

Preservation Programs

Are you looking to make upgrades to your building? Reduce operating costs?

HPD's preservation programs can help with:

- High Utility Costs
- Mechanical
- Mold
- Windows
- Real Estate Taxes
- Electrical
- Roof
- Building Envelope/
Exterior
- Boiler/Heating
- Plumbing
- Lead-based Paint

ABOUT HPD PRESERVATION FINANCE

HPD administers multiple financing programs to facilitate the physical and financial sustainability and affordability of privately-owned multi-family buildings throughout New York City. In addition to a number of loan programs, HPD also administers numerous tax exemption programs. For general inquiries about preservation finance opportunities, contact hpdpres@hpd.nyc.gov or visit www.nyc.gov/development-programs

	Participation Loan Program (PLP)	Multifamily Housing Rehabilitation Program (HRP)	HUD Multifamily Program	LIHTC Preservation Program (Year 15)	Green Housing Preservation Program
If you own this kind of multifamily building:	<ul style="list-style-type: none"> • 3 or more units 	<ul style="list-style-type: none"> • 3 or more units 	<ul style="list-style-type: none"> • Multifamily rental housing with current HUD assistance <i>and</i> 3 or more units 	<ul style="list-style-type: none"> • Low-Income Housing Tax Credit (LIHTC) properties at or beyond the initial fifteen-year compliance period 	<ul style="list-style-type: none"> • Minimum: 5 units • Maximum: Up to 50,000 square feet
And it needs:	<ul style="list-style-type: none"> • Moderate to substantial rehabilitation • Help reducing operating expenses 	<ul style="list-style-type: none"> • Moderate rehabilitation • Help reducing operating expenses 	<ul style="list-style-type: none"> • Moderate to substantial rehabilitation • Help reducing operating expenses 	<ul style="list-style-type: none"> • Moderate rehabilitation • Help reducing operating expenses 	<ul style="list-style-type: none"> • Moderate rehabilitation • Energy efficiency or water conservation • Help managing utility costs
This program may be right for you:	<ul style="list-style-type: none"> • HPD loan with paid interest rate of 1%, paired with additional financing from private lender • Up to \$90,000 per unit, depending on affordability • Full or partial tax exemption 	<ul style="list-style-type: none"> • HPD loan with up to 3% interest • Up to \$35,000 per unit • Full or partial tax exemption 	<ul style="list-style-type: none"> • HPD loan with paid interest rate of 1%, subordinate to additional financing from private lender • Up to \$35,000 per assisted unit • Full or partial tax exemption 	<ul style="list-style-type: none"> • HPD loan with paid interest rate of 1%, subordinate to additional financing from private lender • Up to \$20,000 per unit • Modifications/ extensions of existing City loans • Full or partial tax exemption 	<p><i>Depending on the level of financial assistance provided:</i></p> <ul style="list-style-type: none"> • Forgivable HPD loan with 0% interest for costs up to \$4,500 per unit (16+ units) or \$8,500 per unit (5 – 15 units) and • Repayable HPD loan with up to 2.5% interest for costs above that amount • Paired with financing from other sources • Full or partial tax exemption
Email:	hpdplp@hpd.nyc.gov	hpdrehabloans@hpd.nyc.gov	hpdhudmf@hpd.nyc.gov	hpdyear15@hpd.nyc.gov	hpdgreen@hpd.nyc.gov
Phone:	(212) 863-7810	(212) 863-8960	(212) 863-8920	(212) 863-5473	(212) 863-8884

DOES YOUR BUILDING HAVE LEAD-BASED PAINT?

If you own a single- or multi-family building built before 1960, you may be eligible, through the **Primary Prevention Program**, for a forgivable loan averaging \$10,000 per unit to make your building lead-safe. For more information, call (212) 863-8860, email hpdlead@hpd.nyc.gov or visit www.nyc.gov/development-programs and click on Primary Prevention Program.

CONCERNED ABOUT REAL ESTATE TAXES?

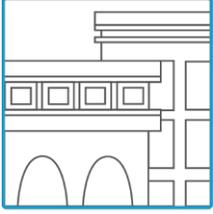
Even if your building doesn't need rehabilitation, we may be able to offer you a tax exemption if you agree to rent to tenants meeting various income requirements, and limit rent increases for those tenants. For more information, email hpdpres@hpd.nyc.gov.

To participate in an HPD program, you may need to agree to rent to tenants meeting various income requirements, and limit rent increases for those tenants.

Details vary by program and by the amount of financial assistance provided. For more information, visit www.nyc.gov/development-programs or email hpdpres@hpd.nyc.gov.



REPAIR LOANS for OWNER-OCCUPIED SMALL BUILDINGS



Preservation Programs

If you own and live in a 1-4 unit residential building that needs repairs or rehab, HPD may have a loan to help you with:

- Emergency Repairs
- Heating
- Insulation
- Electrical
- Plumbing/Sewer
- Weatherization
- Lead-Based Paint
- Roof

	Home Improvement Program (HIP)	Neighborhood Housing Services Revolving Loan Fund (RLF)	Senior Citizen Home Assistance Program (SCHAP)
If you meet the following criteria:	<ul style="list-style-type: none"> • Owner-occupant of a one- to four-family home • Household income must fall within certain standards 	<ul style="list-style-type: none"> • Owner-occupant of a one- to four-family home • Household income must fall within certain standards 	<ul style="list-style-type: none"> • At least 60 years of age • Owner-occupant of a one- to four-family home in New York City for at least three years • Income must fall within certain standards
This program may be right for you.	<ul style="list-style-type: none"> • Up to \$30,000 loan • 5 -10 year term • 2.5% or 5% interest, depending on owner's income 	<ul style="list-style-type: none"> • \$5,000 - \$50,000 loan • 5-30 year term • 2-5% interest 	<ul style="list-style-type: none"> • For a single-family home (1 unit): \$40,000 loan • For 2-4 units: \$30,000 loan per unit • 30 year term • Deferred payment: 0% interest • Amortized (regular payments): 3% interest
Contact	<p>Email homerehabloan@hpd.nyc.gov, or call (212) 863-6700.</p> <p>HIP application is available for download at www1.nyc.gov/assets/hpd/downloads/pdf/HIP-App.pdf. HIP applications must be submitted by mail.*</p>	<p>Call NHS at (212) 519-2500 or visit www.nhsnyc.org.</p>	<p>Call the Parodneck Foundation at (212) 431-9700 ext. 313, or visit www.parodneckfoundation.org/programs/SCHAP</p>

*If you have previously been denied access to **HIP** due to insufficient income or credit history, you may apply for a **HIP Options Loan**, administered by Neighborhood Housing Services of New York City (NHS). For more information about HIP Options, call NHS: (212) 519-2500 or visit www.nhsnyc.org/en/programs-and-services/home-improvement.

For more information about the programs above, email homerehabloan@hpd.nyc.gov, call (212) 863-6700, or visit www1.nyc.gov/site/hpd/owners/homeowner-repair-loans.page

To view this information in other languages, visit www.nyc.gov/hpd and select "Translate."

- إتصلوا بلع مولعومات نع جموع ر بجم ادارة سلافاان(HPD)بالعربية ك لذو بزارة قومع www.nyc.gov/hpd خاوتبار (Translate)ترجمع)
- 请选择“Translate” - 中文简体，进入网页 www.nyc.gov/hpd 查询有关房屋保护与发展局（HPD）的所有项目
- HPD 한국어 프로그램에 관한 정보는 www.nyc.gov/hpd 에 가서서 “Translate” 을 클릭 하시면 찾으실 수 있습니다.
- Pou jwenn enfòmasyon sou tout pwogram HPD yo an kreol aysyen, ale nan www.nyc.gov/hpd epi chwazi “Tradiksyon.”
- Для того чтобы найти информацию обо всех программах Департамента Охраны и Развития Жилья на русском языке, пойдите на сайт www.nyc.gov/hpd и нажмите “Translate.”
- Para obtener mas información acerca de todos los programas que ofrece HPD en español, vea www.nyc.gov/hpd y seleccione “Traducir.”