

169th HHAC BOARD MEETING MINUTES
Meeting date: April 19, 2016

Call to order:

The 169th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on April 19, 2016, at 1:30 p.m. The meeting was called to order by OTDA Executive Deputy Commissioner Michael Perrin.

Members in attendance:

James Lupoli, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH) and Mary Ann DiChristopher, 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:

Brett Hebner	HHAC Vice President
Linda Glassman	OTDA Deputy Commissioner
Barbara Roff	HHAC Comptroller
Scott Kunkler	HHAC Assistant Comptroller
Brenda McAteer	HHAC Assistant Secretary
Barbara Guzman	OTDA Office of Legal Affairs (OLA)
Brendan Bannigan	OTDA OLA
Karen Martin	HHAC Treasurer
John Siniapkin	HHAC Assistant Treasurer

1. Approval of minutes

Mr. Perrin requested a motion to approve the minutes from the February 3, 2016 HHAC Board Meeting. Mr. Lupoli made a motion to approve the minutes and it was seconded by Mr. Perrin. The motion carried.

2. Vice President's Report

Mr. Hebner presented the Vice President's (VP) Report, beginning with an overview of the status of all projects under development in the Capital Program Unit (CPU) as of February 29, 2016. There are currently 48 projects in various stages of development, with 21 projects in construction.

Project Related Milestones:

Final Award

Highland Avenue L.P. /People Inc. (2013-029/ HC00858) executed a Final Loan Agreement on February 11, 2016. Dave Galdun is the project manager.

599 River Street LP/ The Community Builders, Inc. (TCB) (2015-007) executed a Final Loan Agreement on February 25, 2016. Dana Greenberg is the project manager.

Amendments

Cattaraugus Community Action, Inc. (CCA)/ Jefferson House Apartments (JHA) (2014-009/ HC00242) executed an Amendment on December 29, 2015. On February 24, 2016, the project reached substantial completion. Dana Greenberg is the project manager.

Mr. Hebner also announced that in an effort to coordinate with the Empire State Supportive Housing Initiative, the HHAP Request for Proposals (RFP) remains open and proposals continue

to be accepted. Proposals that are awarded will utilize the HHAP appropriation of \$63 million for the 2016-17 State Fiscal Year.

There was no further discussion or comment.

Mr. Perrin made a motion to approve the VP Report, which was seconded by Mr. Lupoli. The motion carried.

3. Treasurer's Report

Ms. Martin provided a brief synopsis of Schedule One within the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$54,185,948.23. Included in this figure is \$33,163,459.60 in Medicaid Redesign Team (MRT) funds, and \$10,192,075.61 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Mr. Perrin made a motion to approve the Treasurer's Report, which was seconded by Mr. Lupoli. The motion carried.

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

Mr. Kunkler listed the following projects and recommended that a negative declaration be made because each project may be classified as an "unlisted action" and would not exceed any threshold under SEQRA that would indicate a potentially significant environmental impact:

- 2015-029 Concern for Independent Living – Coney Island
- 2015-030 Bowery Residents' Committee – Landing Road
- 2015-032 Center for Community Alternatives – Freedom Commons

There was no further discussion or comment.

Mr. Perrin made a motion to approve the resolution, which was seconded by Mr. Lupoli. The motion carried.

5. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Technical Assistance Awards

Mr. Kunkler provided an overview of the Request for Qualifications (RFQ) process for Technical Assistance (TA) providers and explained that the current resolution requests the Board's approval to approve the list of TA providers. Mr. Kunkler further explained the reason for this RFQ is that the current TA contracts expire on June 30, 2016. A brief list of the professional services provided under TA was presented. Mr. Kunkler stated these proposed contracts will be executed for a five year period, to begin on July 1, 2016 and end on June 30, 2021. There are a total of 36 TA providers recommended for approval. Of the 36 TA providers, 12 are certified Minority and/or Women-owned Business Enterprises, comprising 33% of the contracts. Mr. Kunkler also noted that this is an Open RFQ and additional TA providers could apply in the future.

Mr. Perrin asked to clarify that these TA providers will have a contract with a set hourly rate for service, if needed, but that none are on retainer.

Mr. Kunkler confirmed.

Mr. Lupoli asked if future proposed TA providers would come before the Board as well.

Mr. Kunkler stated yes, any future proposals for TA providers would be presented to the Board.

There was no further discussion or comment.

Mr. Perrin made a motion to approve the resolution, which was seconded by Mr. Lupoli. The motion carried.

6. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Mr. Hebner explained that the purpose of the resolution being offered is to request the Board's approval of one (1) award, totaling \$800,000 in HHAP funds, to the following organization:

- Akwesasne Housing Authority

With the approval of this, an appropriation balance of \$62.2 million from the SFY 2016-017 State Budget remains available for future HHAP projects and HHAC operating expenses.

As of the date of this meeting, there are nine (9) applications under review requesting a total of \$27.7 million.

Mr. Hebner described the Akwesasne project recommended for funding, including the conditions applicable to the award, if approved by the Board. Mr. Hebner also indicated that the following projects did not achieve a passing score and are not recommended for funding at this time:

- Heritage Health and Housing, Inc.
- Buffalo City Mission, Inc.
- Safe Homes of Orange County, Inc.
- Municipal Housing Authority of Utica

Mr. Hebner stated these applicants will be contacted and offered technical assistance for their application.

Ms. DiChristopher asked if those applications not recommended for funding can be considered in the future or if they must re-apply.

Mr. Hebner explained that those applications in the pipeline will be considered utilizing SFY 2016-17 funding, but those not recommended for funding today must re-apply.

There was no further discussion or comment.

Mr. Perrin made a motion to approve the resolution, which was seconded by Mr. Lupoli. The motion carried.

Agency Reports:

OMH:

Mr. Lupoli stated that OMH is working on an RFP for 51 units of supportive housing for a mixed population on Staten Island; that should be released in about a month. OMH continues to work with providers in their pipeline; Mr. Lupoli stated that OMH will have 2,300 units open within the next few years. He also stated that OMH has capital dollars for renovation of their existing projects.

OASAS:

Ms. DiChristopher stated that OASAS hopes to have their new RFP out by June 1, 2016 for NY/NY III family units. This RFP will be for 90 units in NYC for \$2.2 million. This new RFP will bring OASAS's total of NY/NY III family units to 375 and close out their NY/NY III obligation.

New/Other Business: None

Mr. Perrin made a motion to adjourn and it was seconded by Mr. Lupoli. The motion carried, and the meeting was adjourned.

Adjournment:

Mr. Perrin adjourned the meeting at 1:50pm.

The next HHAC Board meeting is scheduled to take place on Wednesday, June 1, 2016, at the Media Service Center Studio, Albany, New York, at 1:30pm.

170th HHAC BOARD MEETING MINUTES
Meeting date: June 1, 2016

Call to order:

The 170th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on June 1, 2016, at 1:30 p.m. The meeting was called to order by OTDA Executive Deputy Commissioner Michael Perrin.

Members in attendance:

Moira Tashjian, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH), Sean Fitzgerald, Board Member Designee representing Board Member William Thompson, Chairman of the NYS Housing Finance Agency (HFA) and Mary Ann DiChristopher, 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:

Brett Hebner	HHAC Vice President
Linda Glassman	OTDA Deputy Commissioner
Barbara Roff	HHAC Comptroller
Scott Kunkler	HHAC Assistant Comptroller
Brenda McAteer	HHAC Assistant Secretary
Barbara Guzman	OTDA Office of Legal Affairs (OLA)
Lesley Stefan	OTDA OLA
Karen Martin	HHAC Treasurer
John Siniapkin	HHAC Assistant Treasurer
Joe Kehm	Toski & Co./ EFPR Group

7. Approval of minutes

Mr. Perrin requested a motion to approve the minutes from the April 19, 2016 HHAC Board Meeting. Mr. Fitzgerald made a motion to approve the minutes and it was seconded by Ms. Tashjian. The motion carried.

8. Vice President's Report

Mr. Hebner presented the Vice President's Report, beginning with an overview of the status of all projects under development as of April 30, 2016. There are currently 48 projects in various stages of development, with 48% in construction. Over half the projects in development at present are in New York City.

Project Related Milestones:

Final Award

Webster Green Apts., L.P. / The Doe Fund, Inc. (TDF) (2014-033/ HC00860) executed a Final Loan Agreement on April 26, 2016. Brenda McAteer is the project manager.

H.E.L.P. Development Corp. / HELP Buffalo II LLC (2014-022) executed a Final Loan Agreement on April 27, 2016. Kimberly Smith is the project manager.

Amendments and completed projects

Catholic Charities Housing Office (CCHO) (K031/HC00116) assumed permanent sponsorship of this project, which was formerly awarded to another Catholic Charities affiliate. Additional funding was previously awarded to address building issues, and that work was completed on April 22, 2016. David Galdun was the project manager.

Events and Ceremonies

Comunilife, Inc. (2012-011/ HC00812) held a ribbon cutting ceremony on April 8, 2016. Dave Galdun was the project manager.

599 River Street LP/ The Community Builders, Inc. (TCB) (2015-007/ HC00859) held a ground breaking ceremony on April 25, 2016. Dana Greenberg is the project manager.

There was no further discussion or comment.

Mr. Fitzgerald made a motion to approve the Vice President's report and it was seconded by Ms. Tashjian. The motion carried.

9. Comptroller's Report

Ms. Roff presented two resolutions for the Board's approval prior to the submission of various reports for State Fiscal Year 2015-2016 to the Authorities Budget Office (ABO) and the Office of the State Comptroller (OSC). In accordance with the Public Authorities Law (PAL), these reports must be submitted and posted by June 30, 2016.

A Resolution of the Homeless Housing and Assistance Corporation Approving the Annual Independent Audit, Annual Report, Investment Guidelines, Investment Report, Procurement Guidelines and Report on Procurement Contracts and Submission Thereof

Ms. Roff introduced Joe Kehm of Toski & Co., the auditing firm that completed the annual independent audit of HHAC. Mr. Kehm highlighted the Report to the Board and the financial statements. Mr. Kehm stated that no issues were identified in the financial statements and that the audit resulted in an "unqualified," also known as a clean, opinion.

Ms. Roff also provided an overview of the documents that require Board approval prior to submission to the Public Authorities Reporting Information System (PARIS), including HHAC's Investment Guidelines, Annual Investment Report, Procurement Guidelines and Report on Procurement Contracts.

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the resolution and accept the audit conducted by Toski & Co. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Establishing Guidelines for the Disposition of Property and Approving a Report on the Disposition of Property

Ms. Roff presented the Guidelines for the Disposition of Property and the Report on the Disposition of Property which will also be reported to PARIS. HHAC does not currently hold title to any real property.

There was no further discussion or comment.

Mr. Perrin requested a motion to adopt the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

10. 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 \$55,042,843.64. Included in this figure is \$32,687,566.24 in Medicaid Redesign Team (MRT) funds, and \$4,603,046.50 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the Treasurer's Report. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

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

Mr. Kunkler listed the following projects and recommended that a negative declaration be made as both projects do not exceed any threshold under SEQRA that would indicate a potentially significant environmental impact. The Greenport Commons project was classified as Type 1 only because the project involves construction of more than 10 units in a municipality that has no adopted zoning regulations.

- 2013-031 Mental Health Association of Columbia-Greene Counties (Greenport Commons)
- 2015-016 HELP Development Corp., - Livonia II

Mr. Perrin asked if the Type I designation is strictly related to the fact that the Greenport Commons project does not have any zoning regulations and Mr. Kunkler confirmed that to be correct.

Mr. Perrin requested a motion to adopt the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

12. A Resolution of the Homeless Housing and Assistance Corporation Accepting the Resignation of an Officer

Ms. Glassman summarized a resolution to accept the resignation of Brett Hebner from his position as HHAC Vice President, as well Barbara Roff, Scott Kunkler, Dana Greenberg and Brenda McAteer from their respective positions effective immediately with a vote of gratitude for their services.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

Resolution of the Homeless Housing and Assistance Corporation Approving the Appointment of Officers

Mr. Perrin presented a resolution to approve the following new slate of officers:

President	Barbara Roff
Vice President	Dana Greenberg
Comptroller	Scott Kunkler
Secretary	Brenda McAteer
Counsel	Krista Rock
Treasurer	Karen Martin
Assistant Treasurer	John Siniapkin

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

13. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Technical Assistance Awards

Mr. Kunkler presented three additional technical assistance providers to be added to the technical assistance list approved at the previous Board meeting:

- Alice Astarita
- Corporation for AIDS Research Education and Services, Inc. (CARES)
- Nazareth Housing, Inc.

Mr. Perrin clarified that technical assistance providers would be utilized on an as-needed basis.

Mr. Perrin requested a motion to adopt the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

14. A Resolution Authorizing a Replacement Sponsor

Ms. Roff presented the history of five Community Action Agency of Franklin County (Comlinks) projects. Comlinks was found in default in 2011 and Franklin County Community Housing Council Inc. (FCCHC) assumed property management responsibilities. FCCHC submitted a proposal to become the replacement sponsor. This proposal was reviewed favorably by HHAP staff. This resolution would permit transfer of ownership to FCCHC and allow the execution of Final Award Agreements for the five properties. Ms. Roff informed the Board that a petition to dissolve Comlinks and distribute the remaining assets was necessary to transfer the Elm Street property.

This petition was heard and approved in Franklin County on May 31, 2016. Closings on the transfer of all five properties are expected to take place in mid-June.

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

15. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Mr. Hebner explained that the purpose of the proposed resolution is to request the Board's approval of three (3) awards, totaling \$7,595,612 in HHAP funds, to the following organizations:

- Polish Community Center of Buffalo, Inc. (d.b.a. Lt. Colonel Matt Urban Center)
- Utica Center for Development, Inc.
- Concern for Independent Living, Inc.

Mr. Perrin requested a motion to adopt the resolution. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian. The motion carried.

Mr. Hebner also identified two projects that were not recommended for funding at this time:

- Barrier Free Living, Inc.
- Interfaith Partnership for the Homeless, Inc.

Mr. Hebner stated that as of the date of the meeting, there are four (4) applications under review requesting a total of \$8.5 million. None of the projects approved thus far qualified for the \$5 million HIV/AIDS set- aside from the SFY 2016-17 appropriation. While early in the round of awards for SFY 2016-17 funding, so far 84% has been awarded to the Rest of State projects and 15% to the Suburban Region (Suffolk, Nassau and Westchester counties).

Mr. Hebner then described each project recommended for funding, including any conditions of the funding awards. \$8.3 million has been awarded to date and \$54.6 million continues to be available.

Agency Reports:

HCR:

Mr. Fitzgerald stated that HCR is very close to announcing its Unified Funding awards. A number of projects have HHAC funding committed and a number are contemplating HHAC funds.

OMH:

Ms. Tashjian stated that OMH is steadily working on the 700 operating and services units that were rolled out about a year and a half ago. The first project has opened with the remaining units in various stages of development. Furthermore, as part of OMH's investment from the reduction of psychiatric centers, it will be establishing an additional 200 units of supportive housing throughout the State.

OASAS:

Ms. DiChristopher stated that their final RFP under NY/NYIII is scheduled to be released on June 3, 2016, and that will complete OASAS' goal of 375 units. This RFP will be \$2.25 million for 90 units in New York City with a preference for Staten Island and Queens.

New/Other Business:

Mr. Perrin thanked Mr. Hebner for his service, referencing his expertise and dedication to the program, as Mr. Hebner is moving to OMH.

Mr. Perrin called for a motion to adjourn. Mr. Fitzgerald made the motion which was seconded by Ms. Tashjian and the meeting was adjourned.

Adjournment:

Mr. Perrin adjourned the meeting at 2:04pm.

The next HHAC Board meeting is scheduled to take place on Wednesday, August 3, 2016, at the Media Service Center Studio, Albany, New York, at 1:30pm.

171st HHAC BOARD MEETING MINUTES
Meeting date: August 3, 2016

Call to order:

The 171st meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on August 3, 2016, at 1:30 p.m. The meeting was called to order by OTDA Executive Deputy Commissioner Michael Perrin.

Members in attendance:

Brett Hebner, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH), Sean Fitzgerald, Board Member Designee representing Board Member William Thompson, Chairman of the NYS Housing Finance Agency (HFA), and Mary Ann DiChristopher, 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
Brenda McAteer	HHAC Secretary
Lesley Stefan	OTDA Office of Legal Affairs (OLA)
Brendan Bannigan	OTDA OLA
Karen Martin	HHAC Treasurer
John Siniapkin	HHAC Assistant Treasurer
Richard Umholtz	Bureau Director

16. Approval of minutes

Mr. Perrin made a motion to approve the minutes from the June 1, 2016 HHAC Board meeting, which was seconded by Mr. Hebner. The motion carried.

17. 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 June 30, 2016. There were 50 projects in various stages of development; with 24 projects in construction, four of which are 90% complete. Furthermore, 38% of projects currently in development are in New York City, 14% in the suburban region of Westchester, Nassau and Suffolk counties and the remaining 48% are located in the rest of the state.

Project Related Milestones:

Final Award

The Bridge – Melrose Commons Supportive Housing (2015-010/ HC00863) executed a Final Loan Agreement on June 29, 2016. Matt Ciulla is the project manager.

Westhab, Inc. (2014-010/ HC00850) executed a Final Loan Agreement on May 19, 2016. Bethany Meister is the project manager.

Amendments

The YWCA of Niagara, Inc./ Carolyn's House LP (2003-017/ HC0540) contract was amended in August 2015 to achieve emergency health and safety repairs. These have been completed. Kimberly Smith is the project manager.

Events and Ceremonies

Community Action Partnership for Madison County (MadCAP) (2013-021/ HC00830) held a ribbon cutting ceremony on June 22, 2016 that was attended by Commissioner Roberts. Scott Kunkler is the project manager.

The Doe Fund, Inc. (TDF)/ Rogers Apartments LLC (2014-016/ HC00857) held a ribbon cutting ceremony on May 13, 2016 that was attended by Commissioner Roberts. Brenda McAteer is the project manager.

There was no further discussion or comment.

Mr. Perrin made a motion to approve the VP Report, which was seconded by Mr. Hebner. The motion carried.

18. Treasurer's Report

Ms. Martin provided a brief synopsis of Schedule One within the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$52,176,064.50. Included in this figure is \$30,705,375.30 in Medicaid Redesign Team (MRT) funds and \$11,824,904.05 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Mr. Perrin made a motion to approve the Treasurer's Report, which was seconded by Mr. Hebner. The motion carried.

Mr. Fitzgerald, a voting member, joined the meeting at this point.

19. A Resolution Regarding Authorizing Signatories

Ms. Roff presented a resolution requesting that the authorized designated signatories for HHAP Account Warrants be revised to reflect staff changes.

Mr. Perrin asked for a motion to adopt the resolution. Mr. Hebner made a motion and Mr. Fitzgerald seconded. The motion carried.

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

Ms. Roff presented one "unlisted" project to the Board - North County Transitional Living Services, Inc. d/b/a Transitional Living Services of Northern New York. A negative declaration was recommended as the project will not exceed any threshold under SEQRA that would indicate a potentially significant environmental impact.

There was no further discussion or comment.

Mr. Perrin made a motion to approve the resolution, which was seconded by Mr. Hebner. The motion carried.

21. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Technical Assistance Awards

Ms. Roff requested the addition of four more technical assistance contractors to the list of technical assistance providers.

Mr. Perrin queried whether this was in response to an RFQ and Ms. Roff stated that it is an open RFQ. There was no further discussion or comment.

Mr. Perrin asked for a motion to accept the resolution. Mr. Hebner made a motion and Mr. Fitzgerald seconded. The motion carried.

A Resolution Authorizing Extension of Certain TA Contracts

Ms. Roff also requested a six month extension of certain Technical Assistance contracts that provide property management services. This extension will allow HHAP to meet the critical ongoing needs of projects.

Mr. Perrin asked for a motion to accept the resolution. Mr. Hebner made a motion and Mr. Fitzgerald seconded. The motion carried.

22. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Ms. Roff explained that the purpose of the resolution is to request the Board's approval of two (2) awards, totaling \$3.7 million in HHAP funds, to the following organizations:

- Association for Mental Health and Wellness, Inc.
- Rescue Mission of Utica, Inc.

Ms. Roff described each project recommended for funding, including the conditions applicable to each award if approved by the Board. Ms. Roff also indicated that the following projects were reviewed, but not recommended for funding at this time:

- Arbor Housing and Development
- House of Mercy

With this approval, an appropriation balance of \$50.9 million from the SFY 2016-017 State Budget remained available for future HHAP projects and HHAC operating expenses.

As of the date of the meeting memo, there were four (4) applications under review requesting a total of \$12.5 million. Ms. Roff reported that an additional application had since been received requesting \$5 million in HHAC funds and that this application was in review. None of the projects approved thus far qualified for the \$5 million HIV/AIDS set-aside from the SFY 2016-17 appropriation. For SFY 2016-17 funding, to-date, 73% has been awarded to the Rest of State projects and 27% to the Suburban Region (Suffolk, Nassau and Westchester counties).

Mr. Perrin made a motion to accept the resolution which was seconded by Mr. Hebner. The motion carried.

Mr. Perrin added that the two applicants not funded would receive technical assistance. He explained that not being recommended for funding at this time was not a declination of a project. The Corporation would consider an application again when satisfied that it will meet the requirements of the Agency.

Agency Reports:

OASAS:

Ms. DiChristopher stated that the final OASAS NY/NYIII RFP, reported at the last Board meeting, was put on hold due to the Empire State Supportive Housing Initiative (ESSHI) RFP which was a large undertaking across the whole state.

HCR:

Mr. Fitzgerald reported that HCR revised the open window multi-family programs RFP to make \$150 million in Supportive Housing Opportunity Program (SHOP) funds available. This is the first installment of the \$2 billion of resources subject to a memorandum by the legislature. HCR also issued notices of funding availability and credit availability for its annual Unified Funding Application. An RFP is expected around August 15th. The application deadlines will be early October for early round applications, early November for projects that rely on ESSHI funds, and a standard application in early December for all other applications.

OMH:

Mr. Hebner reported that OMH, which is the lead agency on the ESSHI, has received 155 applications that were being reviewed by seven State agencies. Award announcements are targeted for early September. This would allow providers to take their ESSHI services and operating awards and apply to capital funding sources. Up to 1,200 units will be funded through the initial round of the ESSHI and more are anticipated in the future. Mr. Hebner also related that OMH will have another RFP for 200 units of supportive housing funded through the reinvestment of psychiatric center bed closings.

OTDA:

Mr. Perrin noted that Rick Umholtz will be the lead point of contact for HHAC and HHAP.

New/Other Business: None

Mr. Perrin asked for a motion to adjourn. Mr. Hebner made a motion and Mr. Fitzgerald seconded. The motion carried.

Adjournment:

Mr. Perrin adjourned the meeting at 1.51pm.

The next HHAC Board meeting is scheduled to take place on Wednesday, October 5, 2016, at the Media Service Center Studio, Albany, New York, at 1:30pm.

172nd HHAC BOARD MEETING MINUTES
Meeting date: October 5, 2016

Call to order:

The 172nd meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on October 5, 2016, at 1:30 p.m. The meeting was called to order by the Deputy Commissioner for the Center for Specialized Services at OTDA, Linda Glassman, as Board Chair Designee representing Board Chair Commissioner Samuel Roberts of OTDA.

Members in attendance:

Brett Hebner, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH), Sean Fitzgerald, Board Member Designee representing Board Member William Thompson, Chairman of the NYS Housing Finance Agency (HFA), 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
Brenda McAteer	HHAC Secretary
Barbara Guzman	OTDA Office of Legal Affairs (OLA)
Brendan Bannigan	OTDA OLA
Karen Martin	HHAC Treasurer
John Siniapkin	HHAC Assistant Treasurer
Richard Umholtz	Bureau Director

23. Approval of minutes

Ms. Glassman requested a motion to approve the minutes from the August 3, 2016 HHAC Board meeting. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

24. 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 August 31, 2016. There were 50 projects in various stages of development. There were 23 projects in construction, two of which were 90% complete. Furthermore, 36% of projects currently in development are in New York City, 16% in the suburban region of Westchester, Nassau and Suffolk counties and the remaining 48% are located in the rest of the state.

Project Related Milestones:

Pre-Construction Award

The Rescue Mission Alliance of Syracuse, N.Y. (RMS) (2015-005/ HC00864) executed a Pre-Construction Agreement on August 3, 2016. Michael Washburn is the project manager.

Final Award

The Albany Damien Center, Inc. (2015-003/ HC00865) executed a Final Award Agreement on August 4, 2016. Bethany Meister is the project manager.

Hudson River Housing – Liberty Station (2014-034/HC00866) executed a Final Award Agreement on August 18, 2016. Martin Robinson is the project manager.

Completed

Concern for Independent Living, Inc. – Norwood (Concern) (2013-002/ HC00814) received a Temporary Certificate of Occupancy (TCO) on August 11, 2016. Brenda McAteer is the project manager.

Events and Ceremonies

Southern Tier Environments for Living, Inc. (STEL) and Evergreen Health Services (EHS) (2013-028/ HC00835) held an opening ceremony on July 25, 2016, attended by Commissioner Roberts and Deputy Commissioner Glassman. Pam Cotterell is the project manager.

The Bridge – Melrose Commons Supportive Housing (2015-010/ HC00863) held a groundbreaking ceremony on August 3, 2016, attended by Commissioner Roberts. Matt Ciulla is the project manager.

There was no further discussion or comment.

Ms. Glassman requested a motion to approve the VP Report. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

25. Treasurer's Report

Ms. Martin provided a brief synopsis of Schedule One within the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$66,317,367.31. Included in this figure was \$29,414,838.74 in Medicaid Redesign Team (MRT) funds and \$16,727,018.65 in Mortgage Insurance Funds (MIF).

Mr. Fitzgerald asked that Ms. Martin restate the amounts in MRT and MIF. It was clarified that the remainder was solely HHAC funds. There was no further discussion or comment.

Ms. Glassman requested a motion to approve the Treasurer's Report. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

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

Mr. Kunkler presented one "unlisted" project to the Board – the Rescue Mission of Utica. The project is classified as unlisted. It was determined that the project would not result in any significant adverse environmental impact and therefore a negative declaration was recommended.

There was no further discussion or comment.

Ms. Glassman requested a motion to approve the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

27. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Technical Assistance Awards

Mr. Kunkler requested the addition of a technical assistance contractor, the Albany Damien Center, Inc., to the list of technical assistance providers.

There was no discussion or comment.

Ms. Glassman requested a motion to accept the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

28. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Ms. Roff explained that the purpose of the resolution is to request the Board's approval of three (3) awards, totaling approximately \$10.29 million in HHAP funds, to the following organizations:

- United Veterans Beacon House, Inc.
- Postgraduate Center for Mental Health, Inc.
- Concern for Independent Living, Inc.

Ms. Roff described each project recommended for funding, including the conditions applicable to each award if approved by the Board. Ms. Roff also indicated that the following projects were reviewed, but not recommended for funding at this time:

- Hudson River Housing, Inc.
- Hebrew Home for the Aged at Riverdale

Technical assistance will be offered to these organizations.

None of the projects approved thus far qualified for the \$5 million HIV/AIDS set-aside from the SFY 2016-17 appropriation. For SFY 2016-17 funding to date, 39.3% has been awarded to the Rest of State projects and 47.3% to the Suburban Region (Suffolk, Nassau and Westchester counties) with 13.4% to the New York City region.

With this approval, an appropriation balance of \$40.6 million from the SFY 2016-017 State Budget remained available for future HHAP projects and HHAC operating expenses. As of the date of the meeting memo, there were nine (9) applications under review requesting a total of \$28.9 million. Two additional applications had since been received totaling \$8.9 million.

Ms. Glassman requested a motion to accept the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

Agency Reports:

HFA: Mr. Fitzgerald reported that October 6th was the first of two early award application deadlines for the 2016 Unified Funding round. The first early award related to eight different State housing policy goals. The second early award was established exclusively for projects that have incorporated Empire State Supportive Housing Initiative (ESSHI) conditional awards. These

projects can also apply during the standard round due the first week of December. The early awards are for high readiness projects that can proceed to a construction start within 120 days outside of NYC and 180 days within the city. Mr. Fitzgerald also noted that HFA and HHAC had another coordinating meeting recently to discuss jointly funded projects, which provided an opportunity to streamline the administration of projects and avoid duplication thereby providing economies.

OMH: Mr. Hebner related that since the last Board Meeting the Governor's office announced the conditional award of over 3,600 ESSHI units. ESSHI provides funding for service and operating costs at up to \$25,000 per unit. This is in accordance with the Governor's overall housing plan of 6,000 units, with 1,200 of those units being available under the current RFP.

OASAS: Mr. Williams reiterated that OASAS will be working with agencies through ESSHI to assist them in acquiring their capital development funding within the six-month window.

OTDA: Mr. Umholtz stated that HHAP has already provided capital funding for 189 of the 3,600 conditionally awarded ESSHI units. OTDA is also in the process of implementing the Empire State Poverty Reduction Initiative (ESPRI) in cities throughout New York State. ESPRI was allocated \$25 million in SFY 2016-2017 for the purpose of addressing homelessness. OTDA is also involved in the Nonprofit Infrastructure Capital Investment Program (NYCIP) reviews. The NYCIP provides funding for capital improvements for not-for-profit housing service providers.

Ms. Glassman thanked staff from the Bureau of Housing and Support Services who recently coordinated two regional meetings with homeless service providers throughout the State. She also reported that the Governor's Interagency Council on Homelessness had its first meeting and has already formed three working groups – runaway and homeless youth, persistent mental illness and individuals discharged from healthcare facilities. The next meeting of the Council will be in early December. Ms. Glassman also remarked that this is an unprecedented initiative that pulls together all the state agencies that touch homelessness as well as ten not-for-profit representatives from across the State of New York.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, December 7, 2016, at the Media Service Center Studio, Albany, New York, at 1:30pm.

Ms. Glassman asked for a motion to adjourn. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

Adjournment:

Ms. Glassman adjourned the meeting at 1:58pm.

173nd HHAC BOARD MEETING MINUTES
Meeting date: December 7, 2016

Call to order:

The 173rd meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on December 7, 2016, at 1:30 p.m. The meeting was called to order by New York State Office of Temporary and Disability Assistance (OTDA) Executive Deputy Commissioner Michael Perrin, Board Chair Designee representing Board Chair Commissioner Samuel Roberts of OTDA.

Members in attendance:

James Lupoli, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH) and Sean Fitzgerald, Board Member Designee representing Board Member William Thompson, Chairman of the NYS Housing Finance Agency (HFA).

Others in attendance:

Barbara Roff	HHAC President
Dana Greenberg	HHAC Vice President
Brenda McAteer	HHAC Secretary
Barbara Guzman	OTDA Office of Legal Affairs (OLA)
Lesley Stefan	OTDA OLA
John Siniapkin	HHAC Assistant Treasurer
Richard Umholtz	Director, OTDA Bureau of Housing and Support Services
Matthew Ciulla	HHAP Project Manager
Linda Glassman	Assistant Deputy Commissioner

Mr. Perrin provided an update on the Governor's initiative to build 6,000 units of supportive housing over the next five years, including 1,200 units planned for this year. He commented that several State agencies are working on this initiative and that HHAP, with its rolling RFP, is a flexible program in this effort. Counting the projects recommended for funding at this meeting, HHAP has funded 245 units of supportive housing this year. This is in addition to emergency and transitional housing that HHAP also funds.

29. Approval of minutes

Mr. Perrin requested a motion to approve the minutes from the October 5, 2016 HHAC Board meeting. Mr. Fitzgerald made the motion, which was seconded by Mr. Lupoli. The motion carried.

30. 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 October 31, 2016. There were 53 projects in various stages of development. There were 26 projects in construction, three of which were over 90% complete. Furthermore, 38% of projects currently in development are in New York City, 17% in the suburban region of Westchester, Nassau and Suffolk counties and the remaining 45% are located in the rest of the state. Ms. Greenberg stated that the first project funded in 2016 recently closed.

Project Related Milestones

Final Awards:

Concern for Independent Living, Inc. (Concern) – Surf Vets. (2015-029/ HC00869) executed a Final Loan Agreement on September 22, 2016. This 119-unit supportive and affordable housing project in Brooklyn will provide 82 units for homeless veterans. Scott Kunkler is the project manager.

Housing Works, Inc. – Hull Street (2012-016/HC00821) executed a Final Award Agreement on October 7, 2016. It will provide 28 studio apartments in Brooklyn for homeless persons living with HIV/AIDS and who qualify as NY/NYIII Category E. Brenda McAteer is the project manager.

Amendments:

2065 Walton Avenue Associates LLC and Jericho 2065 Walton Avenue HDFC (Jericho Project) (2014-008/HC00845) executed an Amended Final Loan Agreement on September 28, 2016. Walton Avenue Apartments, in the Bronx, will provide 56 units for homeless veterans and 33 units for youth. Brenda McAteer is the project manager.

North Country Transitional Living Services, Inc. (TLS) HC00288, HC00399, HC00442 transferred title from the Association for Neighborhood Rehabilitation, Inc. (ANR) to North Country Transitional Living Services, Inc. (TLS) on October 28, 2016 with TLS assuming all of ANR's obligations under the HHAC contracts, notes and mortgages. TLS also executed Amendments to the above referenced contracts to reflect its role as project sponsor. The referenced projects consist of three sites in Ogdensburg: a 24-unit male SRO; a nine-unit female SRO and 32 units of permanent housing, and a 12-unit male SRO in Canton. Michael Washburn is the project manager.

Events and Ceremonies:

The Albany Damien Center, Inc. (2015-003/ HC00865) held a groundbreaking ceremony on October 13, 2016, attended by Commissioner Roberts and Lieutenant Governor Kathleen Hochul. This project will provide 20 units of permanent housing for single adults in Albany living with HIV/AIDS. Bethany Bennett is the project manager.

HELP Development Corp. (HELP Buffalo) (2014-022/HC00862) held a groundbreaking ceremony on October 18, 2016, attended by Executive Deputy Commissioner Perrin. Fifteen (15) of the units in this 47-unit building will be reserved for homeless single veterans and veterans with families. Kim Smith is the project manager.

Concern for Independent Living, Inc. (Concern) – Liberty Landing (2014-011) held a project opening on October 26, 2016, attended by Commissioner Roberts. Liberty Landing will reserve 30 units for homeless singles and families suffering from a mental illness. Scott Kunkler is the project manager.

Mr. Perrin commented that the HELP groundbreaking ceremony in Buffalo was attended by the Mayor, a number of city council members and legislators, and that it was very well received.

There was no further discussion or comment.

31. Comptroller's Report

Ms. Roff presented the 2017 Budget and Financial Plan to be submitted to the Office of the State Comptroller (OSC) and the Authorities Budget Office (ABO) through their online reporting system, the Public Authorities Reporting Information System (PARIS).

The Financial Plan includes the budget for the current fiscal year and revenue and expenditure projections for the next four years. The plan must be approved by the Board and is required to be submitted at least 90 days prior to the beginning of the fiscal year. This plan is also submitted to the Governor's office, the State Finance Committee, the Chair and the Ranking Minority Member of the Senate Finance Committee, and the Chair and Ranking Minority Member of the Assembly Ways & Means Committee.

Discussion: Ms. Roff referred Board Members to the section of the package that included an explanation of the Public Authority's relationship with other governmental units, a description of the budget process and a revised forecast of the current year's budget. Revenue and expenditure projections through the state fiscal years 2020-2021 were also included in the comptroller's report.

Mr. Perrin questioned whether the new information required was by new statute or a change in the regulations. Ms. Roff responded that this information was required to be updated each year and were existing requirements.

There was no further discussion or comment.

A Resolution of the Homeless Housing and Assistance Corporation Approving the Annual Budget Report to the Office of the State Comptroller

Mr. Perrin requested a motion to approve the Comptroller's Report. Mr. Fitzgerald made the motion, which was seconded by Mr. Lupoli. The motion carried.

4. Treasurer's Report

Mr. Siniapkin 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 \$54,749,413.49. Included in this figure was \$26,834,815.20 in Medicaid Redesign Team (MRT) funds and \$14,951,399.68 in Mortgage Insurance Funds (MIF).

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

Mr. Ciulla listed the following projects:

- 2016-019 Postgraduate Center for Mental Health - Gates Avenue Residence
- 2016-020 Concern for Independent Living - Estella Housing
- 2016-002 Akwesasne Housing Authority - Sunrise Acres III

Gates Avenue and Estella are classified as Unlisted. Sunrise Acres is classified as a Type 1 because the sponsor intends to construct more than ten units in a municipality that has no adopted zoning regulations. It was recommended that a Negative Declaration be made for each project as none would result in any significant environmental impact.

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Lupoli. The motion carried.

6. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Ms. Roff explained that the purpose of the resolution is to request the Board's approval of six (6) awards, totaling approximately \$14.3 million in HHAP funds, to the following organizations:

- Cayuga/Seneca Community Action - \$1,043,899
- Interfaith Partnership for the Homeless - \$2,621,867
- Catholic Family Center - \$1,686,857
- Common Ground (Breaking Ground) & Comunilife –LaCentral - \$5,900,000
- House of Mercy - \$2,300,000
- Municipal Housing Authority of Utica - \$770,000

Ms. Roff also indicated that the following projects were reviewed, but not recommended for funding at this time:

- Southern Tier Environments for Living (STEL)
- Thomas Mott Osborne Memorial Fund-Fulton Re-entry
- Community Housing Innovations, Inc.

Technical assistance will be offered to these organizations.

One project thus far qualified for \$2.9 million of the \$5 million HIV/AIDS set-aside from the SFY 2016-17 appropriation. For SFY 2016-17 funding to date, 27.3% has been awarded to the Rest of State projects, 16.8% to the Suburban Region (Suffolk, Nassau and Westchester counties) and 14.1% to the New York City region. The award reservation for Common Ground (Breaking Ground) & Comunilife brought the 2016-17 NY/NYIII commitment to 96 units in total.

Mr. Fitzgerald stated that he had shared the recommendations with his counterparts at the Housing Finance Agency (HFA) and there are several shared projects that they look forward to working on with HHAC.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Lupoli. The motion carried.

Agency Reports:

OMH: Mr. Lupoli reported that OMH housing staff have been having regular meetings and conference calls with providers who have been given conditional Empire State Supportive Housing Initiative (ESSHI) awards to move them forward.

OMH also has two new RFPs for scattered site supportive housing and awards are expected to go out shortly:

- RFP for 50 units in New York City located in three different areas – Creedmoor in Queens, Queensboro in Brooklyn and South Beach on Staten Island.
- RFP targeted to Long Island will provide for 22 units in Suffolk County and 16 units in Nassau County. This is expected to be released in the next few weeks.

HFA: Mr. Fitzgerald reported that NYS Homes and Community Renewal (HCR) had established an early-round accelerated funding opportunity for ESSHI conditional awardees. Five applications were received and HCR expects to make award recommendations in the next several weeks. HCR's standard Unified Funding 2016 Capital Applications were due by December 7, 2016. It appeared to be on target for the number of expected applications. Mr. Fitzgerald noted that HCR staff also provided technical assistance to ESSHI awardees, some of whom are not familiar with HCR processes.

OTDA: Mr. Perrin stated that HHAP has seen tremendous interest from some of the ESSHI conditional awardees, some partnering with HCR. He commented that this is a good example of how the supportive housing initiative is moving quickly ahead with strong interagency support.

Ms. Glassman related that the second meeting of the Interagency Council on Homelessness occurred the previous day. Three work groups are in the process of finalizing recommendations. These include runaway and homeless youth, persons with mental illness and people exiting healthcare facilities. Additional groups are also starting. Again this is a very good opportunity for State agencies to work more closely together in addressing homelessness.

Mr. Umholtz reported that the DASNY Nonprofit Infrastructure Capital Investment Program (NICIP) awards were announced earlier in the week. There were 327 award recipients sharing \$100 million. Many of the entities receiving awards are also in HHAP and HCR's portfolios.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, February 1, 2017, at the Media Service Center Studio, Albany, New York, at 1:30pm.

Mr. Perrin asked for a motion to adjourn. Mr. Fitzgerald made the motion, which was seconded by Mr. Lupoli. The motion carried.

Adjournment:

Mr. Perrin adjourned the meeting at 2:00pm.

174th HHAC BOARD MEETING MINUTES
Meeting date: February 1, 2017

Call to order:

The 174th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), Albany, New York on February 1, 2017, at 1:30 p.m. The meeting was called to order by New York State Office of Temporary and Disability Assistance (OTDA) Executive Deputy Commissioner Michael Perrin, Board Chair Designee representing Board Chair Commissioner Samuel Roberts of OTDA.

Members in attendance:

Brett Hebner, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH), Sean Fitzgerald, Board Member Designee representing Board Member William Thompson, Chairman of the NYS Housing Finance Agency (HFA) 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
Barbara Guzman	OTDA Office of Legal Affairs (OLA)
Lesley Stefan	OTDA OLA
Karen Martin	HHAC Treasurer
John Siniapkin	HHAC Assistant Treasurer
Richard Umholtz	Director, OTDA Bureau of Housing and Support Services
Linda Glassman	Assistant Deputy Commissioner

Mr. Perrin began the meeting by announcing that HHAC had suspended accepting applications for funding under the current HHAP RFP as the appropriation was oversubscribed based on the amount of applications under review and the funds remaining. This is a temporary stay on the rolling RFP, pending the allocation of funds in the budget for 2017-18.

32. Approval of minutes

Mr. Perrin requested a motion to approve the minutes from the December 7, 2016 HHAC Board meeting. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

33. 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 January 3, 2017. There were 56 projects in various stages of development. Twenty-six (26) of these projects were in construction, one of which was over 90% complete. Furthermore, 36% of the projects in development at that time were in New York City, 16% were in the suburban regions of Westchester, Nassau and Suffolk counties, and the remaining 48% were located in the rest of the state.

Project Related Milestones

Final Awards:

BRC Landing Road II L.P./ Bowery Residents' Committee, Inc. (BRC) (2015-030/ HC00871) executed a Final Loan Agreement on November 10, 2016. This 136-unit supportive and affordable housing project in the Bronx will provide 111-units of permanent supportive housing for working single adults with a variety of disabilities. BRC received \$2,015,000 in HHAP funds. Amanda Diller is the project manager.

PCMH Marion Avenue, L.P./ Postgraduate Center for Mental Health (PCMH) (2014-020/ HC00870) executed a Final Loan Agreement on November 10, 2016. The 100-unit project will provide 65-units of permanent supportive housing for singles and families in the Bronx. Fifty (50) of the units will house homeless singles living with a serious mental illness. Fifteen (15) units will house chronically homeless families or families at serious risk of becoming chronically homeless. Of the \$5.5 million award, \$4.2 million was in MRT funds. Amanda Diller is the project manager.

West Street Apartments LLC/ Rescue Mission of Utica (2016-013/ HC00873) executed a Final Loan Agreement on November 29, 2016. This 42-unit project will provide 11-units of supportive housing for homeless families and singles in Utica. Households to be assisted include those with a mental illness or chemical dependency. The project was awarded \$1.7 million in HHAP funds. Matt Ciulla is the project manager.

Completed

CHV 560 Winthrop Street, L.P./ CAMBA Gardens II (CAMBA/ CAMBA Housing Ventures) (2013-001/HC00827) received a Temporary Certificate of Occupancy (TCO) on November 30, 2016. The project, known as CAMBA Gardens II, provides 182 units for NY/NYIII eligible households in this 293-unit supportive and affordable housing project in Brooklyn. CAMBA received \$6 million in HHAP funds. Dana Greenberg is the project manager.

Walnut Avenue Homes, LLC/ Housing Visions Consultants (HVC) (2014-003/ HC00843), received a Certificate of Occupancy for their third HHAP building on July 16, 2016. The project provides 41-units of permanent supportive housing for families and singles in Niagara Falls. Assistance is being provided to households with survivors of domestic violence. Housing Visions received \$1.7 million in HHAP funds. Gregory Bell is the project manager.

Events and Ceremonies:

Finger Lakes Addictions Counseling & Referral Agency, Inc. (FLACRA) (2014-031/ HC00855) held ribbon cuttings at each of its four sites on November 17 and 18, 2016. These events were attended by Commissioner Roberts. The project has eight (8) units of permanent housing and seven (7) units of transitional housing for homeless individuals recovering from substance abuse, spanning four counties: Ontario, Seneca, Wayne and Yates. Five (5) of the permanent units will give preference to homeless veterans. FLACRA received a \$2.4 million award from HHAP and subsequently has obtained ESSHI funds for operating expenses. Bethany Bennett is the project manager.

Project Hospitality (2014-012/ HC00868) held a ground breaking ceremony on December 16, 2016. The project received a \$3 million HHAP award to rehabilitate a 16-unit building on Staten Island. Households to be assisted include individuals suffering from a mental illness who are also chemically addicted or individuals living with HIV/AIDS. Kimberly Smith is the project manager.

Ruby's Place Linden L.P./ Community Counseling and Mediation Services, Inc. (CCMS) (2012-013/ HC00808) held a ribbon cutting ceremony on November 30, 2016. This 72-unit permanent supportive housing project includes 60-units for homeless individuals with a severe and persistent mental illness (NY/NYIII Category A). The HHAP award was \$3.5 million. Brenda McAteer is the project manager.

Mr. Fitzgerald commented that he recalled predevelopment discussions at CAMBA in 2008 which indicates how much effort it takes to develop projects of this magnitude.

There was no further discussion or comment.

34. 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 \$61,239,678. Included in this figure was \$26,008,583 in Medicaid Redesign Team (MRT) funds and \$11,463,049 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the Treasurer's Report. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

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

Mr. Kunkler listed the following projects and recommended that a negative declaration be made because each project may be classified as an "unlisted action" and would not exceed any threshold under SEQRA that would indicate a potentially significant environmental impact:

- 2016-028 House of Mercy – Ormond Street
- 2016-029 Municipal Housing Authority of Utica - Roosevelt Residences

Mr. Perrin questioned whether the 11 Roosevelt sites in the Cornhill area of Utica were encompassed by the Resolution and Mr. Kunkler stated that they were and the respective addresses were attached to the Resolution.

There was no further discussion or comment.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

36. A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Mr. Perrin commented that the three (3) awards proposed were for permanent supportive housing.

Ms. Roff followed by stating that at the time of the Board meeting there were 12 applications under review requesting approximately \$39 million. She also stated that following the approval of the HHAP funding recommendations at the Board meeting, a remaining uncommitted appropriation

balance of \$11.9 million may be utilized for future HHAP projects and/ or HHAC's operating expenses. Of the \$51.1 million awards made thus far in SFY 2016-17, \$42.9 million have been awarded to permanent supportive housing and will produce 387 units.

Ms. Roff went on to explain that the purpose of the resolution is to request the Board's approval of three (3) awards, totaling approximately \$14.4 million in HHAP funds, to the following organizations:

- Project Renewal - \$6,222,012
- New Destiny - Jennings - \$5,060,000
- Westside Federation for Senior and Supportive Housing (WSFSSH)/ Mill Brook Terrace - \$3,120,000

Ms. Roff also indicated that the following project was reviewed, but was not recommended for funding at this time:

- Mental Health Association of Nassau County

Technical assistance will be offered to this organization.

Mr. Perrin requested a motion to approve the resolution. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

Agency Reports:

OASAS: Mr. Williams reported that OASAS continues to work on the ESSHI RFP for the second round of funding.

OMH: Mr. Hebner related that OMH continues to work with the Interagency work group on incorporating input from partner agencies on the RFP, tracking the progress of projects from the conditional award stage to the permanent award stage, and responding to OSC to get the initial procurement package of conditional awardees approved.

OMH also recently awarded scattered site supportive housing beds in NYC and Long Island. There were five RFPs, three of which were the re-allocation of existing beds to alternate providers. The other two RFPs were sourced from savings by reducing psychiatric center beds. Fifty new beds will be in NYC, 22 beds in Suffolk County and 16 beds in Nassau County.

OMH is working on additional RFPs to identify a replacement operator for a community residence SRO in NYC and to identify a provider for a 48 bed CR-SRO on the Bronx psychiatric center campus.

HFA: Mr. Fitzgerald reported that HCR had its most successful year ever with over 12,000 affordable units assisted, a 40% increase year-to-year in assistance levels. The review of December's Unified Funding Round application is underway with 76 applications under consideration for 9% Tax Credits. Awards will be made in the spring and State Agency partners who will have units in the projects will be consulted as part of the due diligence process.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, April 5, 2017, at the Media Service Center Studio, Albany, New York, at 1:30pm.

Mr. Perrin asked for a motion to adjourn. Mr. Fitzgerald made the motion, which was seconded by Mr. Hebner. The motion carried.

Adjournment:

Mr. Perrin adjourned the meeting at 1:56pm.