

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

**HOMELESS HOUSING AND
ASSISTANCE PROGRAM**

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

2006



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 oversee 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.

PROJECTS

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



***Livingston Apartments**
15 units with 38 beds of permanent housing for homeless families and
singles in Westchester County*

(Projects continued...)



United Vets
*4 units and 20 beds of permanent housing
for single veterans with HIV/AIDS in
Suffolk County*

Mannion House
*6 congregate units of transitional housing for singles with
substance abuse and mental disabilities in Broome County*



(Projects continued...)



Safe Harbors
*128 units for homeless individuals with
substance abuse and mental disabilities in
Orange County*

JCTOD
*3 units of permanent housing for homeless families in
Oneida County*



(Projects continued...)



Waverly

29 units with 95 beds of permanent housing for homeless families in Westchester County



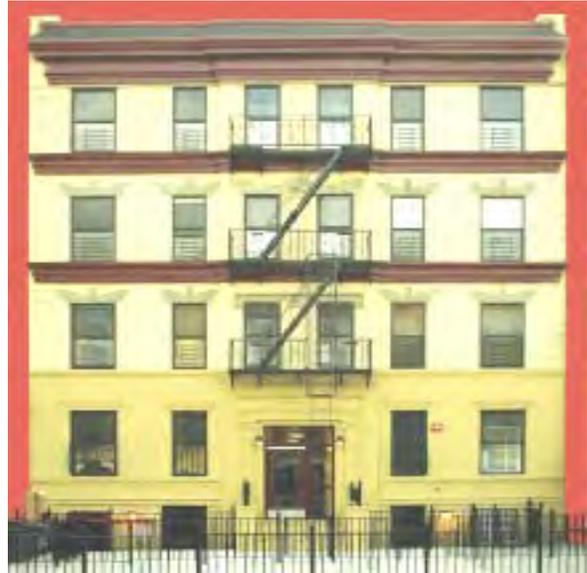
Buffalo City Mission

77 units with 122 beds of emergency and transitional housing for single women and women with children in Erie County

(Projects continued...)

Fifth Ave. Committee

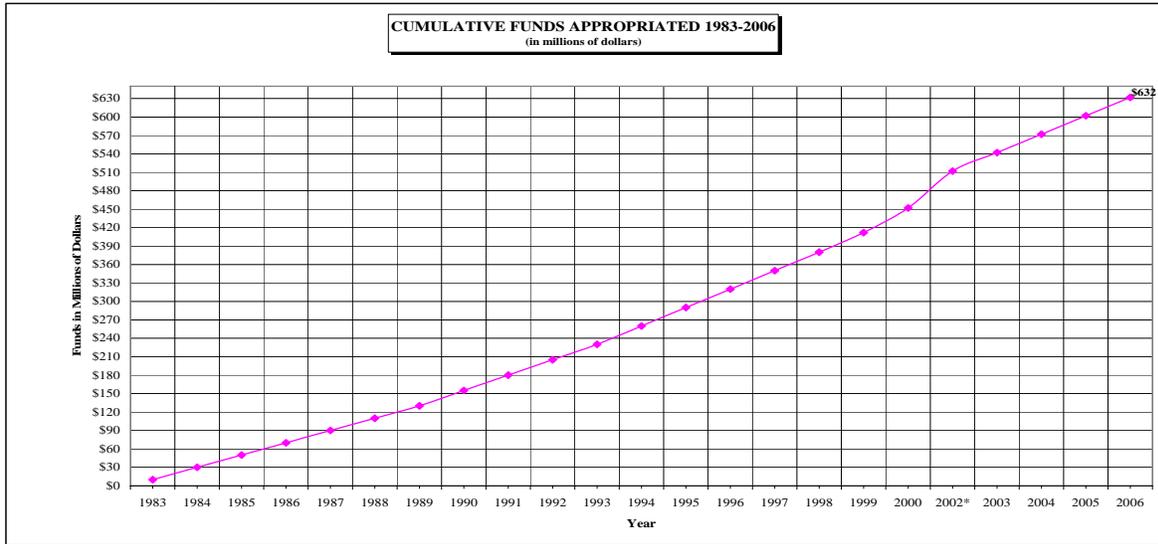
16 units of permanent housing for homeless and low income families in Kings County



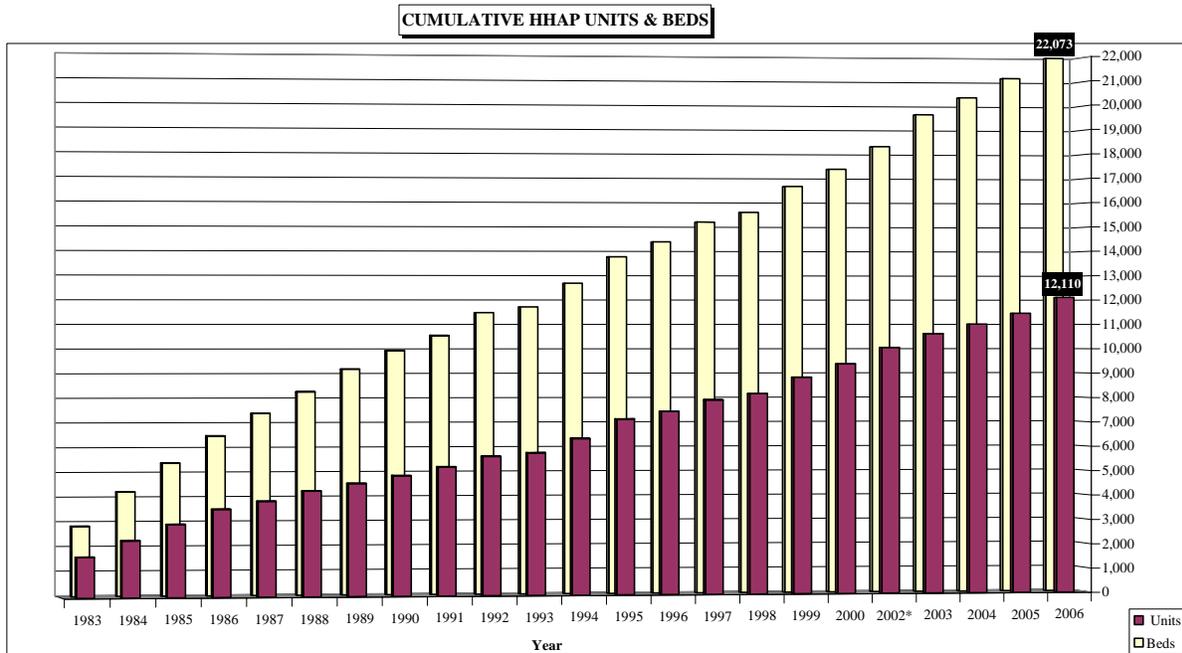
Family Resource Center
12 beds of permanent housing for homeless families in Westchester County

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 2006-07, the State has appropriated \$632 million to contribute toward the development of over 12,100 units of housing.



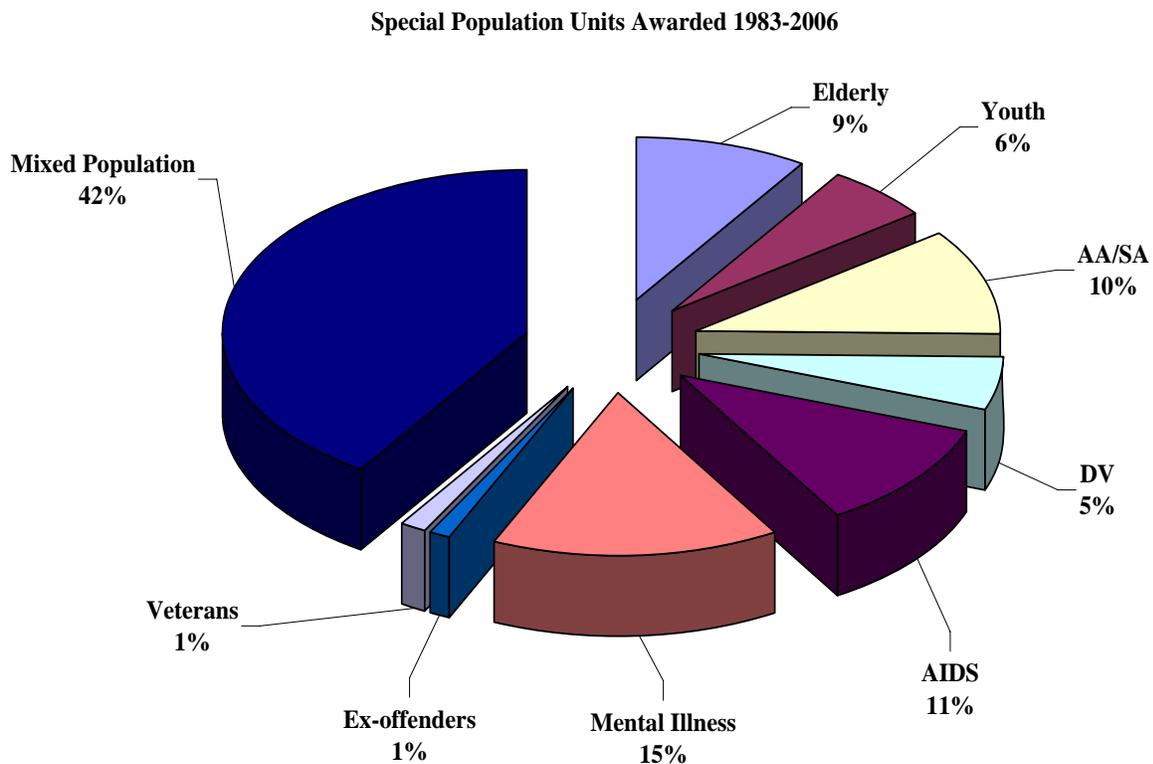
For SFY's 1983-84 through 2005-06



*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 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.



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 recognizes 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).

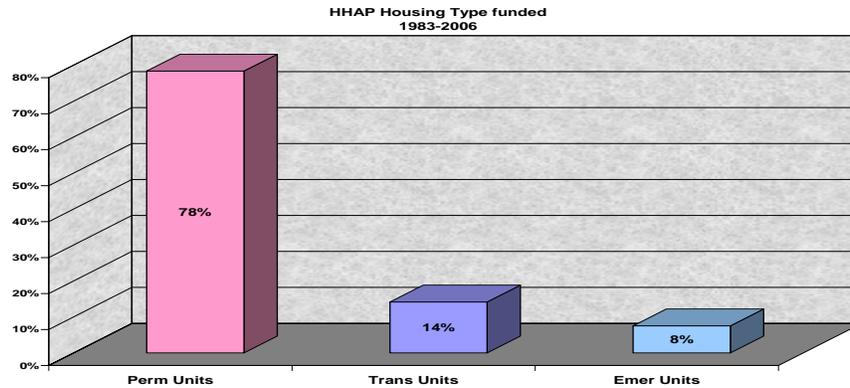
The SFY 2006-07 Request for Proposals prioritized such projects for funding. A total of six applications were received requesting approximately \$25 million to develop housing for chronically homeless single adults as well as housing for young adults aging out of foster care. The following awards were made:

- Postgraduate Center for Mental Health - \$3,166,065 to newly construct a total 69 units of permanent housing in the Bronx. Forty-five of the units will be reserved for HHAP and will house homeless single individuals with severe and persistent mental illness. The remaining 23 units will be reserved for low-income tenants. The total project cost is approximately \$16 million
- Common Ground Community - \$6,521,157 to newly construct a total of 263 units of housing in Manhattan. The project will create 158 units of homeless housing; the remainder will be for low income households. Of the homeless units, 35 will be set aside for persons with HIV/AIDS, 69 for the mentally disabled and 54 for youth aging out of foster care. The total project cost is approximately \$60 million.
- The Lantern Group - \$3,150,000 to newly construct 68 units of permanent housing in the Bronx. The 41 HHAP units will be reserved for youth aging out of foster care who have been diagnosed with mental illness. The remaining 27 units will be for low income individuals. The total project cost is approximately \$17 million.

HHAP FUNDING HISTORY

During the 23 years HHAP has been in operation through SFY 2006-07, 586 projects throughout the State have been funded. Of these, 43 have been withdrawn resulting in 543 projects remaining funded, yielding over 12,100 units of housing.

More than seventy-eight 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).

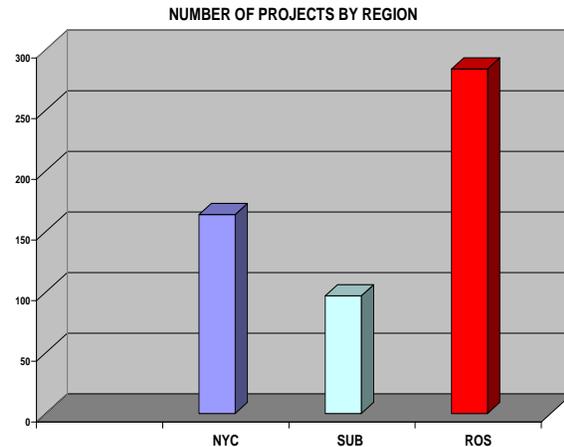
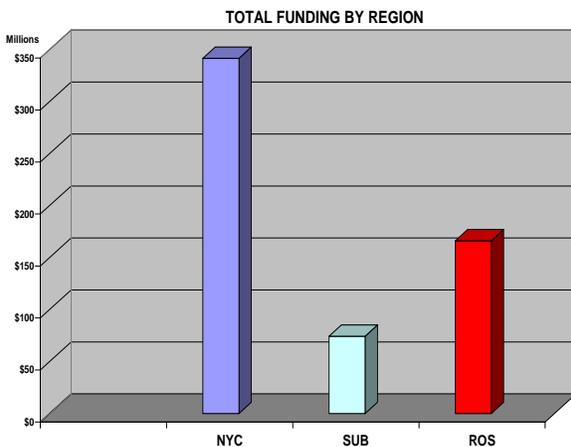


REGIONAL DEVELOPMENT

HHAP Projects Awarded by Region 1983 – 2006*

*Funds appropriated through SFY 2006-07

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 – 2006*

*Funds appropriated through SFY 2006-07

New York City & Suburbs

County	Number of Projects	Amount Awarded
<i>New York City</i>		
<i>NYC Total</i>	162	\$343,329,995
<i>Suburban</i>		
Nassau	10	5,239,853
Suffolk	42	29,425,363
Westchester	45	41,400,671
<i>Suburban Total</i>	97	\$76,065,887

Rest of State

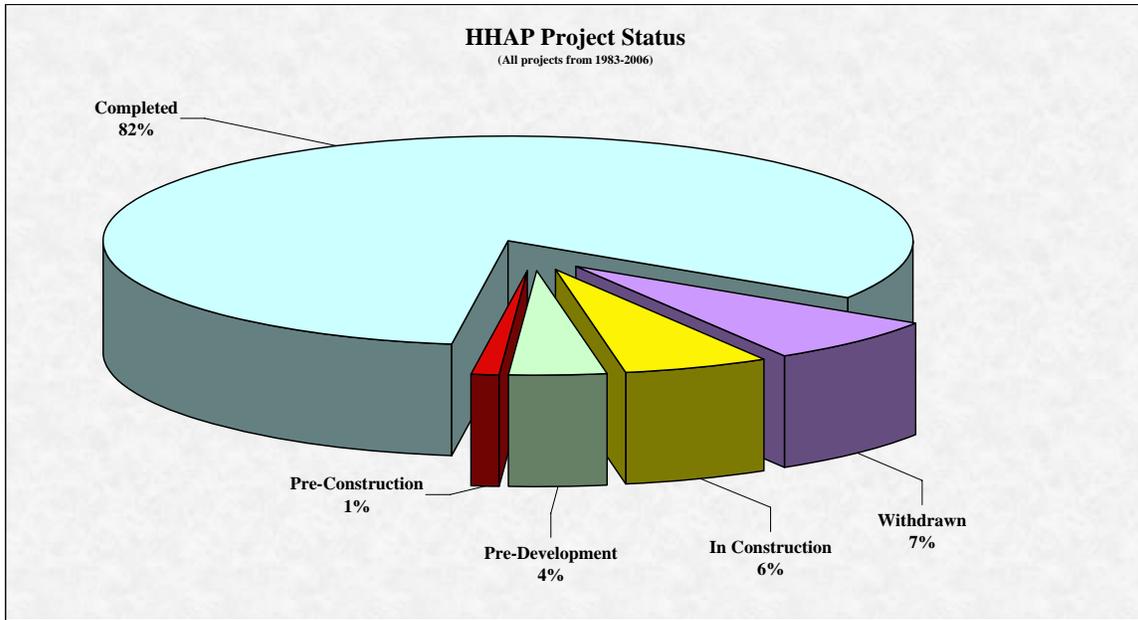
County	Number of Projects	Amount Awarded
Albany	23	\$13,738,526
Allegany	3	948,297
Broome	12	11,389,732
Cattaraugus	8	2,467,444
Cayuga	3	414,179
Chautauqua	8	3,801,261
Chemung	1	175,000
Chenango	1	198,500
Clinton	5	6,118,080
Columbia	5	2,257,825
Cortland	1	158,672
Dutchess	8	5,859,909
Dutchess/Ulster	1	950,000
Erie	32	24,448,262
Essex	2	650,000
Franklin	10	4,645,809
Fulton	2	1,036,558
Greene	1	152,000
Herkimer	1	219,265
Jefferson	5	2,900,378
Livingston	3	1,201,173
Madison	1	159,909
Monroe	21	10,160,633
Montgomery	1	550,000
Niagara	7	3,266,500
Oneida	9	3,958,133

County	Number of Projects	Amount Awarded
Onondaga	14	\$7,725,367
Ontario	3	1,457,779
Orange	8	10,249,875
Orleans	1	524,985
Oswego	3	1,124,545
Otsego	3	1,011,436
Putnam	3	933,713
Rensselaer	11	14,085,061
Rockland	4	2,604,476
Saratoga	7	3,442,022
Schenectady	5	4,644,286
Schoharie	2	345,290
St. Lawrence	12	8,509,751
Steuben	7	3,494,047
Sullivan	2	258,321
Tioga	2	394,000
Tompkins	4	2,265,350
Ulster	8	4,482,030
Warren	3	776,750
Wayne	3	1,012,170
Wyoming	3	1,756,000
Yates	1	352,331
Washington	1	2,509,858
<i>Rest of State Total</i>	284	\$175,885,488
<i>Grand Total</i>	586*	\$595,281,370

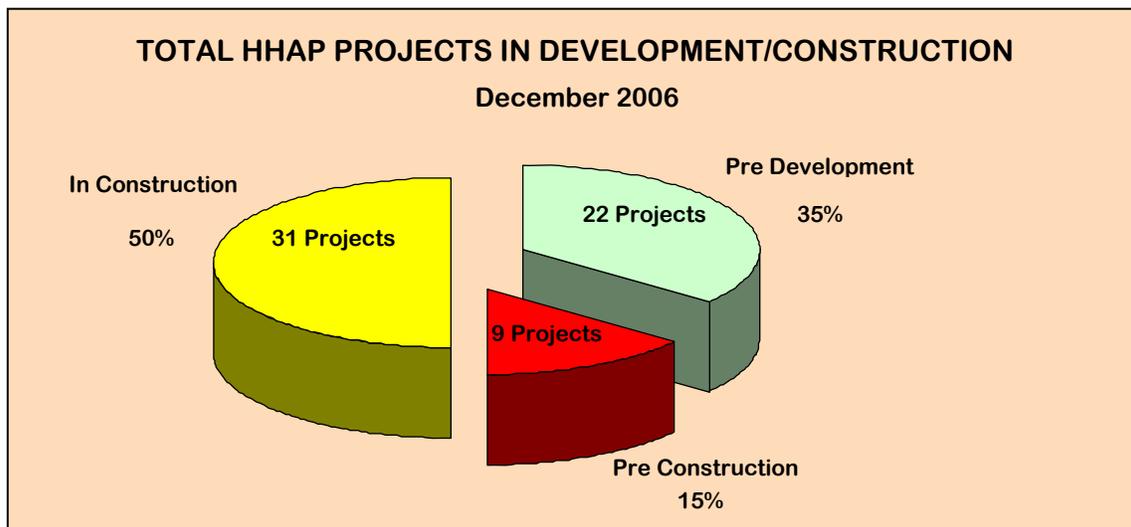
*Including withdrawals

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. Eleven percent of all HHAP projects are currently in pre-development, preconstruction or in construction, and seven 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 2006. There are currently 62 projects in various stages of development. Of the 31 projects in construction, 22 are over ninety percent complete.



2006 ACCOMPLISHMENTS

HHAP PROJECTS COMPLETED IN 2006

During calendar year 2006, eighteen (18) HHAP projects completed construction and became operational resulting in the preservation or creation of 633 units of homeless housing and representing an HHAP investment of over \$39 million. Following is a summary of those projects.

1. **Joseph's Home, Inc. (HHAP ID# 99H0011)** received a HHAP award on 10/27/2000 for the substantial rehabilitation of a building that created 14 units and 40 beds of permanent housing for homeless families and singles living with HIV/AIDS in Rockland County. The project became operational on 1/1/2006.
2. **Barrier Free Living, Inc. (HHAP ID# 2001-014)** received a HHAP award on 10/8/2002 for the new construction of a facility that created 44 units and 86 beds of emergency housing for homeless families physically disabled victims of domestic violence in New York County. The project became operational on 3/29/2006.
3. **Concern for Independent Living, Inc. (HHAP ID# 2003-005)** received a HHAP award on 9/2/2003 for the acquisition and rehabilitation of single-family homes that created 4 units and 16 beds of permanent housing for families with psychiatric disabilities in Suffolk County. The project became operational on 4/6/2006.
4. **The Lantern Group, Inc. (HHAP ID# 2003-019)** received a HHAP award on 9/2/2003 for the new construction of a building that created 116 units of permanent housing for homeless families exiting the shelter system, homeless youth aging out of foster care, homeless parenting teens and low income families in the Bronx. The project became operational on 6/1/2006.
5. **Community Counseling and Mediation Services, Inc. (HHAP ID# 2001-024)** received a HHAP award on 10/8/2002 for the new construction of a building that created 48 units and 48 beds of permanent housing for mentally disabled singles in Kings County. The project became operational on 7/5/2006.
6. **Buffalo City Mission (Cornerstone Manor, L.P.) (HHAP ID# 2004-028)** received a HHAP award on 10/13/2004 for the new construction of a facility that created 77 units and 122 beds of emergency and transitional housing for single women and women with children in Erie County. The project became operational on 7/13/2006.
7. **Albany Housing Coalition, Inc. (HHAP ID# 2001-037)** received a HHAP award on 10/8/2002 for the acquisition and rehabilitation of a building that created 13 SRO units of transitional housing for disabled homeless veterans with substance abuse issues in Albany County. The project became operational on 8/10/2006.
8. **Suffolk Co United Vets, Inc. (HHAP ID# N038)** received a HHAP award on 5/21/1997 for the acquisition and new construction of single-family modular homes that created 4

- units and 20 beds of permanent housing for single veterans with HIV/AIDS in Suffolk County. The project became operational on 8/28/2006.
9. **Neighborhood Coalition for Shelter (HHAP ID# 2000-037)** received a HHAP award on 3/18/2002 for the substantial rehabilitation of a building that preserved 65 units for homeless singles with substance abuse and mental disabilities in New York County. The project received a TCO on 9/8/2006 and is operational.
 10. **St. Timothy Lutheran Church (HHAP ID# 2004-033)** received a HHAP award on 10/13/2004 for the substantial rehabilitation and new construction of a building that created 8 units and 19 beds of emergency and transitional housing for homeless families in Rensselaer County. The project became operational on 10/2/2006.
 11. **The Highbridge Woodcrest Center (HHAP ID# 2000-016)** received a HHAP award on 3/18/2002 for the substantial rehabilitation of a building that created 40 units and 99 beds of permanent housing for families living with HIV/AIDS in the Bronx. The project became operational on 10/3/2006.
 12. **Hands Across Long Island, Inc. (HHAP ID# 2004-016)** received a HHAP award on 10/13/2004 for the acquisition and substantial rehabilitation four single family homes that created 16 units and 16 beds of permanent housing for families and singles with mental disabilities in Suffolk County. The project became operational on 11/1/2006.
 13. **Fairview Recovery Services, Inc. (HHAP ID# 2004-002)** received a HHAP award on 10/13/2004 for the substantial rehabilitation of a building that preserved 6 congregate units of transitional housing for singles with substance abuse and mental disabilities in Broome County. The project became operational on 11/1/2006.
 14. **Fifth Ave Committee, Inc.- 588 Park Place (HHAP ID# 2000-013)** received a HHAP award on 3/18/2002 for the substantial rehabilitation of a building that created 16 units of permanent housing for homeless and low income families in Kings County. The project became operational on 11/1/2006.
 15. **Westhab, Inc. (Waverly) (HHAP ID# 2001-029)** received a HHAP award on 10/8/2002 for the new construction of a building that created 29 units and 95 beds of permanent housing for homeless families in Westchester County. The project became operational on 11/1/2006.
 16. **Safe Harbors of the Hudson (HHAP ID# 2001-032)** received a HHAP award on 10/8/2002 for the substantial rehabilitation of the former Newburgh Hotel in Orange County. The project preserved 128 units for homeless singles with substance abuse and mental disabilities. The project became operational on 10/5/2006 and held a Grand Opening ceremony on 12/1/2006.
 17. **Family Resource Center of Peekskill, Inc (HHAP ID# 98H0045)** received a HHAP award on 10/5/1999 for the new construction of two single-family homes that created 2

units with 12 beds of permanent housing for homeless families in Westchester County. The project became operational on 12/20/2006.

18. **JCTOD Outreach, Inc. (HHAP ID# 2004-035)** received a HHAP award on 10/13/2004 for the acquisition and substantial rehabilitation of a building that created 3 units of permanent housing for homeless families in Oneida County. The project became operational on 12/20/2006.

HHAP PROJECTS FUNDED IN 2006

The State Fiscal Year 2006-07 Homeless Housing and Assistance Program Request for Proposals was issued during February 2006. In April 2006, a total of thirty-four (34) proposals were received requesting over \$67 million, including 5 PWA projects requesting \$3.8 million. On November 9, 2006 the HHAC board approved awards totaling \$36 million to 14 nonprofit organizations. Awards were officially announced November 10, 2006. These awards will support the development of 653 units of supported housing statewide.

Region	# of Projects	HHAP		Total		Award	Percentage
		Units	Beds	Units	Beds		
New York City	4	256	256	412	414	\$14,884,451	41.27%
Suburbs*	4	35	114	84	227	\$6,794,900	18.84%
Rest of State	8	107	133	157	281	\$14,390,205	39.89%
Total	16	410	521	653	922	\$36,069,556	100.00%

* Includes Nassau, Suffolk and Westchester Counties.

** More than \$30 million 2006-07 appropriation because unused funds from older projects are available.

Below is a brief summary of awards.

1. **Bethesda House of Schenectady, Inc.** received a HHAP reservation award for the new construction of a building that will create 16 units and 16 beds of permanent housing for homeless single substance abusers and mentally disabled in Schenectady County.
2. **Catholic Charities Housing Office** received a HHAP reservation award for the substantial rehabilitation of a building that will preserve 35 and create 6 new units of permanent housing for homeless singles in Rensselaer County.
3. **Circulo de la Hispanidad, Inc.** received a HHAP reservation award for the acquisition and moderate rehabilitation of a single-family home that will create 2 units and 8 beds of permanent housing for families who are victims of domestic violence in Nassau County.
4. **Common Ground Community II HDFC** received a HHAP reservation award for the new construction of a building that will create 263 units of permanent housing for singles living with HIV/AIDS, youth aging out of foster care, mentally disabled individuals and low income working population in New York County.
5. **Community Housing Innovations, Inc. (CHI)** received a HHAP reservation award for the new construction of a building that will create 50 units and 95 beds of permanent housing for homeless and low income families and singles in Westchester County.
6. **Housing Visions Consultants, Inc.** received a HHAP reservation award for the acquisition and new construction of a project that will create 50 units and 148 beds of permanent housing for homeless veterans and low income families in Onondaga County.

7. **Housing Works, Inc.** received a HHAP reservation award for the substantial rehabilitation of a building that will create 12 units of permanent housing for homeless singles living with HIV/AIDS and substance abuse in Kings County.
8. **Hudson River Housing, Inc.** received a HHAP reservation award for the new construction of a building that will create 5 units and 15 beds of emergency housing for homeless and runaway youth and pregnant/parenting teens in Dutchess County.
9. **Lake Shore Behavioral Health, Inc.** received a HHAP reservation award for the acquisition and substantial rehabilitation of a building that will create 16 congregate units of permanent housing for singles living with HIV/AIDS, substance abuser and mental illness in Erie County.
10. **Mercy Haven, Inc.** received a HHAP reservation award for the acquisition and moderate rehabilitation to create 3 units and 10 beds of permanent housing for homeless families in Suffolk County.
11. **Oswego County Opportunities, Inc.** received a HHAP reservation award for the moderate rehabilitation of a building that will create 6 units and 8 beds of transitional housing for homeless pregnant/parenting teens and runaway youth in Oswego County.
12. **Postgraduate Center for Mental Health, Inc.** received a HHAP reservation award for the acquisition and new construction of a building that will create 69 units and 71 beds of permanent housing for singles with mental disabilities in New York County.
13. **Steuben Church People Against Poverty and Church People Housing Management Services** received a HHAP reservation award for the new construction of modular homes that will create 7 units and 21 beds of permanent and transitional housing for homeless victims of domestic violence and mentally disabled families in Steuben County.
14. **The Lantern Group, Inc.** received a HHAP reservation award for the acquisition and new construction of a building that will create 68 units of permanent housing for mentally ill homeless youth aging out of foster care and low income households in the Bronx.
15. **Warren-Washington Association for Mental Health** received a HHAP reservation award for the new construction of a building that will create 16 units of permanent housing for homeless singles with mental disabilities and substance abuser issues in Washington County.
16. **Westhab, Inc.** received a HHAP reservation award for the new construction of a building that will create 29 units and 114 beds of permanent housing for homeless and low income families, including grandfamilies, in Westchester County.

ASSET MANAGEMENT

SUMMARY OF 2006 ACTIVITIES AND ACCOMPLISHMENTS

The Asset Management Unit (AMU) has continued actively managing and preserving the portfolio of operating projects through monitoring; reporting; intervening in distressed projects; providing technical assistance; and utilizing reporting data to inform the funding and development of new projects. Since additional staffing was provided in 2005, the ability to provide effective oversight, detection and aversion of operating issues and respond to crises where necessary has been greatly enhanced.

Operating Portfolio

The HHAP portfolio of operating homeless housing projects currently consists of 311 projects and 503 sites. These projects provide a total of 5,872 units and 11,351 beds. The value of the portfolio in terms of the HHAP investment is \$347,339,820. Of that total, \$59,583,626 consists of projects constructed with the \$5 million portion of the annual HHAP appropriation that is set-aside for construction of units housing persons with HIV/AIDS.

Oversight

Some 222 Annual Operating Reports have been submitted for review in 2006. 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 148 monitoring visits during 2006. 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 UAMU staff to focus greater attention on non-compliant projects, while ensuring that all projects are visited minimally every two years. Over 80% of all operating projects have been monitored since January 2005. Twenty of the remaining 32 projects scheduled to be monitored are newly operational in 2006.

Technical Assistance

AMU provided technical assistance (TA) to numerous of projects during 2006. 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:

- Community Unified Today – *Cost estimating; construction management; organizational capacity; property management training; asset management planning*
- CAO Erie - *Architectural/ engineering services, cost estimating, property management*
- Homeless Action Committee – *Organizational capacity*
- HOPE of Buffalo - *Organizational capacity*
- Miracle Makers Inc. – *Capital planning*
- Opportunities for Otsego - *Operations*

- Putnam/ Northern Westchester Women’s Resource Center - *Property management training; asset management planning*
- Safe Space – *Architectural / engineering services*
- S.F.D.S. Development Corp. – *Operations (tax exemption); support services*
- St. Joseph’s Housing Corporation- *Organizational capacity*
- (former sponsor) Utica Community Action, Inc. – *Direct property management*
- (former sponsor) Walk the Walk, Inc. – *Direct property management*
- (former sponsor) West Harlem Community Organization – *Direct property management*
- West Harlem Group Assistance - *Operations (tax exemption); Capital planning*

Numerous audit reviews were conducted by TA for sponsors developing and operating projects. In addition, AMU released in December 2006 a Request for Qualifications for Technical Assistance providers to expand the available list of providers and services. Responses are due in late January.

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. 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.

Association for Neighborhood Rehabilitation (ANR) – ANR requested a contract amendment to complete various repairs on multiple projects located in Ogdensburg, totaling 32 units. This project is nearing completion.

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

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.

Cattaraugus Community Action Inc (CCAI) – AMU is reviewing and facilitating the proposed transfer and repair of a 32-unit adult residence from CCAI to Southern Tier Environments for Living (STEL) and the operator, acting as co-sponsor.

CCAI – CCAI requested a contract amendment to address a structural problem for this domestic violence shelter in Cattaraugus County. Work is underway on this project.

COMLINKS – The sponsor requested an amendment to replace a failing sewer line to service two adjacent 8-unit projects in Malone. This work was completed.

Interfaith Nutrition Network (INN) – AMU is pursuing an amendment to provide “gap financing” to rehabilitate a two-family site severely damaged by termites, on a scattered site project in Suffolk County.

Liberty Resources – AMU has reviewed and approved the proposed conversion of two units to storage due to structural damage and safety concerns caused by recurring subsurface settling. This 8-unit project is located in Syracuse.

Memorial Community HDFC – AMU commenced enforcement protocol following a monitoring visit that revealed the management agent had abandoned the building due to rampant drug activity. Several of the most serious concerns have been addressed. A new management agent has been installed by the sponsor, and AMU is closely monitoring the project to ensure that conditions continue to improve.

Neighborhood Youth and Family Services (NYFS) – The sponsor’s fiscal condition is dire due to enormous funding losses and they have violated aspects of the HHAC contract. The housing projects are stable and the sponsor is attempting to revive itself. AMU is closely monitoring the projects and the sponsor’s financial condition. Should the sponsor organization fail, AMU is poised to install property management and identify alternate sponsors for the four buildings totaling 42 units 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.

SFDS Development Corporation – A TA provider assigned by AMU was able to obtain a water and sewer tax exemption; resolve a significant tax arrearage; establish support service provision; improve property management practices; and is working with the sponsor to quell drug activity. The project consists of two adjacent apartment buildings for families in Manhattan totaling 34 units. The sponsor has subsequently requested an amendment to address security at the site and various repair needs resulting from poor tenancy. Work will begin in the near future.

St. Joseph’s Housing Corporation – In response to a recent announcement by the City of Albany of its intention to foreclose on SJHC’s tax delinquent properties, AMU is participating in an effort with other funders to develop and implement a plan to stabilize the agency and reduce and/or improve the agency’s portfolio. If an acceptable plan can be implemented, AMU will avoid direct intervention and transfer of three adjacent HHAP sites totaling 8 units.

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

Utica Community Action, Inc. (UCAI) – Restored 3 of 4 projects from the bankrupt sponsor to operational status utilizing replacement sponsors. AMU is reviewing a proposal to rehabilitate the fourth project by a replacement sponsor and is working toward the transfer of title of the remaining project to the replacement sponsors. The projects total 26

Walk the Walk, Inc. – Replaced the failed sponsor organization in order to complete this 20-unit project under development located in Queens. Construction to complete the facility is underway and AMU continues to work toward the transfer of title to the replacement sponsor (New York Asian Women’s Center).

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 is pursuing resolution of a substantial water/sewer tax arrearage. Several other significant violations of the HHAC contract have been resolved through TA and the assistance of Office of Mental Health (OMH), a co-funder of this 30-unit project. The sponsor is also preparing to submit an amendment request to address various repair needs.

West Side Federation for Senior and Supportive Housing (WSFSSH) – Sponsor requested an amendment to resolve various repairs and population-specific upgrades to this 58-unit facility for mentally ill singles in Manhattan. This work has been completed.

Wyoming County Community Action – Facilitated sale of vacant domestic violence shelter to a non-profit organization to house a non-homeless special needs population. The net proceeds from the sale were returned to HHAC.

YWCA of Troy – A contract amendment was approved to repair a deteriorating cornice causing water infiltration, and to upgrade systems throughout this 90-unit SRO in Troy. Work is well underway.

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 (3% average vacancy rate for units and 19% average vacancy rate for beds) and that the majority are financially stable and are well maintained. The data did identify areas of concern, however, including the fact that average revenues are within 2% of average operating expenses and that there are often compliance issues discovered. These findings help define trends, priorities for oversight of operational projects as well as preventive measures for those in development. Rising utility expenses and 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 (59% of the operating portfolio reporting) for a “general” homeless population (48% of the operating portfolio reporting) as opposed to a special needs population.

Other Activities

AMU is also responsible for the following additional tasks:

- Recording of mortgages for projects in development. AMU conducted a records review and discovered numerous operational projects that lacked the required mortgages. During 2006, mortgages were obtained or located on over half of the over 30 projects lacking mortgages.
- Review and approval of requests to draw upon HHAC funded reserves.
- Procure and assist with HHAC’s annual audit.

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

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