



CPC IMPACT GOALS

The Community Preservation Corporation's (CPC) affordable housing mission drives our focus on three goals that elevate urgent community needs and shape our investments. In FY23, 99% of CPC's dollars were deployed to address one or more impact areas:



Expand housing access and seek new ways to lower the cost of producing affordable housing



Invest in closing the racial wealth gap, and increase diversity and equity in the affordable housing development industry



Increase investment in the green economy and lessen the impact of climate change by financing affordable, energy-efficient housing

CITY LEGISLATIVE AGENDA

PRODUCTION OF NEW HOUSING: *Advance new tools and remove barriers to building more housing*

Pass Citywide Zoning Text Amendment: The first major overhaul of New York City zoning code in 60 years, City of Yes (CoY) lays out a comprehensive roadmap to modernize the zoning code to meet current needs and promote more equitable neighborhoods. The section focused on Housing Opportunity aims to enable the construction of a little more housing in every neighborhood at an appropriate scale for the existing character, creating the housing New York City needs without dramatic changes in any one neighborhood. This zoning code amendment has the potential to holistically respond to the housing crisis and create the new housing needed citywide – and we urge the City Council to pass City of Yes for Housing Opportunity, in addition to the other two CoY amendments.

Support the successful deployment 485-x: As of June 2023, the NY State Legislature passed the Affordable Neighborhoods for New Yorkers program, a.k.a. 485-X, replacing the lapsed 421-A program and authorizing a new tax abatement for multifamily construction. CPC is eager to see this incentive widely adopted and we stand ready to partner with government partners to ensure successful deployment.

PRESERVATION OF EXISTING HOUSING: *Mobilize resources to preserve physical quality and financial viability*

Enact the J51 program: a citywide replacement tax incentive for the rehabilitation of existing housing was passed by the State Legislature in the FY24 Executive Budget and now it awaits final rulemaking by the City Council and HPD. We call on the City Council to expedite the necessary rulemaking process to implement this incentive as soon as possible.

Standup new financing for Local Law 97 compliance: As New York City entered its first compliance period for Local Law 97 in 2024, buildings across the city are putting plans in place to comply with Local Law 97 over the next decade. For owners of affordable housing, the additional capital expenses needed to comply present significant costs on top of already slim margins. To make Local Law 97 a success, low-cost financing and technical assistance are needed to enable building owners to undertake the renovations needed. CPC calls on industry and government partners to work together to develop these solutions.

Improve voucher administration: City government must build, or in some cases rebuild, as simple, straightforward, and nimble a system of Section 8 and CityFHEPS voucher administration as possible that prioritizes rapid deployment of funding and sets clear, reasonable eligibility standards with simple documentation requirements so that a renter in need can quickly apply and receive rental assistance.

PROGRAMMATIC PRIORITIES

Community Stabilization Partners (CSP): As of February 2024, Community Stabilization Partners took over servicing and asset management for a portion of the rent stabilized multifamily commercial real estate portfolio formerly held by Signature Bank. The CSP portfolio contains approximately 35,000 units across approximately 1,100 buildings in New York City, the majority of which are rent stabilized. As a partner with the Federal Deposit Insurance Corporation (FDIC), CSP is committed to maximizing returns while preserving the long-term affordability as well as the physical quality and financial stability of these properties.

CPC's Permanent Lending with NYCERS: Our longstanding partnerships with public pension funds, the New York City Retirement Systems and the New York State Common Retirement Fund allow CPC to leverage their strength to bring stable, permanent capital to our borrowers in New York State. Additionally, our Long Term Fixed-Rate Financing Product can be insured by the State of New York Mortgage Agency (SONYMA), a unique tool that allows private capital to efficiently finance affordable housing. Key to our partnership's success is the flexibility of the SONYMA insurance product, which has allowed us to work together to meet the housing and revitalization needs across New York City and State.

Financing energy efficient and high-performance housing: A certified carbon neutral company, CPC is committed to creating capital products, advising on best practices, and promoting solutions for high-performance, energy efficient, affordable housing. Energy efficiency savings are vital to the long-term affordability and stability of multifamily properties and their communities. Since 2015, CPC has invested \$2.2 billion to finance more than 13,000 energy efficient units of housing. In addition to supporting high-performance through our lending and investing platforms, CPC also administers funding on behalf of our government partners. This includes New York State's Climate Friendly Homes Fund, a program to electrify small multifamily buildings throughout the state, and CPC Climate Capital, a subsidiary of CPC and subgrantee of Climate United, selected to lead Climate United's multifamily strategy for financing high-performance multifamily housing across the country. Though CPC Climate Capital's federal grant was frozen in February and is the subject of ongoing litigation seeking to restore access to the funding, CPC remains committed to creating more affordable, energy efficient housing, and a stronger economy for all Americans.

ABOUT THE COMMUNITY PRESERVATION CORPORATION:

The Community Preservation Corporation (CPC) is a nonprofit affordable housing and community revitalization finance company focused specifically on funding affordable housing development and rehabilitation. We provide flexible capital solutions, fresh thinking and a collaborative approach to the complex issues facing communities. Founded in New York City in 1974, CPC is the largest Community Development Financial Institution (CDFI) solely committed to investing in multifamily housing, having invested more than \$14.5 billion to finance the creation and preservation of more than 225,000 units of quality housing in neighborhoods across New York State and beyond. CPC believes housing is central to transforming underserved neighborhoods into thriving and vibrant communities. At CPC, we work as a partner to provide technical expertise and hands-on support to help meet the capital needs and broader community revitalization goals of our customers, local stakeholders and the communities we serve. Learn more at www.communitypc.com