support@hcr.ny.gov](mailto:AHCGrantee.Support@hcr.ny.gov)
Thank you for listening.

https://hcr.ny.gov/affordable-housing-corporation-ahc-grantee-forms-information

I will now open the presentation to questions, comments, or concerns.