

SIZE OF INDIVIDUAL BUILDINGS

- For larger developments with stand-alone buildings under 5 units that fall under the same mortgage obligation or regulatory agreement
- For buildings over 150 units

LOCATION

Located adjacent to a NYSERDA disadvantaged community (DAC), or HUD low moderate-income (LMI) qualified census tract (QCT). Supporting documents:

- Anonymized income information from tenant rental applications
- Demographics of the surrounding community

OWNERSHIP TYPE

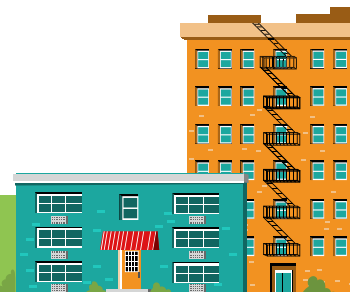
CFHF assistance is currently available for rental buildings sized 5-150 residential units. If the applicant applies for a different ownership type (condos, co-ops, etc.), a waiver must be submitted including the following:

- Anonymized income information from shareholders/owners
- Audited building financial statements
- Regulatory agreement (if applicable)
- Narrative information supporting the application for CFHF assistance
- Building condition
- Compliance and penalties (if applicable)

FINANCIAL CONDITION

Buildings applying for CFHF should be in good financial condition with the ability to adapt to changes in operational cost or maintenance costs associated with electrification of heating and hot water heating. “Good” condition is defined as DSCR of 1.20 or the first mortgage lender’s required DSCR OR I&E ratio of 1.10 or greater. These conditions may apply to co-op and condo buildings but will be evaluated case-by-case. If the building does not meet these minimum requirements due to rental collections issues or other temporary issues, a waiver for temporary financial hardship may be submitted following application evaluation and feasibility screening.

- Waiver for collections/temporary hardship. Supporting documents:
 - Updated building and operating reserve balance
 - Updated rent roll
 - Tenant delinquency list, including repayment information
 - Plan to get back on track
 - Updated audited financials for the property, including larger reserves
 - T-12 (12-month income and expense statement)



BUILDING CONDITION

Age of building systems:

- Heating and/or domestic hot water (DHW) heating systems were replaced within the last 8 years
 - Give reason for wanting to change these systems so soon.
 - Specific information about the system's efficiency.
- Envelope has not been addressed within the last 20 years.
 - Additional information on the condition and previous renovation of the envelope is needed
 - If built before 1980, details about asbestos and lead remediation is needed.
- Roof has not been addressed within the last 25 years.
 - Additional information on the condition and previous renovation of the roof is needed (Detail about roof deck condition, membrane condition, structural details, and available roof area for potential outdoor unit siting.)