



**Homes and
Community Renewal**

New York Main Street (NYMS)

Program Overview

The New York Main Street Program is a reimbursement, matching grant program.

NYMS provides financial resources and technical assistance to communities to strengthen the economic vitality of the State's traditional Main Streets and neighborhoods. The program stimulates reinvestment in properties located within mixed-use commercial districts and adjacent neighborhoods with the goal of establishing sustainable downtown and neighborhood revitalization.



NYMS grants are available for targeted improvements such as:

- Facade renovations
- Interior commercial renovations
- Residential building renovations
- Streetscape enhancement projects.



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NYMS Eligibility

Eligible applicants for NYMS program activities are:

- Units of Local Government
- Organizations incorporated under NYS Not-For-Profit Corporation Law

Eligible target area shall mean an area:

(i) that has experienced sustained physical deterioration, decay, neglect, or disinvestment;

(ii) has a number of substandard buildings or vacant residential or commercial units;

AND (iii) in which more than fifty percent of the residents are persons whose incomes do not exceed ninety percent of the area median income for the county or metropolitan statistical area (MSA) in which the project is located, **or** which is designated by a state or federal agency to be eligible for a community or economic development program.



How does NYMS work?



**Homes and
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**Municipality
or
Not-for-profit Organization
as Local Program Administrator (LPA)**



**Property
Owner**



**Property
Owner**



**Property
Owner**

Program Summary

Eligible Activities

***Reimbursement not to exceed
75% of Total Project Cost***

Target Area Building Renovations

\$50,000 - \$500,000 to award matching grants to a group of building owners within a concentrated target area.

Upon award, each building can receive up to \$50,000. An additional \$25,000 per directly assisted residential unit, up to a per building maximum of \$100,000.

Downtown Anchor

\$100,000 - \$500,000 to assist a standalone, single site, “shovel ready” renovation project that is key to local revitalization efforts.

Downtown Stabilization

\$50,000 - \$500,000 to assist with environmental remediation and associated construction costs, as well as other innovative approaches to stabilizing and developing downtown, mixed-use buildings.



Program Summary

Eligible Activities

- Health and Safety Improvements: Fire alarms, sprinklers, fire escape repair;
- General Building Renovations: Roof replacement, foundation repair, HVAC, electrical, plumbing, drywall/plaster, flooring, tile;
- Façade Restoration: Preservation projects, reopening storefronts, removing solid security gates, signs, awnings, re-pointing brick, window repair;
- Residential Improvements: Update existing apartments, convert vacant upper stories into apartments, correct code violations;



Program Summary

Ineligible Activities

- Acquisition, demolition, new construction and capitalizing a revolving loan fund;
- Improvements to structures owner by religious or private membership based organizations;
- Municipally-owned and operated buildings;
- Non-permanent fixtures, furnishings, appliances, electronics, tools and business equipment are not eligible uses of NYMS funding.
- Site work or ancillary activities on a property including septic systems or laterals, grading, parking lots, sidewalks, fences, free standing signs, landscaping or general maintenance.
- General operating expenses or planning activities.



Program Summary

Eligible Activities

Streetscape Enhancements

Up to \$15,000 in grant funds for streetscape enhancement activities, such as: planting trees, installing street furniture, providing appropriate signs or street lights in accordance with a local plan. A streetscape enhancement grant will only be awarded as an activity ancillary to a building renovation project and cannot be applied for on its own.



NYMS Technical Assistance Grants

- Open round application in CFA, rolling awards;
- Apply to get property owners ready for renovations in next CFA cycle;
- One-year contract term;
- Funding Round Materials:
<http://www.nyshcr.org/Funding/NYMS/NYMSta.htm>
- Examples of completed projects for reference:
<http://www.nyshcr.org/Programs/NYMainStreet/TA/>



Estimated Timeline for a 2017 CFA Project

Winter 2017

- Awards announced
- Contract execution
- Environmental Review
- Program development

Spring 2018

- Marketing and outreach
- Acceptance and review of local applications
- Project development

Summer 2018 – Summer 2019

- Construction
- Reimbursement

Fall 2019

- Program completion, monitoring and closeout

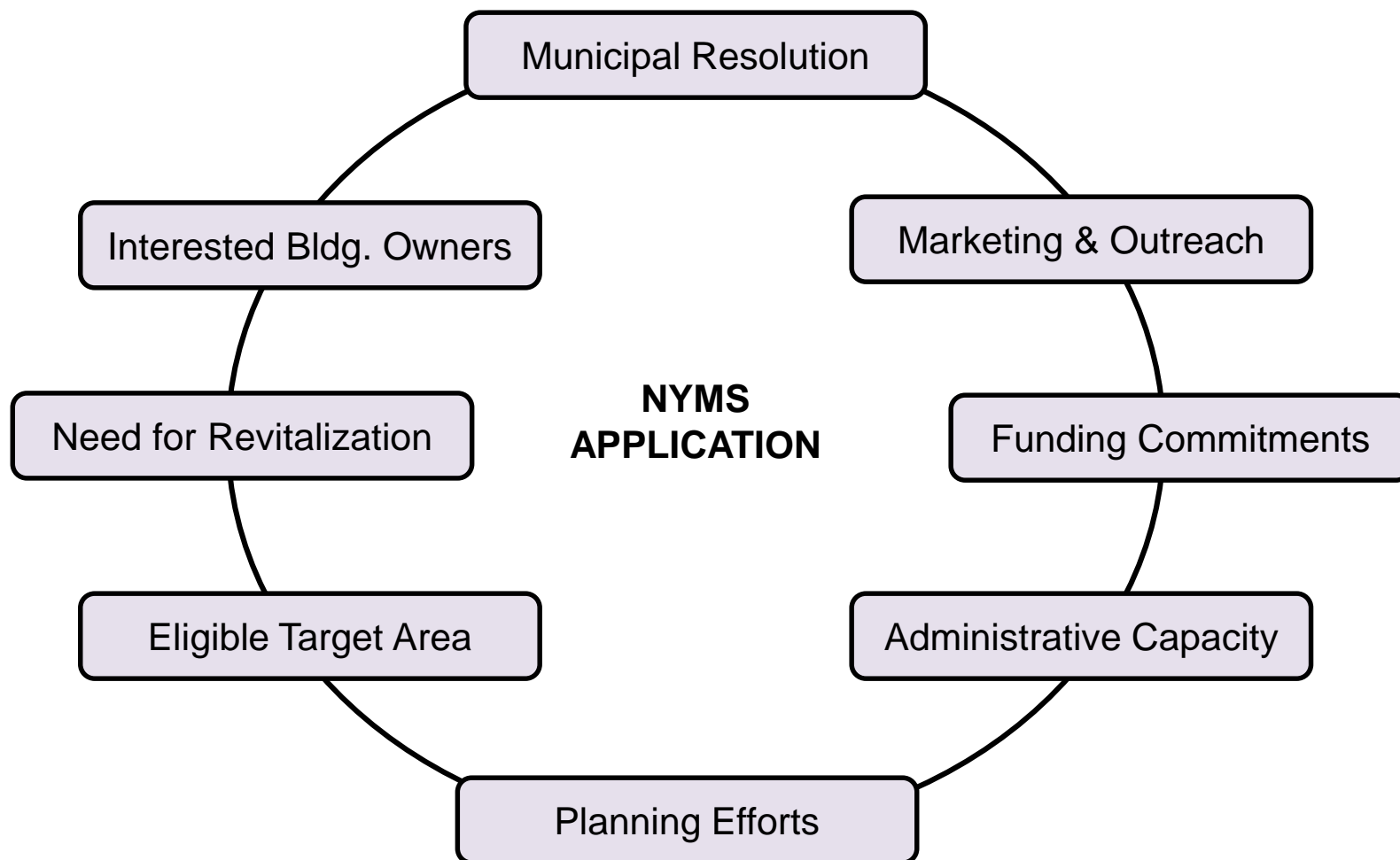


Funding History

Year:	Applications:	Awards:	% Awarded
2010	120	39	32%
2011	120	22	18%
2012	101	26	25%
2013	72	20	28%
2014	67	16	23%
2015	99	34	34%
2016	79	15	19%



How do we prepare to apply?



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Municipal Resolution

**Contact the
Municipal Board or Community Board
to be added to the agenda NOW!**

Each municipality in which the proposed program or project will function must approve a formal resolution supporting an application for the proposed NYMS program or project.

- The resolution must be passed prior to the application deadline and attached in the documents section of the application.
- This requirement applies to all NYMS application types and applications without a Municipal Resolution, as described above, will be deemed ineligible.

Preparing to Apply

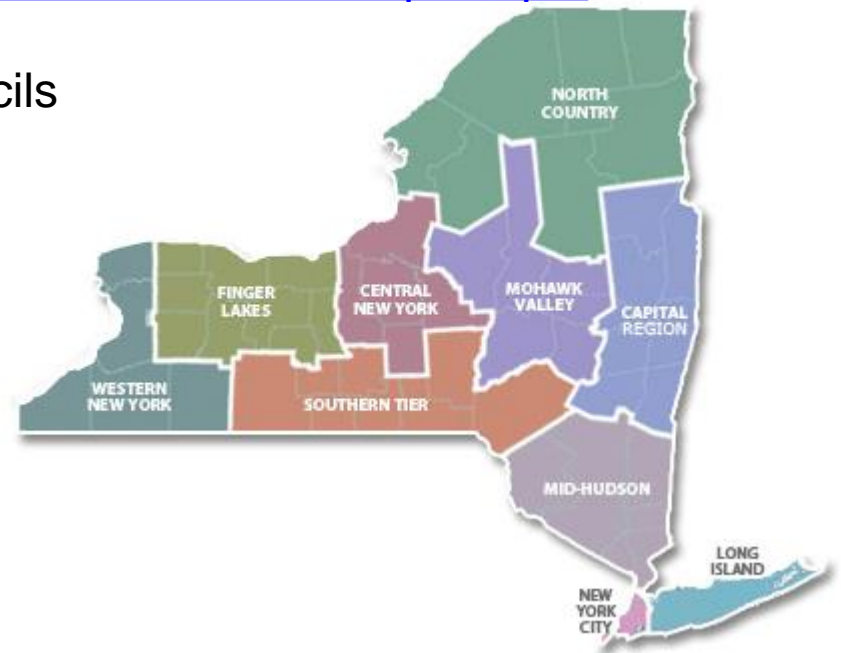
Considerations

- Does our downtown need revitalization?
- Is *Public* Investment needed? Why?
- Is NYMS the right fit for our needs?
- Do we have an eligible Target Area for the NYMS program?
- Do we have Interested & Prepared Property Owners?
- Do we have administrative capacity? Who is going to do the work?



Application Resources

- New York Main Street Program Guide
<http://www.nyshcr.org/Programs/NYMainStreet/NYMSProgramGuide.pdf>
- New York Main Street Administrative Plan Sample
<http://www.nyshcr.org/Forms/NYMainStreet/AdminPlanTemplate.pdf>
- Regional Economic Development Councils
<http://regionalcouncils.ny.gov/>
- Consolidated Funding Application
<https://apps.cio.ny.gov/apps/cfa/>



Rural & Urban Community Investment Fund (CIF)

Funding to support retail/commercial/CSF components of mixed-use affordable housing developments; and preservation of existing rural affordable housing.

Available Funding

\$34.5 million in 2017-18 appropriation

\$45 million in NYS 5 Year Housing and Homelessness Plan

Maximum Award per Project

\$1.5 million for non-residential uses

\$2 million for residential rural affordable housing preservation

\$40k per housing unit under 60%AMI

Important Terms

- Common ownership of commercial and housing
- 1/3 match from non-HCR Finance & Development sources
- 6% accruing interest during construction; 1% during permanent

More information

<http://www.nyshcr.org/Funding/OpenWindow/2013/>



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New York Main Street Program

NYS Homes and Community Renewal website:

www.nyshcr.org

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