

NYSERDA defines Affordable Housing as projects in which at least 25% of the units are or are expected to be occupied by families earning 80% of the State Median Income or less. NYSERDA allows certain proxies to represent compliance with this definition. If any of the following apply to your project, please indicate the corresponding number in the blank above.

## Affordable Housing by Proxy

For the eligibility proxy you indicate, you must attach the indicated documentation with this application. Applications received without the appropriate documentation will be considered market-rate projects regardless of the response to Section L.

<b>Eligibility Proxy</b>	<b>Details</b>	<b>Type of Documentation</b>
1. HUD-Regulated Affordable Housing	Properties that receive one of the following subsidies from HUD are defined as low-income: <ul style="list-style-type: none"> <li>• Section 8 Contract</li> <li>• Section 236</li> <li>• Section 202</li> <li>• Section 811</li> <li>• Public Housing Authorities</li> </ul>	Provide a copy of the HUD contract or contract award notice.
2. DHCR-Regulated Affordable Housing	Buildings with subsidized mortgages or contracts that place them under the regulatory control of DHCR may be defined as low-income.	Provide a copy of DHCR contract or contract award notice.
3. Low Income Housing Tax Credits	Properties that receive tax credits for at least 50% of its units are defined as low-income.	Submit a copy of tax credit award notice from DHCR or HPD.
4. HPD-Regulated Affordable Housing (or other local housing agency)	Properties with loans, mortgages, or deeds of purchase (HDFC incorporation) from HPD or other local housing agencies may be defined as low-income.	Provide documentation of current mortgage, loan closing, HDFC incorporation, or deeds.
5. SONYMA mortgage insurance	Properties subsidized for low- to moderate-income multi-family residents with SONYMA subsidized financing through the HFA are defined as low-income.	Provide a copy of loan closing/mortgage insurance award documents.
6. Participation in the Weatherization Assistance Program	Properties that have fulfilled the eligibility requirements for the Weatherization Assistance Program are defined as low-income.	Provide a copy of a letter from the Weatherization Agency confirming the project's income eligibility.
7. Participation in HFA's 80/20 Program	Properties that have been accepted into the Housing Finance Agency's 80/20 Program are defined as low-income.	Provide a copy of the award letter or HFA contract documents.
8. Participation in HDC's 80/20 or Mixed Income Programs	Properties that have been accepted into the New York City Housing Development Corporation's 80/20 Program or Mixed Income Program are defined as low-income.	Provide a copy of the award letter or HDC contract documents.

There may be properties that do not meet any of the requirements above but still meet NYSERDA's definition of affordable housing. If you feel that your property may still meet this definition, contact at the Existing Buildings Intake Manager at [ExistingBuildings@TRCSolutions.com](mailto:ExistingBuildings@TRCSolutions.com).