

DRAFT - 195th HHAC Board Meeting Minutes

Meeting date: February 3, 2020

Call to Order:

The 195th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held via WebEx and webcast by the NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on February 3, 2021. The meeting was called to order by the Board Chair, Commissioner Michael P. Hein of the NYS Office of Temporary and Disability Assistance (OTDA).

Members in Attendance:

Brett Hebner, Board Member Designee representing Board Member Kenneth Adams, Chairman of the NYS Housing Finance Agency (HFA); Julie Duncan, Board Member Designee representing Board Member Commissioner Ann Marie T. Sullivan of the Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Arlene Gonzales-Sánchez of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Barbara Guinn	Executive Deputy Commissioner
Barbara Roff	HHAC President
Dana Greenberg	HHAC Vice President
LeeAnn Greenslade	HHAC Treasurer
Brian Mattiske	HHAC Assistant Treasurer
Michael Washburn	HHAC Comptroller
Brenda McAteer	HHAC Secretary
Amanda Diller	HHAC Assistant Secretary
Lesley Stefan	OTDA Division of Legal Affairs (DLA)
Linda Glassman	Deputy Commissioner for Housing, Refugee Services, and Disability Determinations
Rick Umholtz	Director, OTDA Bureau of Housing and Support Services

Items of Discussion

Approval of Minutes

Commissioner Hein requested a motion to approve the minutes of the 194th HHAC Board Meeting that took place on December 2, 2020. Ms. Duncan made the motion, which was seconded by Mr. Hebner. The motion carried.

Vice President's (VP) Report

Ms. Greenberg presented the VP's Report and began with an overview of the status of all projects under development as of December 31, 2020, when there were 59 projects in various stages of development. Thirty-one of these projects were in construction, six of which were over 90% complete. Furthermore, 25% of the projects in development at that time were in New York City, 24% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 51% were in the rest of the state.

Ms. Greenberg stated that as of the date of the Vice President's report 32 eligible applications had requested almost \$150 million. As of the date of the Board meeting there were 59 eligible applications requesting almost \$260 million.

Project-Related Milestones

Final Award (FAA) and Loan Agreements (FLA)

- CAMBA/CAMBA Housing Ventures, Inc. (CHV)/ CHV Bedford Park LP (2018-008/HC01001) executed a Final Loan Agreement (FLA) on December 17, 2020. CHV received a \$7,500,000 HHAP award reservation in October 2018 and an award increase of \$750,000 in December 2019, for a total award reservation of \$8,250,000 for the new construction of 194 units of permanent supportive housing (PSH) for homeless families and individuals in the Bronx, including 48 units for chronically homeless families with one qualifying member living with a Serious Mental Illness (SMI), 19 units for homeless individuals aged 55 and over, 30 units for chronically homeless single adults living with an SMI, and 97 units for chronically homeless families. An additional 127 units will be reserved for low-income individuals and families who earn up to 80% of the area median income (AMI). There will be two, two-bedroom units for live-in superintendents, for a total of 323 units. Other sources of development funding included HFA 4% Low-income housing tax credits (LIHTC) and Supportive Housing Opportunity Program (SHOP) from NYS Homes and Community Renewal (HCR), NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP), a deferred developer's fee and sponsor loans for a total project cost of \$164,119,105. Amanda Diller is the project manager.
- CARES of New York, Inc. (CARES) (2019-001/HC01003) executed a Final Award Agreement (FAA) on December 30, 2020. CARES received a \$3,315,020 HHAP award reservation in November 2019 for the new construction of 15 units of PSH for homeless families and individuals in Albany. Two units will house single homeless adults with SMI, two units will house single homeless youth, five units will house single homeless adults

with HIV/AIDS, and six family units will house homeless parenting youth. The only other source of development funding was a sponsor contribution, for a total project cost of \$3,414,924. Connie Adsitt is the project manager.

- Family Service League (FSL), Inc. (2018-036S/HC01002) executed a FAA on November 20, 2020. FSL received a \$100,000 HHAP award reservation in December 2018 for emergency shelter repairs to their Transitional Living Center (TLC), in Huntington, Suffolk County which provides 60 beds in four congregate units for homeless adults. Three new showers will be installed as will a new Americans with Disabilities Act (ADA) compliant exterior entrance door with automatic opener that will provide added security to the building. Matthew Ciulla is the project manager.
- Lifting Up Westchester (LUW) Inc. (2019-048S/HC00999) executed a FAA on November 10, 2020. LUW received a \$100,000 award reservation in October 2020 for emergency shelter repairs to replace the roof and one of the bathrooms on the third floor of the Church Parish Hall in White Plains where they have operated a shelter for over 40 years. The other source of funding was a sponsor contribution in the amount of \$5,600 for a total project cost of \$105,600. Brenda McAteer is the project manager.

Amendment to a FAA

- Wyoming County Community Action (WCCA), Inc. (O-009/HC00395) executed an Amendment to their FAA in the amount of \$222,343 on April 8, 2020, for essential repairs to nine units of PSH for homeless families in Wyoming County. The scope of work included, among other items, three roof replacements, a new furnace, the replacement of a front porch and several windows and doors, and the installation of second-floor railings at one site. WCCA initially received an HHAP award in 1998 in the amount of \$815,000 for the minor rehabilitation of 10 single-family homes. With this amendment, the total HHAP project award is \$1,037,343. Heather Lombardo is the project manager.

Completed Projects

- Bethany House of Nassau County Corporation (Bethany House) (2018-059S/HC00990) completed shelter repairs on May 28, 2020. Bethany House received a \$40,000 HHAP award reservation in July 2019 to make repairs to a 19-bed emergency shelter for women and children in Nassau County. An air conditioning unit was replaced, as were floor tiles and door locks. Surveillance equipment was added in the playroom. Elaine Houlihan is the project manager.
- Dimitri House, Inc./ Dimitri House Apartments (2019-023/HC00995) obtained a Certificate of Occupancy (CofO) on December 17, 2020. Dimitri House received a \$1,302,627 HHAP award reservation in October 2019 for the substantial rehabilitation of an existing building that created six units of permanent supportive housing for chronically homeless individuals in Rochester. Other sources of development funding included a New York State Energy Research and Development Authority (NYSERDA) incentive and a sponsor contribution, for a total project cost of \$1,314,627. Martin Robinson is the

project manager.

There was no further discussion or comment.

Commissioner Hein requested a motion to accept the Vice President's Report. Ms. Duncan made the motion, which was seconded by Mr. Hebner. The motion carried.

Treasurer's Report

Ms. Greenslade provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$14,966,498. This included \$5,242,449 in Medicaid Redesign Team (MRT) funds and \$5,672,537 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Commissioner Hein requested a motion to accept the Treasurer's Report. Ms. Duncan made the motion, which was seconded by Mr. Hebner. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Ms. Roff explained that the purpose of the resolution was to request the Board's approval of 20 awards from the SFY 2020-21 funding round. The awards totaled \$90,422,808 in HHAP funds, to the following organizations:

- DePaul Properties, Inc. - Batavia Apartments
- H.E.L.P. Development Corp - HELP One (Building A)
- Corning Council for Assistance and Information for the Disabled Inc. dba AIM Independent Living Center
- Housing Works, Inc. - Pitkin Ave
- H.E.L.P. Development Corp - HELP One (Building B)
- CAMBA Housing Ventures, Inc. - The Hart
- East House Corporation - Canal Street Apartments
- West Side Federation for Senior and Supportive Housing - Fischer Park
- Homes for Heroes - Homes for Heroes Veterans Apartments
- Person Centered Housing Options – Cecilia's Place
- Buffalo Neighborhood Stabilization Company, Inc - West Side Homes
- Citizens Advocates, Inc. - Harison Place
- Open Door Mission - The Miller Building
- Catholic Charities of the Diocese of Albany - The Mary Ann
- St. Paul's Center, Inc. - Senior Housing Options

- Interfaith Partnership for the Homeless, Inc. dba IPH, Inc. - Sheridan Hollow Housing III
- Community Access, Inc. - Baez Place
- The Fortune Society, Inc. - Fortune Castle III
- Veterans Outreach Center, Inc. - Richard's House
- Bethesda House of Schenectady, Inc. - Cara House

Ms. Roff indicated that the following 12 projects were reviewed, but were not recommended for funding at this time:

- CDS Monarch – Hooper Road Apartments
- Best Self Behavioral Health, Inc – Manhattan Village
- Keuka Housing Council, Inc. – Vineyard Hill
- Concern for Independent Living, Inc. – Concern Logan
- Catholic Charities of Onondaga County – Housing Services Center
- Hudson River Housing, Inc. – Hudson River Lodge
- The Salvation Army Elmira & Southern Tier Environments for Living, Inc.- Elmira Salvation Army
- Southern Tier Environments for Living, Inc. & Options for Community Living, Inc. – Hempstead House
- Southern Tier Environments for Living, Inc. - Benjamin Franklin Affordable Senior Housing
- The Community Builders, Inc. – Poestenkill Place
- Pathstone Action Housing Corp. – Pathstone Churchview Commons
- The Salvation Army of Jamestown, NY – Anew Center

Ms. Roff stated that those applications not recommended for funding would be offered technical assistance.

The HHAC allocation included a \$5 million set aside for HIV/AIDS, \$3,891,404 of this was recommended for the Housing Works, Inc. Pitkin Avenue project. There was also a \$5 million set aside for Veterans. Two projects were recommended for the set-aside: Veterans Outreach Center, Inc. in the amount of \$2 million and Homes for Heroes in the amount of \$4,363,970, exceeding the \$5 million set aside.

Following approval of the HHAP funding recommendations at the Board meeting, Ms. Roff reported that a remaining uncommitted appropriation balance of \$37,577,192 for 2020-21 may be used for future HHAP awards and/or HHAC's operating expenses, with \$1 million available for emergency shelter repair applications.

It was noted that the \$90.4 million recommended at the Board meeting would produce 629 units

and 943 beds of permanent supportive housing, 30 units and 44 beds of transitional housing, and 11 units and 16 beds of emergency housing. As of the date of Ms. Roff's memo there were 27 applications under review seeking HHAP funds totaling almost \$90 million.

Mr. Hebner asked about the anticipated source of Fortune Society's tax credit equity. Ms. Greenberg replied that they planned to apply to HCR in the spring round. They needed to complete the NYC Uniform Land Use Review Procedures (ULURP) first, hence the delay. He then asked what Justice Involved Supportive Housing was as this funding source was unfamiliar to him. Ms. Greenberg was not certain but assumed it was an operating source for the population. She stated that she would follow up.

Mr. Hebner then commended the staff effort involved in bringing the largest HHAP funding recommendation package ever to a single board meeting.

Commissioner Hein requested a motion to accept the resolution regarding awards. Ms. Duncan made the motion, which was seconded by Mr. Hebner. The motion carried.

Commissioner Hein noted that the increase in HHAP's appropriation for the 2020-21 fiscal year was indicative of Governor Cuomo's commitment to supportive housing.

Agency Reports

HCR

Mr. Hebner reported:

- Nicole Ferreira has left HCR and Thehbia Hiwot has replaced her as Senior VP for Multifamily Finance.
- HCR awarded 11 projects on November 5, 2020 from the Summer 2020 9% Tax Credits Funding Round. These projects represented over \$88M in funding, totaling 713 residential units, including 140 ESSHI units.
- HCR received over 90 applications on January 13, 2021 in response to the Fall 2020 9% Multifamily RFP. The \$95.5M in total resources available included \$22M in LIHTC. The applications were in the process of being reviewed and HCR was in consultation with HHAP where applicants had applied to both entities.
- Julie Behrens is now the Vice President of Multifamily Finance at HFA. The HFA Board approved its December 2020 \$470 million bond resolution consisting of 14 projects with a total of 2,663 affordable units including closings on 444 supportive housing units. HFA staff were working on preparing for the March Bond Resolution.

OMH

Ms. Duncan reported that OMH released the ESSHI Round 5 conditional awards in the previous week, with 179 awardees and potentially over 6,500 units.

OASAS

Mr. Esteban reported:

- OASAS continued to make technical assistance available to providers.
- Staff had assisted with the ESSHI Round 5 reviews.
- OASAS also assisted HHAP with review of applications serving an SUD population.
- It was good to see so many projects with SUD units receive funding reservations at the Board meeting.

OTDA

Mr. Umholtz reported:

- HHAP was still accepting applications.
- Renewals were underway under the New York State Supportive Housing Program (NYSSHP) for a one-year extension for contracts with a January first start date. Plans were in progress for a new Request for Proposals to be released in 2021.
- Almost all of the Emergency Shelter Grant COVID contracts had been executed. Plans were underway to award the phase two funds.
- Almost all of the Solutions to End Homeless Program (STEHP contracts) had been renewed.
- The Balance of State Continuum of Care work has continued. OTDA was pleased that automatic renewal language was contained in the last stimulus package and work was underway to prepare for the renewals.
- OTDA was making progress towards implementation of the NYS Emergency Rental Assistance Program (ERAP) supported by the last stimulus bill. This, he commented, would have a tremendous impact in NYS communities.

New/Other Business

The next HHAC Board meeting is scheduled to take place on Wednesday, April 7, 2021, hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

Commissioner Hein asked for a motion to adjourn. Ms. Duncan made the motion, which was seconded by Mr. Hebner. The motion carried.

Adjournment

Commissioner Hein adjourned the meeting at 2:25PM.

HHAC Secretary

Date