

NYC & NYS Home Repair Funding Programs

144-Unit Low-Income Senior Residence | WAP Funding Gap — IPNA-Identified Critical Facade Need | LL11/FISP Violation Pathway

Program	Agency	Max / Unit	App Status	Key Condition / Eligibility
HPD Multifamily Housing Rehabilitation Loan Program (HRP)	NYC HPD	\$35K–\$45K / unit	Open / Rolling	Explicitly covers LL11 facade & building envelope; 30-yr low-interest loan; affordability agreement required; limited-debt-capacity buildings; ~\$5.04M for 144 units
HPD Participation Loan Program (PLP)	NYC HPD	\$55K–\$75K / unit	Open / Rolling	Gap financing layered with private debt; 10% homeless set-aside required; envelope & structural work eligible; strongest for comprehensive recapitalization
HPD Neighborhood Pillars Program	NYC HPD	Case-by-case	Open (relaunched Apr 2025)	Construction + permanent financing + Article XI tax exemption; nonprofit / M-WBE preferred; facade rehab in scope; early-stage pipeline
NYS HOME Local Program	NYS HCR — Office of Finance & Development	Competitive award	2026 NOFA pending	Federally funded (HUD HOME); substantial rehab including structural / envelope work; nonprofit or municipal applicants; CDOL portal submission
Affordable Housing Corporation (AHC) — Home Improvement Program	NYS HCR — AHC	Up to \$75K / unit	Open / Rolling (FY25-26 NOFA active)	Highest per-unit grant ceiling in NYS portfolio; critical repairs, structural & safety hazard work eligible; nonprofit / gov sponsor deploys; rolling until funds exhausted
NYC Council & Borough President Discretionary Capital (Reso A)	NYC Council / Borough Presidents	\$500K minimum (project)	FY28 cycle opens Jan 2027	Nonprofit applicants only; capital co-funding for preservation projects; full project financing must be demonstrated; an advanced Council Member relationship required
NYSERDA Low Carbon Pathways / Climate Friendly Homes Fund	NYSERDA / NYS HCR	Performance-based incentives	Program-specific; some open	Partial coverage where facade scope includes insulation, air sealing, or moisture management; co-funding layer with HPD/HCR programs; \$3M portfolio cap; FlexTech TA available

KEY STRATEGIC NOTES

- **Immediate Priority:** Submit HPD HRP application now up to \$5.04M for 144 units; IPNA finding supports priority.
- **LL11 Cure:** HPD-funded scope enables FISP violation resolution via DOB Amended Report + OATH civil penalty reduction.
- **AHC:** Highest per-unit grant (\$75K) in NYS; rolling NOFA to apply immediately.
- **Stack Recommended:** HRP/PLP + AHC + Reso A capital + NYSERDA envelope incentives layered together.