



**NYC
BUILD IT
BACK**

Stronger & Safer

Build it Back Multi-Family Repair Program (5+ units)

NYC | **Housing Recovery**

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What is the New York City Build it Back Program?

The New York City Build it Back Program is funded through the Federal Community Development Block Grant – Disaster Relief (CDBG-DR) program to assist homeowners, landlords and tenants in the five boroughs whose homes and properties were damaged by Hurricane Sandy. NYC Build it Back provides several pathways to help affected residents return to permanent, sustainable housing by addressing unmet housing recovery needs in several categories.

What is the Build it Back Multi-Family Repair Program?

The Build it Back Multi-Family Repair Program provides forgivable loans or grants for repairs and resiliency improvements to buildings with five or more units. Eligible properties include rental buildings, condominiums, and co-operatives that sustained damage due to Hurricane Sandy. The Program will offer ‘evaporating’ loans with zero payments and zero interest to cover the cost of improvements that will repair damage from the storm and improve the resilience of residential buildings to future storms. Loans will evaporate at the end of five to fifteen-year terms and no repayment will be required unless the property is sold or refinanced during the loan term. Assistance will be provided in the form of a grant to owners of individual condominium and co-operative units located in buildings with five or more units.

Who is eligible for the Build it Back Multi-Family Repair Program?

All multi-family property owners, individual condominium or co-op owners, and condo or co-op associations whose buildings contain five or more units and suffered damage from Sandy should apply. Damaged buildings with less than five units will be addressed by the Build it Back one to four unit program. Owners who received assistance from the Federal Emergency Management Administration (FEMA), private insurance, the New York City Small Business Administration (SBA) or any other Sandy-related support may still be eligible.

Based on federal CDBG-DR guidelines, priority will be given to funding repairs in buildings where a majority of residents are below 80 percent of the area median income (AMI), or \$68,700 for a family of four in 2013. All multi-family properties in New York City that were damaged by Sandy may be eligible for assistance. While priority will be given to properties with outstanding repair needs, buildings that suffered previous damage but now only require resilience work may also be eligible, subject to funding availability. If additional funds are available, some properties that suffered damage and were since repaired may also be eligible for reimbursement. Property owners must be able to demonstrate that the building is not entirely used as a vacation or second home as these property types are ineligible for assistance. Individually owned co-op or condo units receiving assistance must be able to demonstrate that the individual units are used as primary residences.

Who will administer the loans for the Build it Back Multi-Family Repair Program?

The New York City Department of Housing Preservation and Development (HPD) is administering the Build it Back Multi-Family Repair program and directly issuing loans for properties that have 100 units or more. The Housing Assistance Corporation (HAC) will issue loans and grants on behalf of HPD to certain large scale affordable developments. For properties that consist of five to 99 units, The Community Preservation Corporation (CPC), Local Initiatives Support Corporation (LISC) and Enterprise Community Partners will issue loans and grants on behalf of HPD.

What are the next steps after registering?

1. After registering with 311, the property owner will be contacted by phone by a Build it Back project manager from HPD or one of the affiliated organizations to complete the intake form, verify eligibility and answer any questions.
2. The property owner will compile required documents and either mail or email them in PDF format to the project manager or bring them to an intake meeting.
3. The project manager will schedule a property inspection with the property owner. A Build it Back approved inspector will assess the property to determine the scope of repair work and resiliency improvements.
4. The scope will be used to determine an estimated amount of assistance for review and approval by the property owner and the lead organization.
5. The project manager will work with the property owner to identify a development team (architect, structural engineer, general contractor, etc.).
6. The property owner and representatives from the lead organization will close the loan or provide the grant. This CDBG-DR assistance will cover the cost of the repair and resiliency improvements, minus the costs of other assistance already received by FEMA, private insurance or SBA. The loan will evaporate at the end of its term, and the borrower will not have to repay any principal or interest, unless participants refinance or sell during the term of the loan.
7. Construction will begin on the property after all other steps are completed.

During the entire process, a Build it Back project manager will assist the property owner with any questions or concerns. The project manager will be the property owner's main contact for the Build it Back Multi-Family Repair Program.

If you have any questions, please call the Build it Back Multi-Family Recovery line at (212) 863-6600.