

**NEW YORK STATE
OFFICE OF TEMPORARY AND DISABILITY
ASSISTANCE**

**HOMELESS HOUSING AND
ASSISTANCE PROGRAM**

**ANNUAL REPORT
to the
Governor and the Legislature**

2007



Eliot Spitzer, Governor

David A. Hansell, Commissioner

Introduction

The Homeless Housing and Assistance Program (HHAP) provides capital grants and loans to not-for-profit corporations, charitable and religious organizations, municipalities and public corporations to acquire, construct or rehabilitate housing for persons who are homeless and are unable to secure adequate housing without special assistance. Projects eligible for HHAP funding may serve families, single persons, youth, the elderly, as well as a range of special needs groups such as the homeless mentally disabled, victims of domestic violence, veterans and persons with AIDS.

The Homeless Housing and Assistance Program was enacted by Chapter 61 of the Laws of 1983. In June of 1990, a public benefit corporation was established to administer the program. The corporation, known as the Homeless Housing and Assistance Corporation (HHAC), is a subsidiary of the New York State Housing Finance Agency (HFA), and is administered by staff of the New York State Office of Temporary and Disability Assistance (OTDA).

HHAP was the first program in the country to target substantial financial resources for the development of homeless housing. Since the inception of HHAP, New York State has led the nation in the advancement of the idea that more than bricks and mortar is needed to humanely provide housing for the more vulnerable members of society. Through HHAP, New York was a pioneer in the development of housing for people (including families) living with HIV/AIDS, low demand housing for the mentally ill and/or chemically addicted, and transitional re-entry programs for formerly incarcerated men and women.

Moreover, HHAP meets a distinct need within New York by developing housing that falls outside the purview of traditional low and moderate income housing initiatives. HHAP has provided capital funding for a wide range of housing types for various homeless special needs populations, including but not limited to:

- emergency and transitional facilities for victims of domestic violence
- transitional housing for adolescents aging out of foster care
- programs for homeless and runaway youth
- transitional programs for people in recovery
- supported housing for veterans, people living with HIV/AIDS, ex-offenders, substance abusers, the chronic homeless, and the severely and persistently mentally ill

In many instances, HHAP is the only state resource available to fund the capital development of these types of projects.

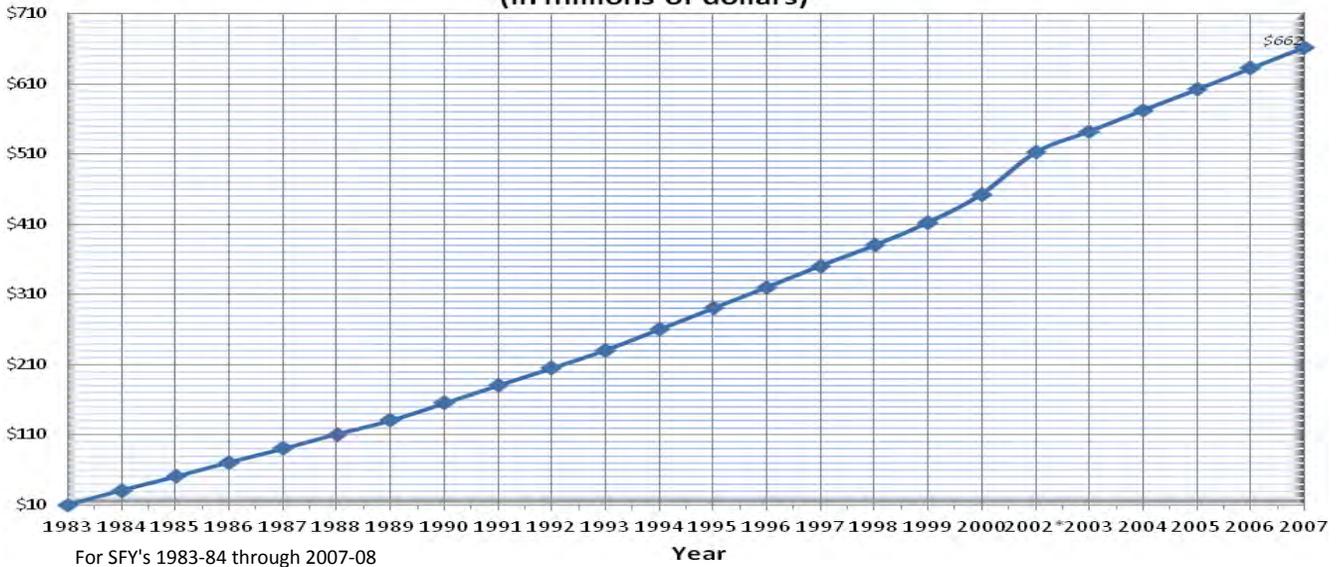
Program funds are awarded through an annual competitive Request for Proposals process. Applicants and awardees represent a broad range of not-for-profit and charitable organizations, generally with experience either in housing development or management, or in the provision of social services. A relatively small number of grants have also been made to municipalities.

HHAP, together with all the programs administered by the Bureau of Housing Services within OTDA, is designed to move families and individuals from homelessness and poverty toward the greatest level self-reliance and economic independence they are capable of achieving.

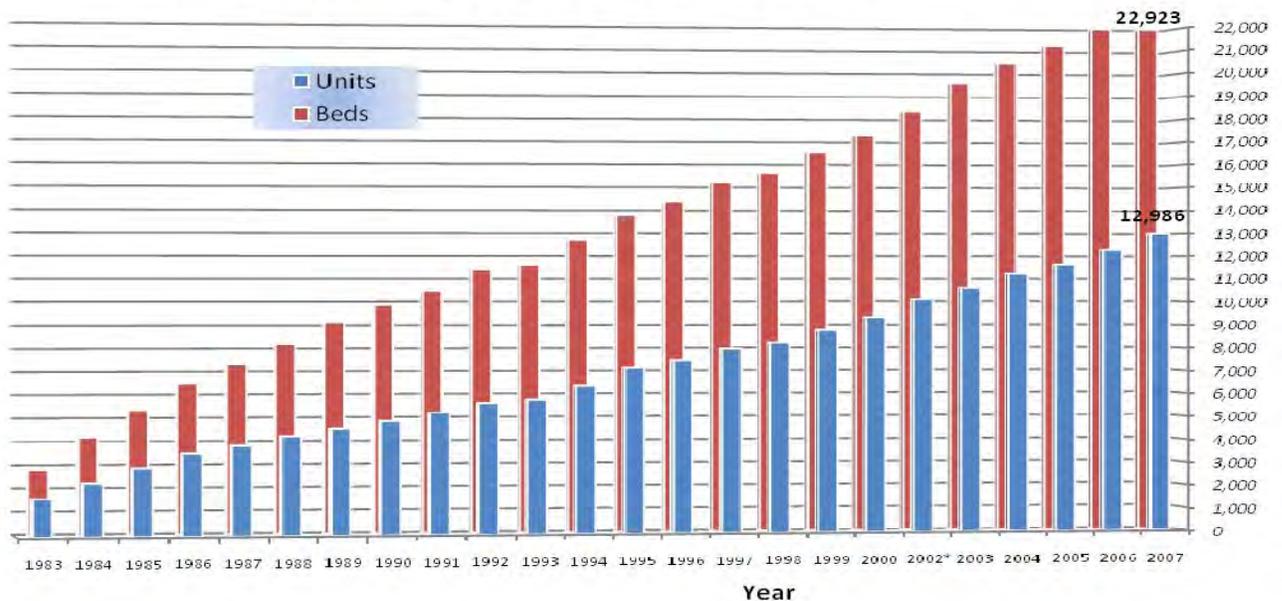
SUMMARY OF AWARDED FUNDS

HHAP capital funds are primarily available for those costs related to the actual process of housing development: property acquisition; demolition and site work; rehabilitation or new construction; equipment costs; architectural and other professional fees. Since the inception of the program in 1983 through SFY 2007-08, the State has appropriated \$662 million to contribute toward the development of over 12,900 units of housing.

CUMULATIVE FUNDS APPROPRIATED 1983-2007 (in millions of dollars)



CUMULATIVE HHAP UNITS & BEDS

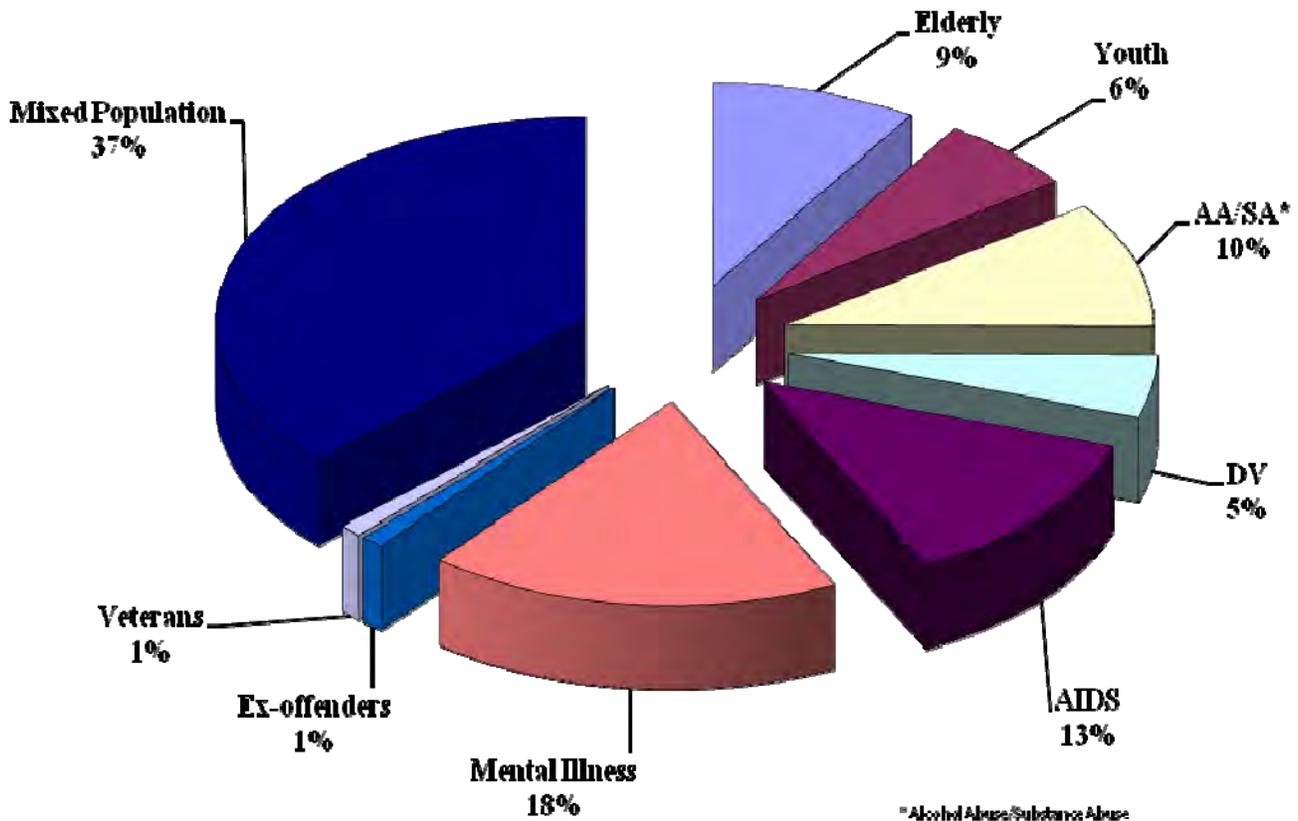


*SFY 2001-02 and 2002-03 appropriations were combined into one funding round.

POPULATIONS SERVED BY HHAP

Each year, the HHAC selects categories of projects as priorities for funding to assist specific homeless sub-populations based on a determination of need. Priorities over the history of HHAP have included supported housing for homeless single persons and families; the homeless mentally disabled; homeless persons with Human Immunodeficiency Virus (HIV) and/or Acquired Immune Deficiency Syndrome (AIDS); adolescents aging out of foster care and parenting teens; domestic violence (DV) victims and their families; elderly; veterans; and persons leaving correctional facilities. The chart below shows the units funded, and identifies the special populations they serve.

Special Population Units Awarded 1983-2007



OTDA recognizes that the primary focus in developing housing for homeless and special needs households must be on the needs of the population, not just the housing. HHAP realizes the importance of assisting tenants to move toward greater self determination and economic sufficiency and incorporates social services components into the operation of the program accordingly. Housing is essentially a foundational service in the supportive services approach to the homeless facing multiple barriers to self-sufficiency.

New York/New York III

On November 3, 2005 New York State and the City of New York signed the New York/New York III Supportive Housing Agreement. Under this agreement, the State and City mutually agreed that supportive housing is a cost effective tool to address the multiple challenges faced by many homeless persons and that the portfolio of supportive housing programs in New York City needs to be increased to address the problem of chronic homelessness among individuals and families.

Although New York/New York III includes numerous target populations, OTDA through the Homeless Housing and Assistance Program, has committed to develop 1,000 units of housing for chronically homeless single adults who suffer from a serious and persistent mental illness or who are diagnosed as mentally ill and chemically addicted (MICA).

The SFY 2007-08 HHAP RFP included supportive housing developed in accordance with the New York/New York III Agreement for chronically homeless single adults who suffer from a serious and persistent mental illness or who are diagnosed as mentally ill and chemically addicted (MICA) as a priority for funding. A total of five proposals were received requesting support for both the HHAP-identified priority population as well as other populations eligible under the broader definition. Of those, three projects were selected for funding: two for mentally ill singles and one for a young adult population.

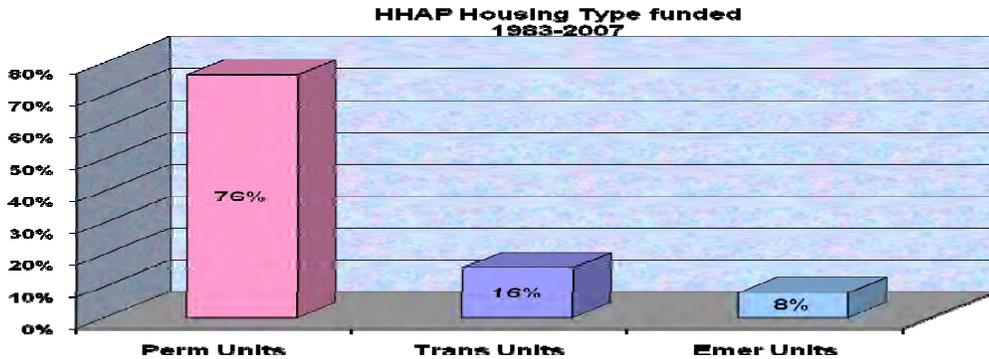
- Postgraduate Center for Mental Health - \$2,500,000 to newly construct a total 85 units of permanent housing in the Bronx. Fifty one of the units will be reserved for HHAP and will house homeless single individuals with severe and persistent mental illness. The remaining 34 units will be reserved for low-income tenants. The total project cost is approximately \$21 million
- Common Ground Community - \$3,500,000 to newly construct a total of 190 units of housing in the Bronx. The project will create 120 units of homeless housing; the remainder will be for low income households. Of the homeless units, 27 will be set aside for persons with HIV/AIDS, 23 for youth aging out of foster care, and 70 for the mentally disabled. The total project cost is approximately \$43 million.
- Fortune Society, Inc. - \$5,500,000 to newly construct a total of 114 units of housing in Manhattan. Fifty units will be reserved for HHAP and of those, 31 are reserved for mentally disabled singles and 19 for substance abusers. The remainder of the units are for low income households. The total project cost is approximately \$37 million.

It is anticipated that the next HHAP RFP will include the same priority for NY/NY III.

HHAP FUNDING HISTORY

During the 24 years HHAP has been in operation through SFY 2007-08, 604 projects throughout the State have been funded. Of these, 50 have been withdrawn resulting in 554 projects remaining funded, yielding over 12,900 units of housing.

More than seventy-six percent of the beds funded by HHAP provide permanent housing for homeless families and individuals. The remainder provides housing in a transitional setting (over 30 days) or on an emergency basis (30 days or less).

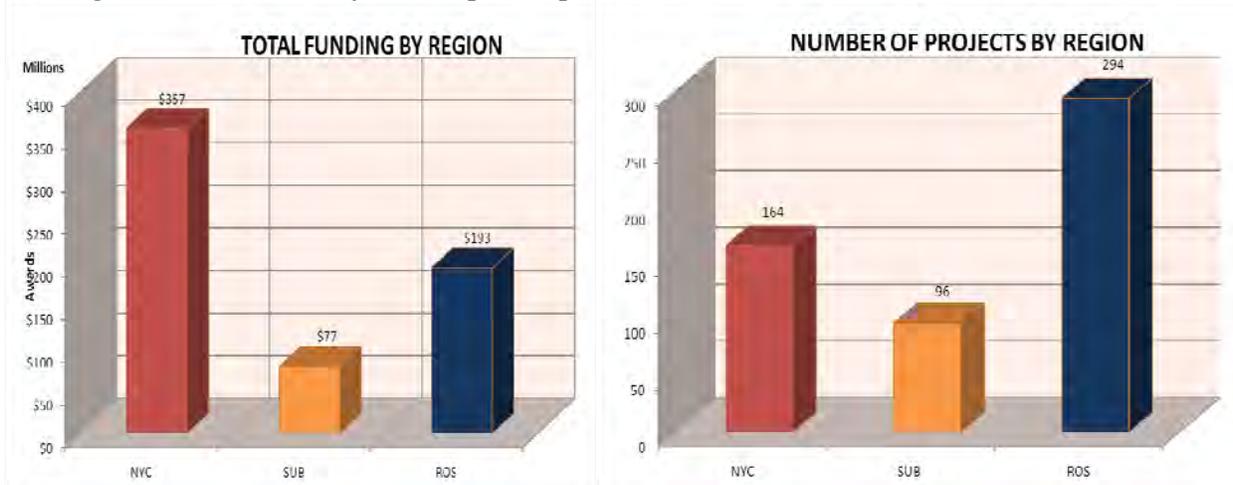


REGIONAL DEVELOPMENT

HHAP Projects Awarded by Region 1983 – 2007*

*Funds appropriated through SFY 2007-08

While HHAP grants have been made to sponsors in 56 counties throughout the State, nearly sixty percent of program funds committed to date are targeted to projects located in New York City. This reflects the greater incidence of homelessness in the Metropolitan area, the higher cost of housing, and the availability of non-profit sponsors.



HHAP Projects Awarded by County 1983 – 2007*

*Funds appropriated through SFY 2007-08

New York City & Suburbs

County	Number of Projects	Amount Awarded
<i>New York City</i>		
<i>NYC Total</i>	<i>164</i>	<i>\$357,181,835</i>
<i>Suburban</i>		
Nassau	10	5,239,853
Suffolk	42	29,425,363
Westchester	44	42,633,120
<i>Suburban Total</i>	<i>96</i>	<i>\$77,298,336</i>

Rest of State

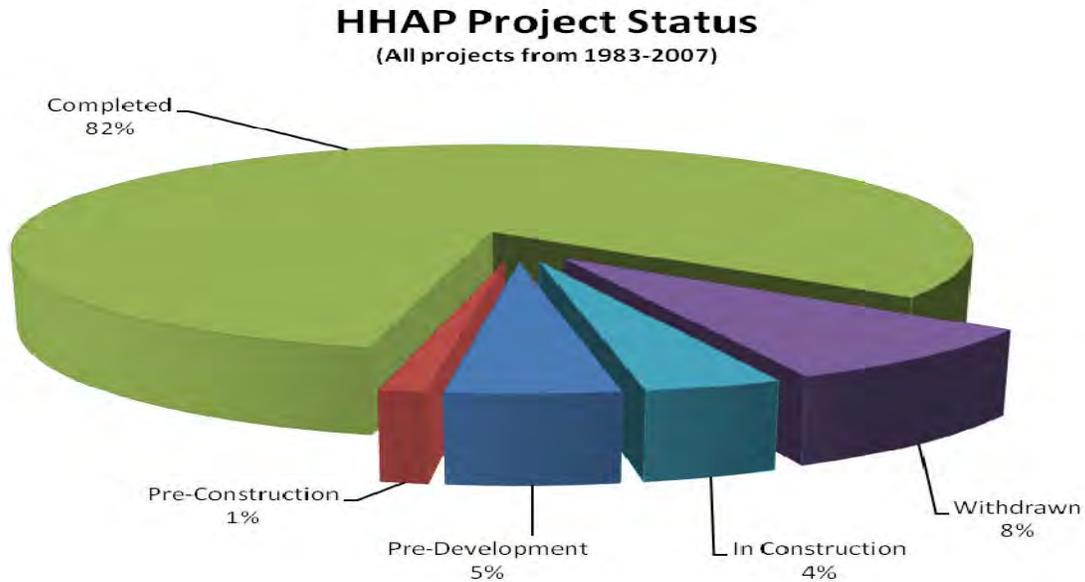
County	Number of Projects	Amount Awarded
Albany	25	\$16,858,619
Allegany	3	893,653
Broome	13	13,717,272
Cattaraugus	8	2,467,444
Cayuga	3	414,179
Chautauqua	8	3,442,261
Chemung	1	175,000
Chenango	1	198,500
Clinton	5	3,695,740
Columbia	5	2,257,825
Cortland	1	158,673
Dutchess	9	6,592,192
Dutchess/Ulster	1	950,000
Erie	32	27,798,513
Essex	1	74,000
Franklin	10	4,606,399
Fulton	3	4,622,858
Greene	1	152,000
Herkimer	1	219,265
Jefferson	6	4,178,814
Livingston	3	1,201,173
Madison	2	1,069,369
Monroe	22	11,025,433
Montgomery	1	550,000
Niagara	7	3,266,500
Oneida	10	5,470,713

County	Number of Projects	Amount Awarded
Onondaga	14	\$7,725,367
Ontario	3	1,457,779
Orange	9	12,061,825
Orleans	1	524,985
Oswego	3	1,184,545
Otsego	3	1,011,436
Putnam	3	933,713
Rensselaer	12	14,085,061
Rockland	3	2,540,926
Saratoga	7	4,334,255
Schenectady	5	4,644,286
Schoharie	2	345,290
St. Lawrence	11	8,244,291
Steuben	7	3,508,047
Sullivan	2	258,321
Tioga	3	1,039,865
Tompkins	4	2,265,350
Ulster	9	4,747,490
Warren	3	776,750
Wayne	3	1,344,670
Wyoming	3	1,282,000
Yates	1	452,331
Washington	1	2,509,858
<i>Rest of State Total</i>	<i>294</i>	<i>\$193,374,271</i>
<i>Grand Total</i>	<i>604*</i>	<i>\$629,634,865*</i>

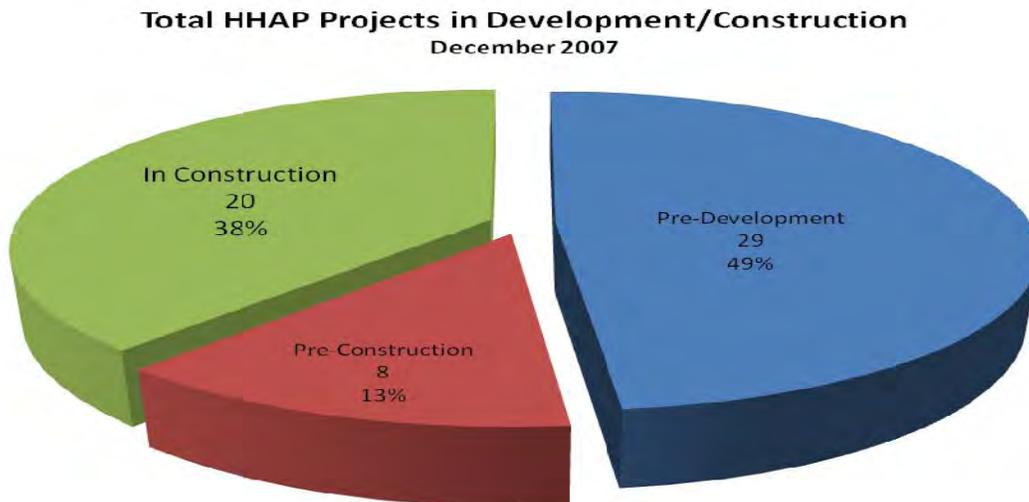
*Including withdrawals

HHAP PROJECT STATUS

Under the purview of the Office of Temporary and Disability Assistance, HHAP has served as the cornerstone program for the development of affordable supported housing for the homeless of New York State. Over eighty percent of all projects awarded HHAP funding have been successfully completed. Ten percent of all HHAP projects are currently in pre-development, preconstruction or in construction, and eight percent have been withdrawn due to unforeseen problems.



Consistent with its mission, OTDA continues to develop safe, affordable housing with services that will move homeless families and individuals toward self-reliance and economic independence. The following chart denotes the work status of all HHAP projects that were progressing through the development/construction process as of December 2007. There were 57 projects in various stages of development. Of the 20 projects in construction, 5 were over ninety percent complete.



2007 ACCOMPLISHMENTS

HHAP PROJECTS COMPLETED IN 2007

During calendar year 2007, sixteen (16) HHAP projects completed construction and became operational resulting in the preservation or creation of 576 units of housing and representing an HHAP investment of over \$31 million. Following is a summary of those projects.

1. **163rd Street Improvement Council, Inc. (HHAP ID# 0042)** received a HHAP award on 9/23/1998 for the new construction of a building that created 61 units of permanent supportive housing for people living with HIV/AIDS. The project became operational on 3/15/2007.
2. **CAMBA (aka 880 Willoughby HDFC). (HHAP ID# 1999-030)** received a HHAP award on 10/27/2000 for the new construction of a building that created 101 units of permanent supportive housing for people living with HIV/AIDS and low income families. The project became operational on 6/1/2007.
3. **Eaglewood East,LLC (Housing Visions, Inc.) (HHAP ID# 2005-035)** received a HHAP award on 9/27/2005 for the new construction of three multi-unit buildings that created 26 units and 53 beds of permanent supportive housing for single veterans and physically disabled veterans. The project became operational on 7/1/2007.
4. **Tompkins Community Action (HHAP ID# 2005-025)** received a HHAP award on 9/27/2005 for the substantial rehabilitation and new construction of two buildings that created 6 units and 22 beds of permanent supportive housing for youth/runaway and pregnant/parenting teens. The project became operational on 7/1/2007.
5. **Wilson Commencement Park (HHAP ID# 2004-030)** received a HHAP award on 10/13/2004 for the new construction of a building that created 18 units and 70 beds of transitional housing for families victims of domestic violence and substance abuse. The project became operational on 12/5/2007.
6. **Oswego County Opportunities (HHAP ID# 2004-020)** received a HHAP award on 10/13/2004 for the substantial rehabilitation of a building that created 6 units and 10 beds of permanent supportive housing for families and singles with mental disabilities. The project became operational on 3/14/2007.
7. **Aquinas Housing Corporation (HHAP ID# 2004-015)** received a HHAP award on 10/13/2004 for the new construction of a building that created 33 units and 71 beds of permanent supportive housing for homeless and low-income families. The project became operational on 6/1/2007.
8. **Watershed Associates (HHAP ID# 2003-038)** received a HHAP award on 9/2/2003 for the acquisition of a building that created 2 units and 6 beds of permanent supportive housing for families and singles living with HIV/AIDS. The project became operational on 8/1/2007.

9. **Equinox, Inc. (HHAP ID# 2003-030)** received a HHAP award on 9/2/2003 for the substantial rehabilitation of a building that created 14 units and 30 beds of emergency housing for families and singles victims of domestic violence. The project became operational on 1/18/2007.
10. **ComuniLife, Inc. (HHAP ID# 2001-013)** received a HHAP award on 10/8/2002 for the new construction of a building that created 61 units of permanent supportive housing for people living with HIV/AIDS. The project became operational on 2/1/2007.
11. **Addicts Rehabilitation Center Foundation, Inc. (HHAP ID# 2001-011)** received a HHAP award on 10/8/2002 for the substantial rehabilitation of a building that created 32 units of permanent supportive housing for individuals with HIV/AIDS and substance abuse issues. The project became operational on 1/7/2008.
12. **Henry Street Settlement (HHAP ID# 2001-006)** received a HHAP award on 10/8/2002 for the new construction of a building that created 53 units of permanent supportive housing for singles mentally disabled. The project became operational on 5/30/2007.
13. **Westhab, Inc. (Hudson St. - The Windham) (HHAP ID# 2000-042)** received a HHAP award on 3/18/2002 for the substantial rehabilitation of a building that created 41 units and 48 beds of permanent and transitional housing for homeless families and singles with substance abuse issues and mentally disabled. The project became operational on 12/5/2007.
14. **Family of Woodstock (HHAP ID# 1999-047)** received a HHAP award on 10/27/2000 for the substantial rehabilitation of three buildings that created 10 units and 31 beds of emergency housing in 2004. In 2005, Family of Woodstock received additional funds to develop 3 more units with 12 additional beds of emergency housing for families and singles mentally disabled and substance abusers. This portion of the project became operational on 6/1/2007.
15. **VESTA (HHAP ID# 2003-028)** received a HHAP award on 9/2/2003 for the substantial rehabilitation of a building that created 10 units of transitional housing for people living with HIV/AIDS. The project became operational on 12/5/2007.
16. **Hudson River Housing, Inc. (HHAP ID# 2003-037)** received a HHAP award on 9/2/2003 for the rehabilitation of a building that created 102 units and 270 beds of transitional housing for families and singles. The project became operational on 4/10/2007.

PROJECTS COMPLETED IN 2007

"SECURE HOUSING IS FUNDAMENTAL TO REPAIRING AND STABILIZING LIVES."



Oswego County Opportunities

*6 units with 10 beds of permanent housing for homeless families and singles
in Oswego County*

(Projects continued...)



Aquinas Housing Corporation
*33 units and 71 beds of permanent housing for
homeless and low-income families in New York
County*



Destiny at Wilson Commencement Park
*18 units and 70 beds of transitional housing for families in Monroe
County*

(Projects continued...)



Eaglewood East (Housing Visions)

26 units and 53 beds for homeless veterans in Onondaga County



Tompkins Community Action Agency

6 units and 22 beds of permanent housing for youth in Tompkins County

HHAP PROJECTS FUNDED IN 2007

The State Fiscal Year 2007-08 Homeless Housing and Assistance Program Request for Proposals was issued during April 2007. In May 2007, a total of thirty-four (34) proposals were received requesting over \$79 million, including 3 PWA projects requesting \$5.9 million. On November 13, 2007 the HHAC board approved awards totaling \$38,230,495 to 16 nonprofit organizations. Awards were officially announced November 14, 2007. These awards will support the development of 730 units of housing statewide.

Region	# of Projects	HHAP		Total		Award**	Percentage
		Units	Beds	Units	Beds		
New York City	4	229	235	404	491	\$12,507,400	33%
Suburbs*	1	57	57	193	193	\$5,000,000	13%
Rest of State	11	133	195	133	195	\$20,723,095	54%
Total	16	419	487	730	879	\$38,230,495	100%

* Includes Nassau, Suffolk and Westchester Counties.

** More than \$30 million because of the availability of recaptured funds from withdrawn projects.

Below is a brief summary of awards.

1. **The Salvation Army-Rochester-Safe Haven** received a HHAP award reservation for the rehabilitation of a building that will preserve 8 units and 16 beds of transitional housing for homeless singles in Monroe County.
2. **Fortune Society, Inc.** received a HHAP award reservation for the new construction of a building that will create 114 units of low income and permanent housing for homeless families and singles who are substance abusers, mentally disabled, and/or physically disabled in Manhattan.
3. **Community Action Program for Madison County, Inc.** received a HHAP award reservation for the rehabilitation and new construction of 6 units and 19 beds of emergency and transitional housing for runaway youth, youth aging out of foster care, and parenting teens in Madison County.
4. **Common Ground Community II HDFC** received a HHAP award reservation for the new construction of a building that will create 190 units of permanent housing for singles living with HIV/AIDS, mentally disabled individuals, youth aging out of foster care and low income working individuals in the Bronx.
5. **Postgraduate Center for Mental Health, Inc.** received a HHAP award reservation for the new construction of a building that will create 85 units and 86 beds of permanent housing for mentally disabled singles in the Bronx.
6. **A New Hope Center, Inc./Tioga Opportunities** received a HHAP award reservation for the new construction of a project that will create 4 units and 9 beds of emergency housing for families and single who are victims of domestic violence in Tioga County.

7. **Neighbors of Watertown** received a HHAP award reservation for the substantial rehabilitation of a building that will create 13 units of permanent housing for homeless families and singles in Jefferson County.
8. **YWCA of White Plains and Central Westchester** received a HHAP award reservation for the substantial rehabilitation of a building that will preserve 185 units and will create 8 additional units of permanent housing for homeless women including victims of domestic violence, substance abusers and the mentally disabled in Westchester County.
9. **Opportunities for Broome, Inc.** received a HHAP award reservation for the acquisition and substantial rehabilitation of a building that will create 12 units of permanent housing for families and singles in Broome County.
10. **Interfaith Partnership for the Homeless** received a HHAP award reservation for the new construction of a building that will create 10 units and 12 beds of permanent housing for homeless families and singles with mental disabilities in Albany County.
11. **Fulton County YMCA, Inc.** received a HHAP award reservation for the substantial rehabilitation of a building that will create 24 units and 31 beds of permanent housing for homeless families and singles in Fulton County.
12. **The Newburgh Ministry, Inc.** received a HHAP award reservation for the substantial rehabilitation of a building that will create 19 beds of emergency housing for singles in Orange County.
13. **The Addictions Care Center of Albany, Inc.** received a HHAP award reservation for the acquisition and new construction of a building that will create 17 units and 22 beds of transitional housing for homeless women in recovery and their children in Albany County.
14. **JCTOD Outreach, Inc.** received a HHAP award reservation for the acquisition and substantial rehabilitation of a building that will create 8 units of permanent housing for mentally ill and substance abusing singles in Oneida County.
15. **West Side Federation for Senior and Supportive Housing, Inc.** received a HHAP award reservation for the substantial rehabilitation of a building that will create 15 units and 21 beds of permanent and transitional housing for elderly homeless individuals in Manhattan.
16. **Polish Community Center** received a HHAP award reservation for the new construction of a building that will create 12 units and 24 beds of transitional housing for homeless youth aging out of foster care in Erie County.

ASSET MANAGEMENT

SUMMARY OF 2007 ACTIVITIES AND ACCOMPLISHMENTS

The Asset Management Unit (AMU) has continued active oversight and support of the portfolio of operating projects through monitoring; reporting; intervening in distressed projects; and providing technical assistance. In addition, AMU is responsible for the recording of mortgages for projects in development; review and approval of requests to draw upon HHAC funded reserves; the procurement of Technical Assistance providers and auditing services for HHAC's annual audit.

Operating Portfolio

The HHAP portfolio of operating homeless housing projects currently consists of 331 projects and 523 sites. These projects provide a total of 6,403 units and over 12,300 beds. The value of the portfolio in terms of the HHAP investment is \$384,226,644.

Oversight

Some 230 Annual Operating Reports have been submitted for review in 2007. Reports include project operating data, budgets, audited financial statements, support services, proof of payment of taxes, etc. In addition to the Annual Reports, AMU, other staff within the Bureau of Housing Services, and TA providers conducted 140 monitoring visits during 2007. Monitoring visits are conducted according to a priority system. Projects where compliance issues are identified are required to respond to the findings and are revisited within 12 months. Projects receiving positive reviews are "exempted" for the next monitoring cycle. This system has allowed AMU staff to focus greater attention on non-compliant projects, while ensuring that all projects are visited minimally every two years. In addition, the Asset Management Unit and the Capital Development Unit (CDU) are conducting joint initial visits to new projects as they become operational to ensure a smooth transition from development staff to services and property management staff.

Technical Assistance

AMU provided technical assistance (TA) to numerous projects during 2007. The following is a summary of the TA assignments and basic description of services provided. Services most often provided are training in property management, operations, capital budgeting, assessments of repair needs, etc. Some of these TA assignments are still ongoing or periodic in nature:

- Addictions Care Center of Albany (ACCA) - *Architectural / engineering services*
- Association for Neighborhood Rehabilitation – *Organizational capacity; Support services; Operations*
- Child and Family Services – *Architectural services*
- COMLINKS – *Financial audit review; Tax credit exit strategy*
- Family Resource Center of Peekskill – *Organizational capacity; Architectural / engineering services; property management*
- HOPE of Buffalo - *Organizational capacity; Architectural/ engineering services*
- Memorial Community HDFC - *Architectural/ engineering services; financial audit review*

- Safe Space – *Architectural / engineering services*
- St. Joseph’s Housing Corporation - *Organizational capacity*
- Third Avenue Family Center - *Organizational capacity; Operations*
- (former sponsor) Utica Community Action, Inc. – *Direct property management*
- (former sponsor) Walk the Walk, Inc. – *Direct property management*

Projects Requiring Intervention

AMU was engaged in or resolved a number of projects requiring interventions. These issues range from contract violations, to unforeseen repair needs that threaten the project, to replacement of the sponsor organization, to assistance in relocating sites. Several of these projects involve long-standing, preexisting issues, many emerged since expanding the level of oversight by the AMU in 2005 and many are ongoing.

The Bridge – Requested a contract amendment to repair water infiltration from the roof no longer under warranty and to capitalize reserves for a 9-unit project located in Manhattan. Construction is underway.

Community Action Organization of Erie (CAO Erie) - AMU has been working with the sponsor and providing TA to improve the financial position of the agency and compliance and management of several projects for families and singles in Buffalo.

Community Housing Innovations (CHI) – The sponsor requested an amendment to cover a funding shortfall for repairs resulting from a flood for this 3-unit project for families in Westchester County.

Community Unified Today (CUT) – Expedited an amendment to forestall tax sale in 2005. Completed corrective repairs to address water infiltration, and bring long vacant units online for an 8-unit project in Geneva. TA in the area of organizational capacity was also provided. Unfortunately, CUT has deteriorated financially and AMU is taking steps to transfer the project to an alternate non-profit organization.

Cattaraugus Community Action Inc (CCAI) – AMU continues to facilitate the proposed transfer and repair of a 32-unit adult residence from CCAI to the current operator under lease and its non-profit subsidiary, acting as co-sponsors.

Homeworks of Long Island – The sponsor has requested an amendment to address various repairs and a failing septic system for this three-site project serving singles recovering from substance abuse.

Interfaith Nutrition Network (INN) – AMU is facilitating the sale and replacement of one site of a scattered site project in Suffolk County, which is currently vacant and has been vandalized.

Memorial Community HDFC – AMU continues to closely monitor the progress of this project located in Harlem following a monitoring visit that revealed the management agent had abandoned the building due to rampant drug activity. Under a new management agent, the most urgent concerns have been addressed, and AMU is providing Technical Assistance in an attempt to stabilize the project financially.

Neighborhood Youth and Family Services (NYFS) – The sponsor suffered financial collapse in early 2007. AMU installed property management and is taking steps to install alternate sponsors for the four buildings located in Bronx.

Putnam/Northern Westchester Women’s Resource Center – The sponsor requested an amendment to replace a failing septic system and address numerous repair needs for this 15-bed domestic violence shelter. This work was completed.

Safe Space of NYC – Per the sponsor’s request, AMU is facilitating the sale of the 12-bed residence for HIV positive youth in Manhattan and purchase of a replacement site in Queens. The excess proceeds will serve to stabilize the finances of the agency.

SFDS Development Corporation – Following TA assigned by AMU in the areas of support services and property management practices, the sponsor requested an amendment to address security at the site and various repair needs resulting from poor tenancy. Construction is underway.

St. Joseph’s Housing Corporation – AMU continues to provide TA in cooperation with other funders and to monitor progress of the agency, following an announcement by the City of Albany of its intention to foreclose on SJHC’s tax delinquent properties. A plan was developed and being implemented to stabilize the agency and reduce and/or improve the agency’s property holdings.

Suffolk County United Vets – The sponsor requested an amendment to conduct various repairs and replace a failing septic system for this 20-bed shelter for veterans. AMU has provided TA in the form of architectural services, audit review, and organizational capacity to facilitate the repairs, improve the operation of the project and the agency.

Support Ministries – The sponsor requested an amendment to repair and expand this 15-bed home for persons with AIDS in Waterford. This work was completed in 2007.

Utica Community Action, Inc. (UCAI) – Restored 3 of 4 projects from the bankrupt sponsor to operational status utilizing replacement sponsors. AMU pursued the rehabilitation of the fourth project by a replacement sponsor until the proposal was rescinded by the potential sponsor. AMU has provided TA to another replacement sponsor and is working toward the transfer of title of the remaining projects.

Walk the Walk, Inc. – Replaced the failed sponsor organization in order to complete this 20-unit project under development located in Queens. Construction has been completed, the new sponsor New York Asian Women’s Center is taking steps to secure the Certificate of Occupancy, and approval to transfer of title to the replacement sponsor is pending in Queens County Supreme Court.

West Harlem Community Organization (WHCO) – AMU facilitated the transfer of operation and repair of this 9-unit project from the defaulted WHCO to an alternate sponsor. AMU is working toward the transfer of title to the replacement sponsor (Manhattan Valley Development Corporation).

West Harlem Group Assistance –AMU has provided TA and worked cooperatively with Office of Mental Health (OMH), a co-funder to improve the conditions and operation of this 30-unit project. The sponsor is also preparing to submit an amendment request to address various repair needs.

YWCA of Troy – Requested a contract amendment to repair a deteriorating cornice causing water infiltration, and to upgrade systems throughout this 90-unit SRO in Troy. Construction is nearly complete.

Data Tracking

AMU collects and aggregates data gleaned from the Annual Reports, monitoring visits, and financial statements. The data demonstrate that, on the whole, the operating HHAP projects exhibit very low vacancy rates (2% average vacancy rate for units and 20% average vacancy rate for beds) and that the majority are financially stable and are well maintained. The impact of AMU monitoring and technical assistance is evident in the decrease during the past two years in fair or poor property conditions; improvement in the utilization of written management and operating plans; and documentation of homelessness. The data did identify areas of concern, however, principally the fact that project revenues often fall short of operating expenses. These data suggest that AMU should continue and focus efforts on assisting projects with identifying reductions in expenses and efforts in identifying new and enhanced revenue sources. On the revenue side, 44% of projects reporting indicate tenant rents as the primary revenue source, followed by Section 8 (18.5%); “other” (13.5%); per diems (12%); and public assistance shelter allowance (10.4%). On the expense side, rising utility, insurance expenses as well as real estate taxes continue to pose challenges for operating projects. Aside from grants for SROs, funding for support services is a challenge for projects that provide permanent housing for a “general” homeless population as opposed to a special needs population.

**NEW YORK STATE
OFFICE OF TEMPORARY AND DISABILITY ASSISTANCE**

**CENTER FOR SPECIALIZED SERVICES
BUREAU OF HOUSING AND SHELTER SERVICES**

40 North Pearl Street
Albany, New York 12243
(518) 473-2588



Eliot Spitzer, Governor

David A. Hansell, Commissioner