

DRAFT – 181st HHAC BOARD MEETING MINUTES

Meeting date: April 4, 2018

Call to Order:

The 181st meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on April 4, 2018 at 1:30 p.m. The meeting was called to order by the Executive Deputy Commissioner of the Office of Temporary and Disability Assistance (OTDA), Barbara Guinn, as Board Chair Designee representing Board Chair Commissioner Samuel Roberts of OTDA.

Members in Attendance:

Julie Duncan, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH) and Henri Williams, Advisory Board Member Designee representing Advisory Board Member Commissioner Arlene Gonzales-Sánchez of the Office of Alcoholism and Substance Abuse Services (OASAS).

Others in Attendance:

Barbara Roff	HHAC President
Dana Greenberg	HHAC Vice President
Scott Kunkler	HHAC Comptroller
Bethany Bennett	HHAC Assistant Secretary
Lesley Stefan	OTDA Division of Legal Affairs (DLA)
Barbara Guzman	OTDA DLA
Karen Martin	HHAC Treasurer
Rick Umholtz	Director, OTDA Bureau of Housing and Support Services

1. Approval of Minutes

Ms. Duncan made a motion to approve the minutes from the February 22, 2018 HHAC Board meeting, which was seconded by Ms. Guinn. The motion carried.

2. Vice President's Report

Ms. Greenberg presented the Vice President's (VP) Report, beginning with an overview of the status of all projects under development as of February 28, 2018, when there were 60 projects in various stages of development. Thirty of these projects were in construction, four of which were over 90% complete. Furthermore, 38% of the projects in development at that time were in New York City, 10% were in the suburban regions of Westchester, Nassau and Suffolk counties, and the remaining 52% were in the rest of the state.

Project-Related Milestones

Final Award and Loan Agreements

CAMBA Housing Ventures, Inc. (CHV)/ CHV 210-214 Hegeman Avenue L.P. (2017-010/ HC00938) executed a Final Loan Agreement on January 19, 2018. HHAP made an award of \$5,498,735 to develop 42 units of permanent supportive housing for homeless persons with a mental illness. This is part of a 71-unit mixed use project in Brooklyn. Other sources of development funding include NYC Housing Preservation and Development Supportive Housing Loan Program (HPD SHLP), Low Income Housing Tax Credits (LIHTC) from NYS Homes and Community Renewal (HCR), and a construction loan from Chase Bank, bringing the total project cost to \$28,765,285. Matt Ciulla is the project manager.

Tompkins Community Action, Inc. (TCA) (2017-002/ HC00937) executed a Final Award Agreement on January 25, 2018. HHAP made an award of \$3,732,469 for the new construction of 23 units of permanent supportive housing in Ithaca for young adults ages 18-25 years old who are single, pregnant or have a young child. The project also includes the new construction of a separate Head Start child care facility to be operated by TCA. Other sources of development funding include NYS HCR Housing Trust Fund Corporation (HTFC), Community Investment Fund (CIF), a Community Development Block Grant (CDBG), Federal Home Loan Bank (FHLB), Tompkins County Community Housing Development Fund (CHDF), a bank loan, and a NYSERDA grant, for a total project cost of \$8,177,114. Scott Kunkler is the project manager.

Completed

Bowery Residents' Committee (BRC)/ Landing Road II L.P. (2015-030/ HC00871) obtained a Temporary Certificate of Occupancy (TCO) on February 8, 2018 and rent up had begun. BRC received a \$2,015,000 HHAP award reservation in February 2016 to develop 111 units of permanent supportive housing for singles and families in the Bronx. This is part of a 136-unit project with 24 units for low-income families and one unit for the superintendent. Households that will receive assistance include homeless working single adults. Other sources of development funding include NYC Housing Development Corporation (HDC) Bond financing, NYC HPD SHLP, and LIHTC equity, bringing the total project cost to \$45,466,596. HHAP funding was only provided for the permanent units and the emergency shelter had separate financing. Amanda Diller is the project manager.

There was no further discussion or comment.

Ms. Duncan made a motion to accept the Vice President's Report which was seconded by Ms. Guinn. The motion carried.

3. Treasurer's Report

Ms. Martin provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$49,162,031.34. Included in this figure was \$14,313,589.38 in MRT funds and \$4,052,534.27 in Mortgage Insurance Funds (MIF).

Ms. Duncan made a motion to accept the Treasurer's Report which was seconded by Ms. Guinn. The motion carried.

4. A Resolution of the Homeless Housing and Assistance Corporation Regarding Certain SEQRA Classifications and Findings

Mr. Kunkler brought three projects to the Board for consideration. A negative declaration was recommended for 2017-019, the City of Oneida Housing Authority "J.G. Memorial Senior Apartments," and 2017-021 Breaking Ground "Edwin's Place," as they would not result in any significant adverse environmental impacts.

One other project received a Conditioned Negative Declarations. 2017-020, Catholic Charities of Oneida/ Madison County "Grady's Way," would not result in any significant adverse environmental impacts conditioned upon compliance with New York's State Historic Preservation Office (SHPO) recommendations.

There was no further discussion or comment.

Ms. Duncan made a motion to accept the Resolution which was seconded by Ms. Guinn. The motion carried.

Agency Reports:

OMH:

Ms. Duncan stated that OMH hopes to announce awards soon to develop 92 scattered site Apartment Treatment units. Of these, 36 would be in New York City and 56 in the Hutchings PC and Buffalo PC catchment areas upstate. She reported that the State Budget included a new \$50 million capital initiative to develop crisis respite capacity. OMH is working on an RFP for that initiative. In addition, the ESSHI Interagency Workgroup completed a draft of the next ESSHI RFP and was looking forward to the approval from the Governor's Office and an announcement of the release.

OASAS:

Mr. Williams stated that OASAS ESSHI round two awardees have received pre-development contracts. There are six contracts to three providers. OASAS reported that they are finalizing the purchase of properties that require little or no renovation.

OTDA:

OTDA announced the release of their New York State Supportive Housing Program (NYSSHP) awards. There were 17 new contracts that span over 10 counties and add 371 new units to the existing portfolio of 18,500 units. The Operational Support for AIDS Housing (OSAH) question and answer period was due to close April 5, 2018, at 2:00PM, with applications due on May 4. The HHAP RFP was making its way through final review and the clearance process.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, June 6, 2018, at the Media Service Center Studio, Albany, New York, at 1:30pm.

Ms. Guinn made a motion to adjourn which was seconded by Ms. Duncan. The motion carried.

Adjournment:

Ms. Guinn adjourned the meeting at 1:43 PM.

Secretary

Date of Approval