Homeless Housing and Assistance Program (HHAP)

2016 Annual Report to the Governor and Legislature
**HOMELESS HOUSING AND ASSISTANCE PROGRAM**  
**2016 ANNUAL REPORT TO THE GOVERNOR AND LEGISLATURE**  
**TABLE OF CONTENTS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>Summary of Awarded Funded</td>
<td>2</td>
</tr>
<tr>
<td>Populations Served by HHAP</td>
<td>3</td>
</tr>
<tr>
<td>NY/NY III</td>
<td>4</td>
</tr>
<tr>
<td>Regional Development</td>
<td>5</td>
</tr>
<tr>
<td>HHAP Projects Awarded by County</td>
<td>6</td>
</tr>
<tr>
<td>HHAP Project Status</td>
<td>7</td>
</tr>
<tr>
<td>2016 Accomplishments</td>
<td>8</td>
</tr>
<tr>
<td>Projects Completed in 2016</td>
<td>12</td>
</tr>
<tr>
<td>Funds Awarded Through the HHAP Requests for Proposals (RFP)</td>
<td>16</td>
</tr>
<tr>
<td>Medicaid Redesign Team (MRT) Funds</td>
<td>26</td>
</tr>
<tr>
<td>2016 MRT Accomplishments</td>
<td>27</td>
</tr>
<tr>
<td>MRT Projects Completed in 2016</td>
<td>28</td>
</tr>
<tr>
<td>Status of MRT Funding</td>
<td>29</td>
</tr>
<tr>
<td>Status of Infrastructure Development Demonstration Program</td>
<td>30</td>
</tr>
<tr>
<td>Asset Management</td>
<td>31</td>
</tr>
<tr>
<td>Conclusion</td>
<td>32</td>
</tr>
<tr>
<td>Glossary</td>
<td>33</td>
</tr>
</tbody>
</table>
INTRODUCTION

The Homeless Housing and Assistance Program (HHAP) was created in 1983 to provide capital grants and loans to non-profit corporations, charitable 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, and the elderly, as well as a range of persons with special needs such as homeless persons with mental illness, victims of domestic violence, veterans and persons with HIV/AIDS.

The Homeless Housing and Assistance Corporation (HHAC) is a public benefit corporation created in 1990 to administer the HHAP. 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). In accordance with Social Services Law section 44(7), the Commissioner of OTDA is required to submit to the Governor, the Temporary President of the Senate, and the Speaker of the Assembly, an annual report detailing the progress and evaluating the results, to date, of HHAP.

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 supportive housing for individuals and families living with HIV/AIDS, low-demand housing for persons with mental illness and/or chemical dependency, 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; and
- supported housing for veterans, people living with HIV/AIDS, persons leaving correctional facilities, persons who are chemically dependent, chronically homeless individuals, and persons with severe and persistent mental illness.

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 a Request for Proposals process. Applicants and awardees represent a broad range of non-profit and charitable organizations, generally with experience in housing development, management, and/or in the provision of social services. A relatively small number of grants have also been made to municipalities.
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; and architectural and other professional fees. From the inception of the program in 1983 through SFY 2016-17, the State has appropriated $1,037,500,000 to contribute toward the development of 18,822 units of housing.

CUMULATIVE FUNDS APPROPRIATED 1983-2016
(in millions of dollars)

CUMULATIVE HHAP UNITS & BEDS

For SFY’s 1983-84 through 2015-16 not including MRT or IDDP
*SFY 2001-02 and 2002-03 appropriations were combined into one funding round.
POPULATIONS SERVED BY HHAP

Homelessness is often the result of underlying challenges that families and individuals must address in order to attain the highest level of independence possible. Each year, HHAC selects projects that assist specific homeless sub-populations based on the community need demonstrated by the applicants. Over the history of HHAP, funding has been provided to develop supported housing for homeless single persons and families; homeless persons with mental illness; persons with substance abuse issues; homeless persons with HIV/AIDS; adolescents aging out of foster care; parenting teens; domestic violence (DV) victims and their families; elderly persons; veterans; and persons leaving correctional facilities. The chart below shows the units funded and identifies the special populations they serve.

OTDA recognizes that in order to be successful and impactful in developing housing for homeless and special needs households, the underlying causes of homelessness for the population served must be addressed in addition to providing housing. HHAP therefore requires that appropriate support services for the population housed be incorporated into the operation of each program. Housing is the foundation upon which a comprehensive service plan is built. These support services are a distinctive feature of HHAP-funded projects that promote a range of outcomes in keeping with the particular population. These could range from maintaining housing stability, sobriety, and medication compliance for a chronically homeless adult with a mental illness and chemical addiction, to safety planning, legal services, counseling and employment readiness for a family victimized by domestic violence. The provision of housing and support services is designed to assist tenants to move toward greater self-determination and economic sufficiency.

HHAP is a flexible program that may be used by itself in order to develop a homeless project, or in combination with other State, Federal, or local sources as well as private funds. HHAP is responsive to locally identified community needs, and may be used to fund various housing types: emergency, transitional, or permanent supportive housing. Housing types may be combined and designed at a scale that is appropriate to the community and population(s) to be housed. HHAP projects are frequently collaborative efforts with other funding sources in order to develop mixed-use housing projects that provide supportive and affordable housing for both low-income and homeless individuals and families.
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.

New York/New York III includes nine 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) (“Population A”). During calendar year 2016, HHAP received one proposal requesting funding for 48 Population A units. The proposal also included units for other populations eligible under New York/New York III.

To date, HHAP has funded 2,262 units of housing under the various populations identified in the New York/New York III Agreement, including 984 units of OTDA’s priority Population A in collaboration with other funders.

HHAP FUNDING HISTORY

During the 33 years HHAP has been in operation, 720 projects throughout the State were approved to be funded. Of these, 57 withdrew, resulting in 663 projects being funded, yielding 18,822 units of housing and 32,497 in beds.

Over eighty percent of the units funded by HHAP provide permanent housing for homeless families and individuals. The remaining units provide housing in a transitional setting (generally up to 24 months) or on an emergency basis (30 days or less).
Approximately fifty-five percent (55%) of program funds committed to date have been awarded to projects located in New York City, while the greatest number of projects have been developed in the rest of the State. This reflects the size of the homeless population in New York City, the higher cost of housing, and the availability of non-profit sponsors. Outside of New York City, twelve percent (12%) of funding has been committed to projects in suburban areas (defined as Westchester, Nassau and Suffolk counties) and the remaining thirty-three percent (33%) has been committed to projects in the rest of the State.

*Funds appropriated through SFY 2016-17.
HHAP PROJECTS AWARDED BY COUNTY

1983 – 2016*
*Funds appropriated through SFY 2016-17

## New York City & Suburbs

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<thead>
<tr>
<th>County</th>
<th>Number of Projects</th>
<th>Amount Awarded</th>
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<tr>
<td>New York City</td>
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<tr>
<td>NYC Total</td>
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<td>Suburban</td>
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<tr>
<td>Nassau</td>
<td>11</td>
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<tr>
<td>Suffolk</td>
<td>51</td>
<td>46,912,085</td>
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<td>Westchester</td>
<td>49</td>
<td>60,220,676</td>
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<td>Suburban Total</td>
<td>111</td>
<td>$118,360,902</td>
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## Rest of State

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<th>Number of Projects</th>
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<td>Clinton</td>
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<td>Columbia</td>
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<td>Cortland</td>
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<td>Dutchess</td>
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<td>Dutchess/Ulster</td>
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<td>Erie</td>
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<td>Essex</td>
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<td>Niagara</td>
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<td>Oneida</td>
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<td>Saratoga</td>
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<td>Schenectady</td>
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<td>Seneca</td>
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<td>St. Lawrence</td>
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<td>Steuben</td>
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<td>Sullivan</td>
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<td>Tioga</td>
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<td>Tompkins</td>
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<td>Ulster</td>
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<td>Warren</td>
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<td>Washington</td>
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<tr>
<td>Wayne</td>
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<tr>
<td>Wyoming</td>
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<tr>
<td>Yates</td>
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<tr>
<td>Rest of State Total</td>
<td>344</td>
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<tr>
<td>Withdrawals</td>
<td>57</td>
<td>$1,701,435</td>
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<tr>
<td>Grand Total</td>
<td>720</td>
<td>$960,893,514</td>
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</table>
HHAP PROJECT STATUS

Under the purview of the OTDA, HHAP has served as the cornerstone program for the development of affordable supported housing for homeless individuals and families in New York State. Of all projects awarded HHAP funding to date, 84% have been successfully completed. Approximately 8% of all HHAP projects are currently in pre-development, preconstruction or in construction and a little less than 8% have been withdrawn due to unforeseen problems.

HHAP Project Status
(All projects from 1983-2016)

Consistent with the mission of OTDA, HHAP continues to fund safe, affordable housing with services that will move homeless families and individuals toward self-reliance and economic independence. The following chart denotes the development status of all HHAP projects that were progressing through the development/construction process as of December 2016.

TOTAL HHAP PROJECTS IN DEVELOPMENT/CONSTRUCTION
December 31, 2016
2016 ACCOMPLISHMENTS

HHAP PROJECTS COMPLETED IN 2016

During calendar year 2016, eight (8) HHAP projects completed construction resulting in the preservation or creation of 363 units with 521 beds of housing and representing an HHAP investment of over $27.3 million. The following is a summary of those projects:

**Cattaraugus Community Action, Inc. (CCA)/ Jefferson House Apartments (JHA) (2014-009/HC00242)** received a $1,257,182 HHAP award reservation in October 2014 to address: issues to the building’s envelope including roof, windows, façade and cornice; to alleviate prolonged water infiltration to remove high levels of asbestos in the cornice; and to remove lead paint in the window frames.

JHA was originally funded by HHAC in 1995 ($561,840) as transitional housing; the project includes the preservation of eight (8) units that will now provide permanent housing for homeless families in Cattaraugus County, with a preference for veterans. Other sources of development funding include: Community Investment Funds (CIF) from NYS Homes and Community Renewal (HCR), project reserves and a loan from Five Star Bank. The total project cost, including HHAC’s original award, is $2,854,022.

Operating income is based on Project-based Section 8 Vouchers from HCR and tenant rents. Referral sources for the project include the Cattaraugus County Department of Social Services (DSS); other area non-profits, including veteran specific providers; the county’s Single Point of Access (SPOA); other CCA programs, including DV; and self-referrals.

On February 24, 2016, the project reached substantial completion and the tenants were able to move back into their apartments.

**Community Action Partnership for Madison County (MadCAP) (2013-021/HC00830)** received a $1,053,269 HHAP award reservation in January 2014 to develop four (4) units of transitional supportive housing for homeless families in Canastota. Other funding sources include the Infrastructure Development Demonstration Program (IDDP), administered by HHAC. The total project cost is $1,073,269.

Operating income is based on funding from NYS Supportive Housing Program (NYSSHP), Solutions to End Homelessness Program (STEHP) and the public assistance shelter allowance. Support services will be provided by MadCAP. Referral sources for the project will come from Madison County Department of Social Services.

On June 21, 2016, the project received its Certificate of Occupancy and began renting.

**Walnut Avenue Homes, LLC/ Housing Visions Consultants (HVC) (2014-003/HC00843)** received a $1,672,000 HHAP award reservation in October 2014 to develop 41 units of permanent housing for families and singles in Niagara Falls. Twelve (12) HHAP units will assist survivors of domestic violence. Other sources of development funding include: Low-Income Housing Tax Credit (LIHTC) equity and Housing Trust Fund (HTF) from HCR, the City of Niagara Falls Community Development Block Grant (CDBG), New York State Energy Research and Development Agency (NYSERDA), Federal and State Historic Tax Credit equity and a deferred developers fee, bringing the total project cost to $12,243,589.
Operating income is based on Project-Based Section 8 vouchers. Referral sources for the project include the YWCA’s transitional housing and domestic violence shelter.

On July 16, 2016, HVC received a Certificate of Occupancy for the three HHAP buildings. This project is fully rented.


received a $2,395,190 HHAP award reservation in February 2015 to develop eight (8) units of permanent housing and seven (7) units of transitional housing for homeless individuals recovering from substance abuse. The projects are spanning four counties: Ontario, Seneca, Wayne and Yates. Five (5) of the permanent units will give preference to homeless veterans. Other sources of development funding include Federal Home Loan Bank (FHLB) funds and an equity contribution from FLACRA. The total project cost is $2,628,690.

Revenue for operating expenses for the transitional units is from Congregate Care Level II payments for NYS Office of Alcohol and Substance Abuse Services (OASAS) Supportive Living Beds. The rents for the permanent supportive housing apartments are established at the public assistance shelter allowance for the relevant county, and will be supplemented by an Empire State Supportive Housing Initiative (ESSHI) award. Referral sources for the project include: respective Department of Social Services from each county, local non-profits and community agencies, the local Continuum of Care (CoC), and the Veterans Outreach Center.

On July 20, 2016, this project received its Certificate of Occupancy and began renting.

**Concern for Independent Living, Inc. (Concern) – Liberty Landing (2014-011/ HC00900)**

received an award reservation of $2,762,865 in September 2014 for the new construction of nine (9) buildings located in Lake Ronkonkoma, Suffolk County. The project, known as Liberty Landing, will provide 59 units and 143 beds of permanent affordable and supportive housing. Thirty (30) units are reserved for homeless singles and families suffering from a mental illness. The remaining 29 units are reserved as low-income housing for singles and families with incomes less than 50% AMI. All units will have a preference for veterans.

Other sources of permanent funding include: LIHTC through HCR, NYS Office of Mental Health (OMH) Project Development Grant (PDG), Community Preservation Corporation (CPC) loan, a Suffolk County infrastructure grant and a Sponsor Loan; for a total development amount of $24,835,837.

Operating funds include: rent support and debt service subsidies from OMH, eight (8) Project-Based Section 8 Vouchers for the affordable units, and tenant rents. Referral sources for the project include: local homeless shelters, Suffolk County Department of Social Services, the local Single Point of Access (SPOA) through the Office of Mental Health, and the Veterans Administration (VA).

On July 21, 2016, this project received a Certificate of Occupancy and began renting.

**Concern for Independent Living, Inc. – Norwood (Concern) (2013-002/ HC00814)**

received a $5,684,000 HHAP award reservation in August 2013 to develop 58 units of permanent housing for homeless individuals with a serious and persistent mental illness (NY/NY III population A). The 115-unit project will also provide housing for families and individuals with incomes at or below 60% of Area Median Income (AMI). The total cost of the project is $36,704,943 with other sources of development funding consisting of the following: Bond financing from NYS Housing Finance Agency (HFA), HCR Medicaid Redesign Team (MRT) funds, LIHTC equity, NYC Housing Preservation and
Development (HPD) HOME funds, FHLB, NYSERDA, OMH, a Deferred Developer’s Fee, and accrued interest.

Operating funding for the 58 homeless units will be through an OMH NY/NY III subsidy. There are also eight (8) Section 8 vouchers for the homeless units. Other revenue sources include rental income for the low-income units and laundry income. NYC Department of Homeless Services is the referral source for this project.

On August 11, 2016, Concern Norwood received a Temporary Certificate of Occupancy. Alternatives for Battered Women (ABW (2014-001/ HC00851) received a $4,985,398.00 HHAP award reservation in September 2014 to preserve and expand ABW’s current 38 bed shelter to 16 units and 49 beds, and also create 10 units of permanent housing for survivors of domestic violence in Rochester. The project will provide housing for both families and singles. Other sources of development funding include: Monroe County HOME funds, NYSERDA and ABW capital. The total project cost to $6,197,294.

Operating income for the shelter will be provided through a per diem payment established by the NYS Office of Children and Family Services (OCFS). Eight (8) of the permanent units will have Section 8 Project-Based Vouchers. The remaining two units will receive rental assistance from ESSHI. Referral sources for the shelter include Monroe County Department of Human Services, community agencies, law enforcement, victim services, the court system, medical and legal providers, and self-referrals. All of the referrals for the permanent housing will come from the shelter.

On November 3, 2016, ABW received a Certificate of Occupancy, and on December 19th the shelter relocated from its current location to the first and third floors of the building. The renting of the second floor permanent units is ongoing.

CHV 560 Winthrop Street, L.P. / CAMBA Gardens II (CAMBA/ CAMBA Housing Ventures) (2013-001/ HC00827) received a $6,000,000 HHAP award reservation in August 2013 to develop a 293-unit permanent low-income and supportive housing project. The project, known as CAMBA Gardens II, is located on the grounds of the Kings County Hospital Center (KCHC) in Brooklyn. A total of 182 units are set aside for NY/NY III eligible households, with the balance of units reserved for low-income households earning below 60% of AMI. One unit is reserved for a resident superintendent.

The breakdown of the 182 NY/NY III units is as follows: 108 studios are reserved for chronically homeless single adults who suffer from a serious and persistent mental illness (SPMI), or who are diagnosed as mentally ill and chemically addicted (MICA) (Category A); 50 studios are reserved for homeless single adults who are living with HIV/AIDS (Category H); and 24 family units are reserved for chronically homeless families in which the head of the household is living with mental illness (Category D).

The total development cost is $98,895,628. Other sources of development funding include: HFA bond financing; LIHTC equity and MRT funds; HPD SHLP; NYSERDA; the Brooklyn Borough President’s Office; the NYC Council; and OMH PDG.

Operating income is based on S+C rental assistance from HPD; tenant rents from the low-income units; and NY/NY III services contracts from OMH, NYC Department of Health and Mental Health (DOHMH) and NYC HIV/AIDS Housing Administration (HASA). All referrals for the homeless units will come from NYC Department of Homeless Services and NYC Human Resource Administration; the low-income units will be filled by members of the local community earning less than 60% of the AMI, with a preference given to KCHC employees.
On November 30, 2016, this project received a Temporary Certificate of Occupancy and rent up has begun.
PROJECTS COMPLETED IN 2016

SECURE HOUSING IS FUNDAMENTAL TO REPAIRING AND STABILIZING LIVES

Cattaraugus Community Action- Jefferson House
Cattaraugus County

Community Action Partnership
Madison County
Housing Visions – Walnut Ave Homes
Niagara County

Finger Lakes Addictions Counseling & Referral Agency
Ontario, Seneca, Wayne and Yates Counties
Concern for Independent Living - Liberty Landing
Suffolk County

Concern for Independent Living - Norwood
NYC - Bronx County
CAMBA – CAMBA Gardens II
NYC - Kings County
FUNDS AWARDED THROUGH THE HHAP REQUEST FOR PROPOSALS

SFY 2015-2016 and SFY 2016-2017 HHAP RFP

In response to the tremendous need for supportive housing for homeless families and individuals the appropriation for HHAP was more than doubled to $63 million in the SFY 2014-15 State Budget. The need for these funds is demonstrated, in part, by the demand in terms of the amount of funding requested. For SFY 2016-17, $141.8 million in funding requests were received. Due to the high volume in requests, HHAC suspended accepting applications for funding under the SFY 2016-17 appropriation on January 18th, 2017.

HHAP funds are distributed via an “Open Request for Proposals (RFP)” process, which means that applications are accepted on a continuous basis and awards are made in the order in which proposals are received. This process allows the program to be nimble in addressing emerging needs; makes it easier for applicants to time their application to coincide with when the money will actually be needed; allows applicants to coordinate requests for HHAP funding with other funding sources, such as HCR, HPD, HUD, and other entities that provide capital funding; and increases the efficiency and speed with which HHAP staff are able to review applications by considering them on an ongoing basis, rather than all at once.

The RFP established certain funding priorities, including supportive housing projects that:

- Provide housing for chronically homeless single adults who are diagnosed as SPMI or MICA (OTDA’s target population under New York/ New York III) or will provide housing for chronically homeless individuals or families and have received a conditional award for operating funding through the Empire State Supportive Housing Initiative (ESSHI);

- Serve a homeless population identified as having an unmet need within an applicable local Continuum of Care (CoC) planning document; and/or;

- Are targeted to veterans or that give priority to veterans, which may include single homeless veterans and/or homeless veterans and their families.

From January 1, 2016 through March 31, 2016, seven (7) awards were made from SFY 2015-16 HHAP appropriations. These projects will collectively provide 268 units of supportive housing and 42 units of emergency and transitional housing. The populations to be served include veterans and their families, single adults with mental illness and/or substance abuse issues, individuals with a history of involvement in the criminal justice system and their families, and homeless women and their children. Please note that two (2) of these projects were funded with a combination of Medicaid Redesign Team (MRT) funds and HHAP funds.

Additionally, as of December 31, 2016, 15 awards were made from the SFY 2016-17 HHAP appropriations. These 15 projects will collectively provide 257 units of permanent supportive housing and 120 units of emergency and transitional housing. The populations to be served include: veterans and their families; those suffering from mental illness and/or substance abuse issue and their children; homeless women and children; and individuals living with HIV/AIDS and their families. Below is a description of the projects awarded during the calendar year 2016, which relied on both SFY 2015-16 and 2016-17 appropriations.
Sponsor: Concern for Independent Living, Inc. – Surf Vets  
County: Brooklyn  
HHAP ID#: 2015-029  
HHAP Request: $7,500,000  
Total Project Cost: $56,372,929  
Summary of Project: Concern for Independent Living, Inc. received an award reservation for $7,500,000 in HHAP funds for the new construction of a 119-unit supportive and affordable housing project in Brooklyn. The project, named Surf Vets, will include 72 units reserved for homeless single veterans with a mental disability. The remaining 47 units will be for low-income single adults and families with incomes less than 60% of the Area Median Income (AMI). Other permanent development funding includes: a loan from Community Preservation Corporation (CPC); LIHTC equity, CIF and MRT from HCR; HPD SHLP; NYSERDA; and deferred developer fees. The total development cost is $56,372,929.

Operating revenues will come from Veterans Affairs Supportive Housing (VASH) vouchers, rent and support services subsidies from OMH, ESSI, and tenant and commercial rents. Support services include: case management, medical and psychiatric care, crisis intervention, substance abuse services, benefits assistance and employment services.

Sponsor: Bowery Residents’ Committee, Inc.  
County: Bronx  
HHAP ID#: 2015-030  
HHAP Request: $2,015,000  
Total Project Cost: $45,466,596  
Summary of Project: Bowery Residents’ Committee, Inc. received an award reservation for $2,015,000 in HHAP funds toward a new construction project that co-locates 136 units of permanent supportive and affordable housing with a 200-bed transitional shelter. The project, known as Landing Road, will include 111 units of permanent supportive housing for working single adults. The remaining units will consist of 24 units for low-income families and one unit for a superintendent. The shelter and apartments are legally separated as two distinct condominium units. HHAP funding applies toward the permanent units only.

The shelter portion of the project is being funded by a conventional bank loan. Other development funding sources for the permanent housing project include: NYC Housing Development Corporation (HDC), SHLP and LIHTC through HPD, accrued interest and deferred developer’s fee. The total project cost of the permanent housing project is $45,466,596.

Operating revenues include tenant rents and a subsidy from NYC Department of Homeless Services per diem for rent charged to the affiliate owner entity. Support services to be provided include: employment training, housing retention, financial literacy, credit counseling, mental and primary health services, and substance abuse services, as needed.

Sponsor: Keuka Housing Council, Inc.  
County: Yates  
HHAP ID#: 2015-031  
HHAP Request: $1,569,513  
Total Project Cost: $1,569,513  
Summary of Project: Keuka Housing Council, Inc. received an award reservation for $1,569,513 in HHAP funds for the rehabilitation of three sites in Dundee, Yates County, to create eight (8) transitional housing units and one (1) emergency unit for homeless singles and families. These properties contain two (2) occupied commercial units. HHAP funding would also be used to buy down
existing mortgages obtained to purchase the properties. HHAP is the only source of development funding.

Operating revenue is expected from the Public Assistance shelter allowance rates, a transitional housing grant through the Delivery System Reform Incentive Payment (DSRIP) program, and a per diem for the emergency unit through Yates County DSS. Support services to be provided include case management, benefits advocacy, housing location and placement, and referrals to various local providers.

**Sponsor: Center for Community Alternatives**  
**County: Onondaga**  
**HHAP ID#: 2015-032**  
**HHAP Request: $2,700,000**  
**Total Project Cost: $14,781,567**

**Summary of Project:** The Center for Community Alternatives, Inc., with its supporting organization, Syracuse Housing Authority, received an award reservation for $2,700,000 in HHAP funds to newly construct Freedom Commons, a 57-unit housing project for low-income and homeless single adults and families located in Syracuse. Twelve (12) of the units will be funded by HHAP, and will include three (3) emergency shelter units consisting of 11 beds, and nine (9) permanent supportive housing units serving single adults and families with criminal justice involvement who may also be chronically homeless. The remaining 45 units of permanent housing will serve individuals and families who are at or below 60% AMI. Other sources of development funding include: LIHTC; MRT and HTF from HCR; a deferred developer’s fee; and NYSERDA. The total project cost is $14,781,567.

Sources of operating revenue include: tenant rents; Section 8 rental subsidies; per diems through Onondaga County Department of Social Services for the emergency beds; grants through the NYS Department of Criminal Justice Services, United States Department of Justice; United Way; and a sponsor in-kind contribution.

Support services to be provided include: case management, recovery support services, health services, life skills counseling, literacy classes, a computer lab, work readiness, nutrition and wellness, parenting education, vocational training, recreation, and permanent housing location (as appropriate). Off-site services include substance abuse treatment, health services, mental health services, GED preparation, court and criminal justice advocacy, legal services, and youth development.

**Sponsor: Housing Visions Consultants, Inc.**  
**County: Onondaga**  
**HHAP ID#: 2015-033**  
**HHAP Request: $1,451,676 ($2,320,000 MRT)**  
**Total Project Cost: $7,873,014**

**Summary of Project:** Housing Visions Consultants, Inc. received an award reservation a total of $3,771,676 in HHAP funds to acquire and substantially rehabilitate a historic vacant building to create 16-units of permanent supportive housing and one unit/15 beds of emergency housing for single homeless women in Syracuse. Other sources of development funding include: HOME funds from the City of Syracuse; HTF and MRT funds from HCR; and federal and state historic tax credits. The total development cost is $7,873,014.

Sources of operating revenue include: tenant rents, project-based Section 8 vouchers from the Syracuse Housing Authority, ESHI, and shelter operating funds from the Onondaga County Office of Mental Health. Support services to be provided primarily by the supporting organization, Syracuse Salvation Army, include, but are not limited to: activities of daily living (ADL) training, health and
mental health services, socialization development skills, employment training, housing location (for those in emergency housing), and vocational/ educational programs.

**Sponsor:** St. Joseph’s Hospital, Yonkers, Inc.  
**County:** Westchester  
**HHAP ID#:** 2015-034  
**HHAP Request:** $2,750,000  
**Total Project Cost:** $33,517,378  
**Summary of Project:** St. Joseph’s Hospital received an award reservation for $2,750,000 in HHAP funds to develop 80 units of permanent housing for families and single adults in Yonkers. The project will include 47 units for homeless individuals with a mental disability.

Other sources of development funding include: tax-exempt bonds, 4% LIHTC and MRT funds from HFA; OMH; a deferred developer's fee; a sponsor loan and accrued interest. Operating revenue sources include OMH Supportive SRO Housing Program for Adults and tenant rents.

**Sponsor:** St. Joseph’s Addiction Treatment and Recovery Centers, Inc.  
**County:** Franklin  
**HHAP ID#:** 2015-035  
**HHAP Request:** $5,564,085 ($711,189 in MRT funds)  
**Total Project Cost:** $5,626,085  
**Summary of Project:** St. Joseph’s Addiction Treatment and Recovery Centers received an award reservation for $5,564,085 in HHAP funds for the substantial rehabilitation of a two-story former convent located in Malone, Franklin County. The project will create 21 units of supportive housing units for homeless single adults and families recovering from substance abuse. Thirteen (13) of the units will provide permanent supportive housing for families, including five (5) units eligible for HHAP MRT funds. The remaining eight (8) units will provide transitional housing for 11 single adults that will be certified by NYS Office of Alcohol and Substance Abuse Services (OASAS), housing a total of 11 individuals.

Other sources of development funding include a contribution from the applicant. The total project cost is $5,626,085. Operating revenue sources include: tenant rents, Congregate Care Level II subsidies from OASAS, ESSHI and laundry. Support services to be provided include: case management, life skills training, parenting education, beneficiary awareness, care coordination, outpatient substance abuse services, outpatient mental health services, job counseling, educational counseling, parenting supports, computer literacy, and after-school tutoring.

**Sponsor:** Akwesasne Housing Authority  
**County:** Franklin  
**HHAP ID#:** 2016-002 (2015-037)  
**HHAP Request:** $800,000  
**Total Project Cost:** $1,868,406  
**Summary of Project:** Akwesasne Housing Authority received an award reservation for $800,000 in HHAP funds to develop a six-unit (6) permanent housing project, including four (4) units for homeless adults, located on the St. Regis Mohawk Indian Reservation (SRMIR) in Franklin County. Two (2) of the four (4) units will have a preference for veterans. The veterans’ units will be two-bedroom apartments and will house six individuals.

Other sources of development funding include HOME funds from HCR and a sponsor contribution. The total development cost is $1,868,406. Operating revenues include tenant rent and rental subsidies for the four homeless units through the SRMIR Tenant Assistance Program (TAP). Support services will be delivered primarily through St. Regis Mohawk Tribal Social Services Division and the
U.S. Department of Veterans Affairs (VA). Services will include: case management, medical care, mental health treatment, substance abuse treatment, independent living skills training, peer mentoring, and advocacy.

**Sponsor:** The Polish Community Center of Buffalo, Inc. d/b/a Lt. Colonel Matt Urban Center  
**County:** Erie  
**HHAP ID#:** 2016-006  
**HHAP Request:** $3,112,670  
**Total Project Cost:** $10,725,240  
**Summary of Project:** The Polish Community Center of Buffalo, Inc., d/b/a Lt. Colonel Matt Urban Center, received an award reservation for $3,112,670 in HHAP funds for the substantial rehabilitation of a four-story building in Buffalo to create 27 units of permanent housing. Twenty (20) of those units will provide permanent supportive housing for homeless women, including those with children.

Other sources of development funding include: HTF and Federal and State Historic Tax Credits from HCR, FHLB, HOME funds through the City of Buffalo, NYSERDA, and a deferred developer’s fee. The total project cost is $10,725,240. Support services to be provided include: domestic violence support and trauma counseling; budgeting; independent living skills; job skills training; medical care; legal services; and parenting classes.

**Sponsor:** Utica Center for Development  
**County:** Oneida  
**HHAP ID#:** 2016-007  
**HHAP Request:** $3,174,100  
**Total Project Cost:** $3,224,100  
**Summary of Project:** The Utica Center for Development (UCD) received an award reservation $3,174,100 in HHAP funds for the rehabilitation of a former YMCA building in the City of Utica. UCD plans to convert vacant space on the third and fourth floors of the building into 17 housing units, including seven (7) units of permanent supportive housing, as well as 10 units of transitional housing for homeless veterans and their families. Other sources of development funding include: funds from the City of Utica and a $15,000 equity contribution from UCD. The total project cost is $3,224,100.

Operating revenue sources include tenant rents, the United Way, and Supportive Services for Veteran Families (SSVF) grant funds through the U.S. Department of Veterans Affairs (VA). Support services to be provided include: case management, personal financial counseling, educational and work placement resources, substance abuse treatment, food and clothing resources, transportation, legal services, and services provided through the VA such as health services and mental health treatment.

**Sponsor:** Concern for Independent Living, Inc.  
**County:** Suffolk  
**HHAP ID#:** 2016-009  
**HHAP Request:** $1,308,842  
**Total Project Cost:** $1,968,842  
**Summary of Project** Concern for Independent Living, Inc. (Concern) received an award reservation for $1,308,842 in HHAP funds for the new construction of three single-family homes on a plot of vacant land in Suffolk County. The three family units, totaling 15 beds, will provide permanent supportive housing for homeless veterans and their families. The land was donated to Concern by Suffolk County as part of the County’s “Housing Our Homeless Heroes Act.” Concern has also committed to contributing $200,000 to the project. The total project cost is $1,968,842. Operating revenue sources include tenant rents, VASH rental subsidies through U.S. Department of Urban Development (HUD), and services funding through the VA. Concern will be the owner, developer, and provider of on-site services for the project. Services will include: case management, crisis
intervention, medical care, symptom management, daily living skills training, entitlements assistance, vocational training, and rehabilitative counseling.

**Sponsor:** Association for Mental Health and Wellness, Inc.  
**County:** Suffolk  
**HHAP ID#:** 2016-012  
**HHAP Request:** $1,988,716  
**Total Project Cost:** $2,396,216  
**Summary of Project:** The Association for Mental Health and Wellness, Inc. (AMHW) received an award reservation for $1,988,716 in HHAP funds for the demolition and new construction of two existing single family homes in Medford and Mastic, and the significant rehabilitation of a single-family home in Riverhead, to develop nine (9) units of permanent supportive housing for homeless veterans and their families in Suffolk County.

Other sources of development funding include: Suffolk County, the United Way of Long Island and a sponsor contribution. The total development cost is $2,396,216. Operating revenue sources include tenant rents, ESSHI, and VASH rental subsidies from HUD. Support services will be provided through a collaborative agreement between AMHW and Hudson River Health, a licensed Home Health Agency. Services to be provided include: case management, mental health services, HIV/AIDS counseling and substance abuse services. All services will be coordinated with a network of public health, private health, and social service agencies.

**Sponsor:** Rescue Mission of Utica, Inc.  
**County:** Oneida  
**HHAP ID#:** 2016-013  
**HHAP Request:** $1,711,839  
**Total Project Cost:** $13,952,627  
**Summary of Project:** The Rescue Mission of Utica, Inc. (RMU) received an award reservation for $1,711,839 in HHAP funds for the new construction of a three-story apartment building, called West Street Apartments, located in Utica. West Street Apartments will consist of 42 units, of which 11 units will be HHAP units that provide permanent supportive housing for homeless individuals and families who may have a mental illness or chemical dependency. The remaining non-HHAP units will be targeted to low-income individuals at 50% of Area Medium Income (AMI).

Other sources of development funding include: CIF and HTF from HCR; LIHTC Equity; NYSERDA; a City of Utica HOME loan; and a deferred developer’s fee. The total development cost is $13,952,626. Operating revenue sources include ESSHI, tenant rents, and S+C vouchers provided by Central New York Services. RMU will provide supportive services determined by individual service plans. Services to be provided include: food and clothing assistance, budgeting, case management, employment assistance and training, substance abuse and mental health treatment, counseling, childcare, and 24-hour crisis services.

**Sponsor:** United Veterans Beacon House, Inc.  
**County:** Suffolk  
**HHAP ID#:** 2016-017  
**HHAP Request:** $1,547,164  
**Total Project Cost:** $2,025,112  
**Summary of Project:** The United Veterans Beacon House, Inc. (UVBH) received an award reservation for $1,547,164 in HHAP funds for the gut rehabilitation of a two-family house and the demolition and new construction of another one-family house, both located in Suffolk County. This project will create three (3) units with 15 beds of permanent supportive housing for homeless veterans and their families. Suffolk County Real Estate Division donated two properties assessed at $405,000
to UVBH. UVBH is also contributing $72,948 of its own funding. The total project cost is $2,025,112. Operating revenue sources include: ESSHI, tenant rents, VASH vouchers, Section 8 and/or S+C.

Support services will be provided by UVBH on-site and by other community organizations via referrals and through linkage agreements. Support services to be offered include: medical care, psychiatric care, crisis intervention, substance abuse treatment, employment services, financial management skills training, parenting skills, vocational services, educational services, food and clothing, psychological services, Personalized Recovery Oriented Services (PROS), mental health advocacy, medication management, legal system support, job placement services, HIV/AIDS related services, family education, employment training, drop-in center, door-to-door transportation, day treatment, case management, and benefits counseling and advocacy.

**Sponsor:** Postgraduate Center for Mental Health  
**County:** Kings  
**HHAP ID#:** 2016-019  
**HHAP Request:** $2,993,268  
**Total Project Cost:** $29,349,284  
**Summary of Project:** Postgraduate Center for Mental Health (PCMH) received an award reservation for $2,993,268 in HHAP funds for the new construction of a five-story building with a cellar and elevator located in Brooklyn (Kings County). This project will create 48 units of permanent supportive housing for homeless single adults who are living with a serious and persistent mental illness (SPMI) or a mental illness with chemical abuse (MICA) disorder, with a preference for veterans. An additional 20 units will be rented to low-income single adults in the community who earn between 45%-60% of the AMI, with a preference for veterans.

Other sources of development funding include: LIHTC and SHLP through HPD, NYSERDA, a bank loan and a deferred developer’s fee. The total development cost is $29,349,284. Operating revenue sources include: 48 project-based Section 8 vouchers, tenant rents from the remaining 20 non-subsidized low-income units and NY/NY III funds from NYC Department of Health and Mental Hygiene.

Support services will be provided by PCMH on-site. Any off-site services will be provided by PCMH or another community provider. Services include: Activities of Daily Living (ADL) skill training/enhancement; symptom management and medication management; substance abuse counseling, rehabilitation, and recovery support; money management training; entitlement advocacy; healthcare referrals; case management; nutrition and meal planning skills; vocational and educational support via on-site groups as well as referrals; social, cultural, and leisure activities provided in the community and in-house; community integration skills and self-empowerment training.

**Sponsor:** Concern for Independent Living, Inc.  
**County:** Nassau  
**HHAP ID#:** 2016-020  
**HHAP Request:** $5,750,000  
**Total Project Cost:** $48,886,918  
**Summary of Project:** Concern for Independent Living, Inc. (Concern) received an award reservation for $5,750,000 in HHAP funds for the new construction of a four-story building in Hempstead, Nassau County. This project will create 30 units of permanent supportive housing for homeless single adults with psychiatric disabilities. An additional 65 units will be rented to low-income individuals and families in the community who earn between 50%-60% of the AMI, with one unit reserved for a live-in superintendent. Other sources of development funding include: OMH, bond financing and 4% LIHTC from HFA, HCR New Construction and Supportive Housing Subsidy Program and a sponsor loan. The total development cost is $48,886,918.
Operating revenue sources include: subsidies through OMH for the 30 homeless units serving those with psychiatric disabilities, eight (8) project-based Section 8 vouchers and tenant rents in the non-subsidized units. Concern will act as the service provider for this project. Services will consist of crisis intervention and restorative services including, but not limited to: medication skills training, symptom management, daily living skills training, entitlement assistance, vocational training, socialization and community integration assistance, and rehabilitative counseling. Through contracts with other providers and private professionals, vocational services, substance abuse services, social and rehabilitative services, and case management will be provided both on-and off-site.

Sponsor: Cayuga/Seneca Community Action
County: Seneca
HHAP ID#: 2016-021
HHAP Request: $1,043,899
Total Project Cost: $1,428,899
Summary of Project: Cayuga/Seneca Community Action Agency (CSCAA) received an award reservation for $1,043,899 in HHAP funds for the gut rehabilitation of a former convent, consisting of a two-story building with a basement in Waterloo, Seneca County. The project will create nine (9) SRO units of transitional supportive housing for single homeless women. Development funds also include a Community Development Block Grant (CDBG), for a total project cost of $1,428,899.

Operating funds will be provided by funding from Seneca County Division of Human Services Administration. By Memorandum of Understanding (MOU), the County has committed to providing an emergency shelter rate comparable to current market rates for up to two weeks for each individual. Thereafter, the County will provide the public assistance rental allowance for singles in Seneca County. Tenant income will also be used to pay rent. Additionally, CSCAA’s Seneca United Way Emergency Assistance Program funds may be used to provide services and rental assistance.

On-site support services will be provided by CSCAA and other local community organizations will provide on-site and off-site services through linkage agreements. Supportive services to be offered include but are not limited to: comprehensive and intensive case management, Single Point of Access (SPOA) mental health coordinated services, domestic violence and sexual assault services, legal assistance, and drug and alcohol treatment services.

Sponsor: Interfaith Partnership for the Homeless
County: Albany
HHAP ID#: 2016-022
HHAP Request: $2,621,867
Total Project Cost: $3,317,120
Summary of Project: Interfaith Partnership for the Homeless (IPH) received an award reservation for $2,621,867 in HHAP funding to complete Phase I of the substantial rehabilitation to a four-story building, formerly St. Casimir’s school, in Albany. Phase I will primarily rehabilitate the second floor to convert former classrooms into five one-bedroom apartments for homeless individuals who are living with a disabling condition such as a severe and persistent mental illness, a chronic substance abuse disorder, or HIV/AIDS. Additional rehabilitation in Phase I will include upgrading building-wide systems. Phase II of the project will include rehabilitation of the building’s basement and first floors to develop IPH’s Community Connections Center. The total cost of Phase I is $3,317,120, with additional funding coming from IPH’s Capital Campaign and other IPH contributions.

Operating funds include project-based Section 8 and ESSHI. Support services will be offered by IPH on- and off-site through various community agencies that have partnered with IPH. Services will include: case management, entitlements advocacy, HIV/AIDS services, mental health services,
substance abuse treatment, legal services, employment services, educational services, life skills
development, assistance with transportation, budgeting assistance, and recreational activities.

**Sponsor:** Catholic Family Center  
**County:** Monroe  
**HHAP ID#:** 2016-024  
**HHAP Request:** $1,686,857  
**Total Project Cost:** $1,747,857  
**Summary of Project:** Catholic Family Center (CFC) received an award reservation for $1,686,857 in funds to moderately rehabilitate and expand the capacity of an operating HHAP shelter in the city of Rochester. The proposed project will increase the number of HHAP congregate units under its existing contract from 16 to 19, and the number of beds from 19 to 47. The population to be served will continue to be homeless women and their children. CFC will contribute $61,000 to the project, for a total development cost of $1,747,857.

Operating funds include a per diem from the Monroe County Department of Human Services, a Department of Health (DOH) child adult care food program grant, client payments and a food link grant. Support Services will be provided by CFC on-site and by other local community organizations through memoranda of understanding. Services include: counseling services, a mental health clinic, substance abuse services, financial management, vocational classes, transportation assistance and interpreter services.

**Sponsor:** Common Ground (Breaking Ground) & Comunilife – La Central  
**County:** Bronx  
**HHAP ID#:** 2016-025  
**HHAP Request:** $5,900,000  
**Total Project Cost:** $60,124,362  
**Summary of Project:** Common Ground Community II HDFC (Breaking Ground) received an award reservation for $5,900,000 in HHAP funds for the construction of La Central, a five-building community development project located in the Bronx. HHAP funds will be specifically used to construct one building, La Central Supportive Housing Residence. La Central Supportive Housing Residence will create 161 units of permanent supportive housing. Ninety-seven (97) of these units will be HHAP units broken down as follows: 29 units for adults with serious mental illness and a history of high Medicaid usage, 48 units for single adults living with HIV/AIDS, and 20 units for single veterans. The remaining 63 units will be designated as low-income community units for single adults with incomes at or below 60% Area Median Income (AMI). One additional unit will be set aside for the superintendent. Other sources of development funds include: bond financing from HFA, LIHTC equity, HCR MRT, accrued interest, HPD SHLP, and owner equity. The total project cost is $60,124,362.

Operating funds include: NY/NY III funds from HASA (for 48 units), project-based Section 8 vouchers from HPD, VASH vouchers, ESSHI (for 49 units) from DOH, resident rents, and commercial rents. Comunilife, Inc. will provide on- and off-site support services for this project. Services will include health care, assistance with activities of daily living, mental health services, and entitlements advocacy.
**Sponsor:** House of Mercy  
**County:** Monroe  
**HHAP ID#:** 2016-028  
**HHAP Request:** $2,300,000  
**Total Project Cost:** $4,318,720  
**Summary of Project:** House of Mercy (HOM) received an award reservation for $2,300,000 for the relocation of their existing emergency shelter for single men and women in Rochester. HOM will continue to serve chronically homeless persons, those sanctioned by Monroe County Department of Human Services, and those who cannot or will not go to other shelters. The current facilities at the current location are in severe disrepair and the shelter is located far from the city center. The existing 19-bed location will be closed and the new shelter will expand its capacity to 82 beds. Other development funds include those from the City of Rochester and capital contributions. The total project cost is $4,318,720.

Operating funds includes funding from Monroe County Department of Human Services and privately-raised funds. Support services include case management and referral and crisis counseling. A person-centered plan will be developed with those who choose to engage. Three meals a day will be provided along with space for outside agencies to meet with guests in private.

**Sponsor:** Municipal Housing Authority of Utica  
**County:** Oneida  
**HHAP ID#:** 2016-029  
**HHAP Request:** $770,000  
**Total Project Cost:** $15,081,165  
**Summary of Project:** Municipal Housing Authority of the City of Utica (UMHA) received an award reservation for $770,000 in HHAP funds for the new construction of an affordable and supportive housing project (Roosevelt Residences) in the Cornhill section of Utica. The Roosevelt Residences will contain 50 housing units with 188 beds. There will be eight (8) HHAP units with a total of 19 beds, including five (5) units reserved for homeless veterans. The remaining units in the project will target low-income families with income at or below 60% AMI. Other development funds include: the City of Utica HOME funds, HCR HTF, bond financing and 4% LIHTC from HFA, NYSERDA and a deferred developer’s fee for a total development cost of $15,081,165.

Operating funds include: 25 project-based Section 8 vouchers, tenant rents and ESHHI. The ongoing support services for the homeless veterans will be provided by Central New York Veterans Outreach Center (CNYVOC), Soldier On and the local Veterans Administration. The other homeless residents will receive a full range of services through UMHA and local providers. Referrals for the veteran units will come primarily from CNYVOC and Soldier On with other non-profit agencies providing referrals for the other homeless units.
MEDICAID REDESIGN TEAM (MRT) FUNDS

Since State Fiscal Year 2012-13, the HHAP Request for Proposals (RFP) has been utilized as the vehicle to award a portion of the capital funds from the Medicaid Redesign Team (MRT) allocation plan. MRT funds are intended to develop supportive housing targeted to high-cost Medicaid users. This initiative is likely to return significant savings in terms of decreased hospitalizations, shortened lengths of stay in long term care facilities, and reduction in unnecessary emergency room visits. It is also expected to improve health outcomes by providing support services in stable, supportive housing settings. Projects eligible for MRT funds under the HHAP RFP must provide permanent supportive housing to homeless single individuals who exhibit conditions or histories recognized as associated with high-cost Medicaid usage.

For SFY 2016-17, no MRT funds were allocated to HHAP. Instead, MRT funds were used to support a housing initiative administered by NYS Homes and Community Renewal. HHAP continued to support MRT-eligible projects by awarding traditional HHAP funds.

During calendar year 2016, two (2) MRT awards were made from the SFY 2015-16 funding round. Those projects are 1) 2015-033, Housing Visions Consultants, Inc., a $2,320,000 MRT award and 2) 2015-035, St. Joseph’s Addiction Treatment and Recovery Centers, Inc., a $711,189 MRT award. Descriptions of these projects can be found in the previous section.
2016 MRT ACCOMPLISHMENTS

PROJECTS COMPLETED IN 2016

During calendar year 2016, one MRT project was completed. As of December 31, 2016, 18 projects have been awarded funds through MRT, for a total of $47,591,000. A total of five (5) MRT projects have been completed: one (1) in 2013, three (3) in 2014 and one (1) in 2016. Seven (7) projects are currently in construction and six (6) are in pre-development.

Below is a chart of all funded MRT projects and their status:

<table>
<thead>
<tr>
<th>Sponsor</th>
<th># of Units</th>
<th>MRT Award</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-003 Providence Housing</td>
<td>21</td>
<td>$1,989,957</td>
<td>Completed</td>
</tr>
<tr>
<td>2011-009 Opportunities for Broome</td>
<td>22</td>
<td>$3,482,479</td>
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<td>2012-024 Mercy Haven</td>
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<tr>
<td>2012-028 Finger Lakes UCP</td>
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<tr>
<td>2013-028 Evergreen/ STEL</td>
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<tr>
<td>2013-030 Concern – Middle Island</td>
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<td>2013-031 Mental Health Assoc. of Columbia/ Greene</td>
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<tr>
<td>2014-016 Common Ground – Park</td>
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<tr>
<td>2014-020 PCMH - Marion</td>
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<tr>
<td>2014-033 The Doe Fund</td>
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<td>2015-003 Albany Damien Center</td>
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<td>2015-006 Opportunities for Broome – Carroll St.</td>
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<tr>
<td>2015-013 North Country Transitional Living Services</td>
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<td>2015-018 JCTOD</td>
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<tr>
<td>2015-005 Rescue Mission Alliance of Syracuse</td>
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<td>2015-033 Housing Visions – Ethel Chamberlain</td>
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<td>2015-035 St. Joseph’s Addiction Treatment and Recovery Centers, Inc.</td>
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<td>$711,189</td>
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</table>

394       $47,591,000
MRT PROJECTS COMPLETED IN 2016

Southern Tier Environments for Living, Inc. (STEL) and Evergreen Health Services (EHS) (2013-028/HC00835) received a $1,500,000 MRT award reservation in April 2014 to develop 56 units of permanent housing for singles and families in Buffalo. Twenty-eight (28) one bedroom units will be reserved for special needs singles that have both a chronic medical condition and are chronically homeless. Other sources of development funding include: HFA Bonds, LIHTC equity, HTF MRT from HCR, FHLB, and State and Federal Historic Tax Credit equity. The total project cost is $16,491,293.

Operating income sources include: Housing Opportunities for Persons with HIV/AIDS (HOPWA), Shelter Plus Care (S+C), and NYS Department of Health (DOH) MRT operating funds. Referrals will come from the Erie County Department of Social Services and community agencies and facilities.

On September 29, 2016 this project received a Certificate of Occupancy and began renting up.
## STATUS OF MRT FUNDED PROJECTS

### SFY 2012-13 to SFY 2016-17

<table>
<thead>
<tr>
<th>Status</th>
<th>Number</th>
<th>Sum of Award Amt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>5</td>
<td>$12,063,409</td>
</tr>
<tr>
<td>In Construction</td>
<td>7</td>
<td>$27,694,380</td>
</tr>
<tr>
<td>Pre-Development</td>
<td>6</td>
<td>$7,833,211</td>
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</tbody>
</table>

**MRT FUNDS**

- **Completed**: 5
- **In Construction**: 7
- **Pre-Development**: 6

**Sum of Award Amt**

- **Completed**: $12,063,409
- **In Construction**: $27,694,380
- **Pre-Development**: $7,833,211
The Infrastructure Development Demonstration Program (IDDP) is administered by the New York State Housing Finance Agency (HFA). IDDP was established to reduce the development cost of affordable housing by providing grants to eligible applicants to be used in conjunction with existing state, local, and federal housing programs. IDDP grants are limited to a maximum of five thousand dollars ($5,000) per unit of affordable housing. Program funds can be used for hard and soft costs associated with infrastructure improvements.

Article XXI of the Private Housing Finance Law provides that HFA shall enter into agreements with other State agencies and public benefit corporations to carry out the provisions of that Article and in particular, to provide grant funds to complimentary programs administered by such agencies or public benefit corporations. HFA set aside $500,000 in IDDP funding to support HHAP projects. At least 75% of the total amount appropriated for this program is being made available for projects located in cities, towns, or villages having a population of 30,000 or less.

Below is the status of IDDP awards:

<table>
<thead>
<tr>
<th>Sponsor</th>
<th># of Units</th>
<th>IDDPP Award</th>
<th>IDDPP Status</th>
<th>B1184 Status</th>
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<tr>
<td>Steuben Churchpeople</td>
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<td>Warren Washington AMH</td>
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<td>Bethesda</td>
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<td>JCTOD Outreach</td>
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<tr>
<td>Interfaith Partnership</td>
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<tr>
<td>SHORE</td>
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</tr>
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<td>Mercy Haven</td>
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</tr>
<tr>
<td>Fulton YMCA</td>
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<td>Wait House II</td>
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<td>Cattaraugus Community Action</td>
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<td>Madison County CAP</td>
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<td>Auburn Housing Authority</td>
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</table>

135 $500,000
ASSET MANAGEMENT

SUMMARY OF 2016 ACTIVITIES AND ACCOMPLISHMENTS

HHAC has continued active oversight and support of the portfolio of operating projects through monitoring, reporting, assisting distressed projects and providing technical assistance. In addition, HHAC is responsible for the review and approval of requests to draw upon HHAC funded reserves; the procurement of Technical Assistance (TA) providers and auditing services for HHAC’s annual audit; and ensuring HHAC’s compliance with the Public Authorities Law.

HHAP’s portfolio of operating homeless housing projects currently consists of 342 projects and 473 sites. These projects provide a total of 8,243 units and over 12,860 beds. The value of the portfolio in terms of the HHAP investment is $622,783,123.71. While several new projects became operational in 2015, the operational phase ended in 2016 for 13 projects, which were removed from the portfolio figures.

Oversight

HHAP received 212 Annual Operating Reports for review in 2016. Reports include project operating data, budgets, audited financial statements, a description of support services and tenant accomplishments, documentation of insurance and payment of taxes, etc. In addition to the Annual Reports, 136 monitoring visits were conducted during 2016. Visits were also conducted at newly-operational projects to ensure a smooth staff transition from development to services and property management. The annual reporting process affords the opportunity to correct identified minor operational and contract compliance issues as well as provide informal technical assistance to improve the operation and viability of the projects.

Technical Assistance

HHAP manages the procurement and provision of professional Technical Assistance (TA) resources to assist HHAP projects in development and operation. In 2016, a Request for Qualifications (RFQ) for TA services was released to procure TA providers for a five-year period, from 2016-2021. HHAP provided a range of technical assistance to various operational projects during 2016 including, but not limited to: board of directors training, capital needs assessments, property management, audit review, legal assistance, and emergency repairs.
CONCLUSION

As noted in the Introduction of this report, New York was the first state in the nation to create a state-funded program dedicated solely to the development of supportive housing for homeless families and individuals. In creating HHAP, New York developed a unique program with the ability to meet a number of distinct and sometimes changing local needs. HHAP is designed to provide supportive housing for those that could not obtain or maintain affordable housing. The population served by HHAP consists overwhelmingly of extremely low-income households, typically with multiple barriers to independent housing. Disabilities such as mental illness, substance abuse, and/or health conditions often compound issues of low educational attainment, negative employment history, and basic skills, resulting in the inability to obtain affordable, stable housing. The primary focus of traditional housing programs is to provide housing only. In contrast, the goal of supportive housing programs is to provide housing accompanied by the range of support services needed to assist formerly homeless individuals and families to remain stably housed.

The architects of HHAP recognized that New York’s most vulnerable citizens are New York’s most economically disadvantaged households who need more than a mere roof over their heads in order to achieve the greatest level of independence possible. In addition to affordable housing, many homeless families and individuals need assistance connecting with critical baseline services such as Public Assistance, the Supplemental Nutrition Assistance Program, Supplemental Security Income, and Medicaid in order to achieve basic stability. Once stabilized and in affordable housing, they can then focus on longer-term objectives such as family reunification, education and employment.

Subsequent to the establishment of HHAP, New York created a number of wrap around support service programs that assist homeless and at-risk households. These programs, also administered by OTDA, are designed to provide critical financial assistance to not-for-profit operators of supportive housing, both to ensure the long term financial viability of these projects and appropriate services to homeless residents.

OTDA has strong collaborative working relationships with local social services districts across the state, especially districts with high concentrations of homeless and public assistance households. OTDA works with local districts and their not-for-profit partners to meet emergent local needs. In many instances, without HHAP funding, critically necessary emergency or transitional housing needs would go unmet because HHAP is the only State funding source available to assist them. HHAP-funded emergency and transitional housing projects play a significant role in their local communities, particularly in upstate areas.

The need for HHAP is greater than ever, and remains a cost effective housing solution. The cost effectiveness of supportive housing has been well documented by leading experts (See Culhane, 2002; The Lewin Group, 2004; and the Los Angeles Homeless Services Authority Economic Roundtable, 2009). HHAP projects provide localities across the state with a cost effective tool to address the increase in homelessness being experienced in a majority of communities.
GLOSSARY

ADL – Activities of Daily Living
AMI - Area Median Income
CDBG - Community Development Block Grant
CIF - Community Investment Funds
CoC - Continuum of Care
CofO - Certificate of Occupancy
CPC – Community Preservation Corporation
DHS - NYC Department of Homeless Services
DOH - NYS Department of Health
DOHMH – NYC Department of Health and Mental Health
DSRIP – Delivery System Reform Inventive Payment
DSS - Department of Social Services
DV - Domestic Violence
ESSHI- Empire State Supportive Housing Initiative
FHLB- Federal Home Loan Bank
HASA- NYC HIV/AIDS Services Administration
HCR- NYS Homes and Community Renewal
HDC- NYC Housing Development Corporation
HFA- NYS Housing Finance Agency
HHAC- Homeless Housing and Assistance Corporation
HHAP- Homeless Housing and Assistance Program
HOPWA- Housing Opportunities for Persons with HIV/AIDS
HPD- NYC Housing Preservation and Development
HRA – Human Resources Administration
HTF- Housing Trust Fund
HUD – U.S. Department of Housing and Urban Development
KCHC – Kings County Hospital Center
IDDP- Infrastructure Development Demonstration Program
LIHTC- Federal Low-Income Housing Tax Credits
MICA- Mentally ill and chemically addicted
MOU- Memorandum of Understanding
MRT- Medicaid Redesign Team
NYSERDA- NYS Energy Research Development Authority
NYSSHP- NYS Supportive Housing Program
OASAS- Office of Alcohol and Substance Abuse Services
OCFS- Office of Children and Family Services
OMH- Office of Mental Health
OTDA- Office of Temporary and Disability Assistance
PDG – Project Development Grant
PROS- Personalized Recovery Oriented Services
RFP- Request for Proposals
RFQ- Request for Qualifications
SFY- State Fiscal Year
SHLP- Supportive Housing Loan Program
SLIHTC- State Low-Income Housing Tax Credits
SPMI- Serious and Persistent Mental Illness
SPOA- Single Point of Access
SRMIR- St. Regis Mohawk Indian Reservation
SSVF- Supportive Services for Veteran Families
STEHP- Solutions to End Homelessness Program
S+C- Shelter Plus Care
TAP- Tenant Assistance Program
TCO- Temporary Certificate of Occupancy
VA- Veterans Administration
VASH- Veterans Administration Supportive Housing