

Current opportunities:

- Rent Increases for all rental subsidies
 - Rent reasonableness
 - Legal Rents
- Housing Choice Vouchers (HCV)
 - Requesting and submitting HCV applications
 - Exception Payment Standard
- Continuum of Care Shelter + Care
 - Timely application submission
 - Eligibility
- Project Based Vouchers (PBV)
 - Requesting Inspections

Prospective opportunities:

- Rental Assistance Demonstration (RAD)
 - HPD informational session
 - Timing
 - Occupied Units
 - Capital Loan
 - Rent Restructuring
- Project-Basing Housing Choice Voucher (HCV) projects
 - Legal Rents
 - Tenant Consent

MHANY MANAGEMENT INC.

Founded in 1986, MHANY is a nonprofit 501(c)(3) organization that focuses primarily on meeting the needs of low- and moderate-income residents of New York City through **intensive housing counseling programs** and **innovative affordable rental housing development** initiatives.

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Visit us on the web at:

www.mutualhousingny.org



MHANY'S Affordable Rental Housing Program:

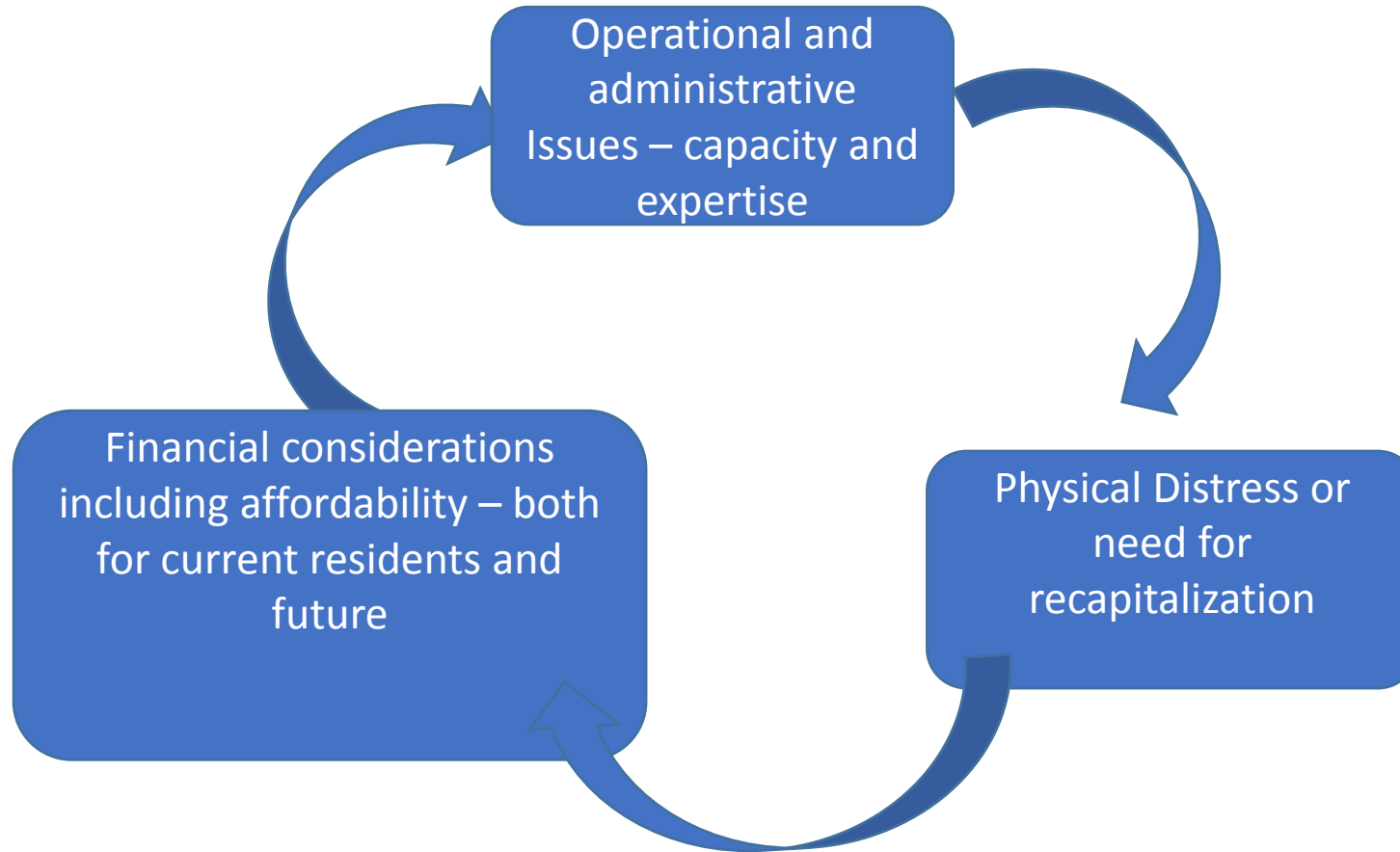
MHANY has extensive experience developing and managing multi-family residential buildings to insure decent, safe, affordable housing to low- and moderate-income families throughout New York City and in New Jersey. MHANY has:

- Renovated over 600 apartments with temporary relocation of residents
- Renovated and preserved over 800 apartments with people in occupancy
- Newly constructed over 450 units

MHANY

- Works with residents at every step of the process
- Communicate regularly with all residents
- Hear resident concerns and address their needs

PRESERVATION CONSIDERATIONS



Challenges

and

Strategies 

Challenges

- Preservation properties – privately owned or within our own portfolios - may exhibit significant operational, physical and financial *distress*;
- There is *urgency* in addressing issues due to costs of deferred maintenance, speculative purchasers that could lead to displacement and loss of rent stabilized units and potential foreclosure
- The distress is *cyclical* in nature and each area of distress impacting the others. As a result, assistance may be more complicated than other types of development projects

STRATEGIES

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Strategies

- There are many immediate strategies, especially *low-cost basic operational changes*, to support preservation projects both recapitalizing our own and purchasing occupied buildings on the open market
- There are *longer term strategies, including available city resources* that are available to developers that want to recapitalize properties and maintain current and long term affordability

SOME QUESTIONS TO ASK YOURSELF as an ORGANIZATION

- How will we approach rehabilitation with people in occupancy?
- What is our plan?
- How do we build trust between the organization and the residents?
- How do we do the work quickly, well and respectfully?
- What additional resources do we need to do a preservation project?

- Who are the best development partners?
- What architects have worked with occupied buildings?
- What contractors have worked with occupied buildings?

SOME QUESTIONS TO ASK YOURSELF as an ORGANIZATION (con.)

- How are we going to manage the cash flow between operations and construction?
- How are we going to manage the rehabilitation process?
- What staff resources do we need to apply to this project?
- Who has this expertise in the development community whom we can reach out to and get ideas, assistance and support?

NFP Partnerships:

- JOE NYC
- Banana Kelly Neighborhood Improvement Corporation
- Cypress Hill Local Development Corporation
- Brooklyn Community Services
- Nos Quedamos/We Stay
- Neighborhood Restore
- CNYCN
- Habitat for Humanity
- Urban Homesteading Assistance Board

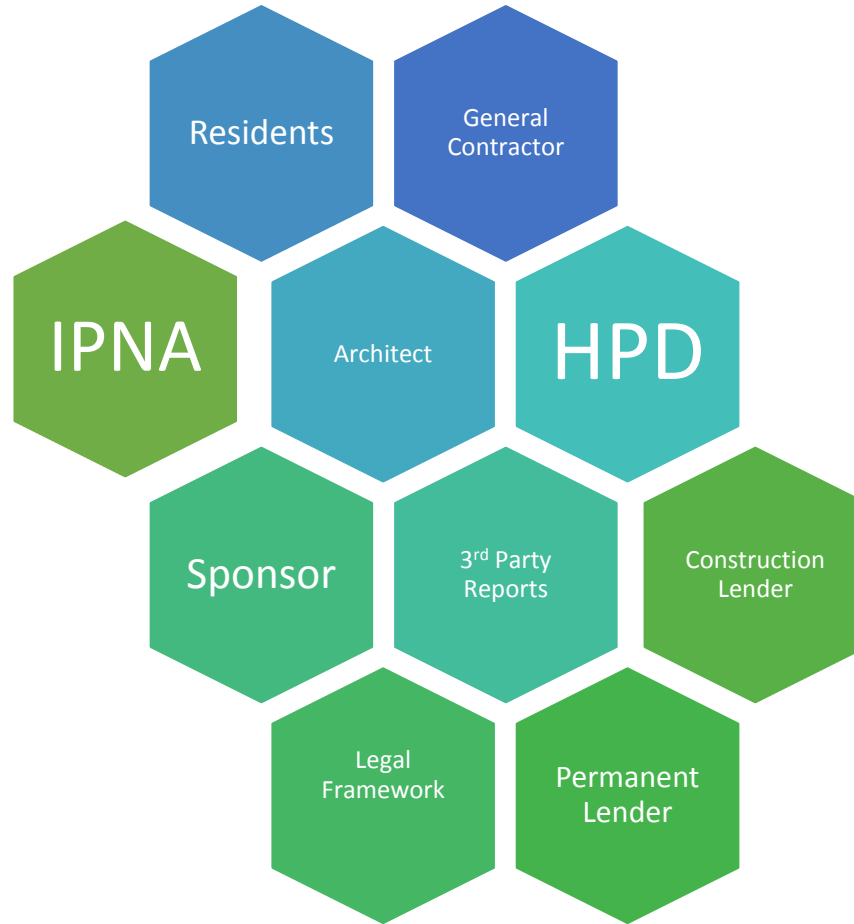
FOR PROFIT PARTNERS: Dunn Development, Lettice Construction and Urban Builder's Collaborative, Gilbane Development, The Hudson Companies

Rockabill Consulting serves the affordable and supportive housing development community by providing a variety of development and financial consulting services.

Rockabill Development acquires, preserves and repositions existing multifamily properties, in addition acts as JV development partner, providing financing support to Not For Profit owners looking to develop affordable and supportive housing.

INNOVATION. INTEGRITY. EXECUTION.

Preservation Jigsaw Puzzle





Capital Hall- 166 W 78th St.

Exterior - Before & After



Capital Hall – 202 SRO units
Before & during construction





Capital Hall – 202 efficiency units
The finished product

ROCKABILL

OUR TEAM

