

201st HHAC Board Meeting Minutes

Meeting date: February 9, 2022

Call to Order:

The 201st meeting of the Homeless Housing and Assistance Corporation (HHAC) was held via WebEx and webcast by NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on February 9, 2022. The meeting was called to order by Daniel Tietz, Acting Commissioner of the NYS Office of Temporary and Disability Assistance (OTDA).

Members in Attendance:

Brett Hebner, Board Member Designee representing the NYS Housing Finance Agency (HFA) and Esteban Ramos, Advisory Board Member Designee of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Linda Glassman	OTDA Deputy Commissioner
Dana Greenberg	HHAC President
LeeAnn Greenslade	HHAC Treasurer
John Cucinelli	HHAC Assistant Treasurer
Michael Washburn	HHAC Comptroller
Constance Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Simone Demelo	OTDA DLA
Richard Umholtz	Director, OTDA Bureau of Housing and Support Services
Matthew Ciulla	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Commissioner Tietz requested a motion to approve the minutes of the 200th HHAC Board Meeting that took place on December 8, 2021. Mr. Hebner made the motion, which was seconded by Commissioner Tietz. The motion carried.

President's Report

Ms. Greenberg presented the President's Report and began with an overview of the status of all projects under development as of December 31, 2021, when there were 80 projects in various stages of development. Twenty-two of these projects were in construction, two of which were over 90% complete. Furthermore, 29% of the projects in development at that time were in New York City, 16% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 55% were in the rest of the state.

Project-Related Milestones

Pre-Construction Agreements

- The Bridge, Inc. (The Bridge)/ Bridge Rockaway Managers, LLC (2019-043/HC01027) executed a Preconstruction Agreement (PCA) on November 3, 2021, to reduce acquisition loan interest. The Bridge received a \$6,500,000 HHAP award reservation in February 2020 for the new construction of 87 units of permanent supportive housing (PSH) for chronically homeless adults with serious mental illness (SMI) and/or substance use disorder (SUD), homeless veterans with disabilities, and homeless frail/disabled seniors in Brooklyn. The remaining 86 units will be reserved for low-income families who earn between 30% and 70% of the Area Median Income (AMI). There will also be one superintendent's unit, for a total of 174 units. Other sources of development funding include 4% tax-exempt bond financing through NYS Housing Finance Agency (HFA), HFA Supportive Housing Opportunity Program (SHOP), NYC Department of Housing Preservation and Development (HPD) Extremely Low- and Low-Income Affordability Program (ELLA), Low-Income Housing Tax Credit (LIHTC) equity, accrued interest and a deferred developer's fee, for a total project cost of \$99,580,231. Matthew Ciulla is the project manager.

Final Award and Final Loan Agreements

- Corning Council for Assistance and Information for the Disabled, Inc. dba AIM Independent Living Center (AIM) (2020-004/HC01017) executed a Final Award Agreement (FAA) on December 30, 2021. AIM received a \$1,032,825 HHAP award reservation in February 2021 for the development of five units/ five beds of PSH for four homeless young adults and one youth or young adult recently out of foster care in Corning, Steuben County. AIM will provide an agency contribution for a total project cost of \$1,219,084. Rachel Gaffey is the project manager.
- HELP Development Corporation (HELP)/HELP ONE Building A (2020-003/HC01042) executed a Final Loan Agreement (FLA) on December 22, 2021. HELP received a \$5,000,000 HHAP award reservation in February 2021 for the new construction of 111 units of PSH in Brooklyn for young adult families with children or pregnant women who are 18-25 years old. An additional 73 units will be reserved for low-income individuals and families, for a total of 184 units. Other sources of development funding include bond financing through NYC Housing Development Corporation (HDC), LIHTC through HPD, sponsor equity, solar tax credits, accrued construction interest and a deferred

developer's fee, for a total development cost of \$96,405,310. Martin Robinson is the project manager.

- HELP Development Corporation (HELP)/ HELP ONE Building B (2020-007/HC01039) executed a FLA on December 8, 2021. HELP received a \$3,000,000 HHAP award reservation in February 2021 for the new construction of 43 units of PSH for chronically homeless individuals in Brooklyn. An additional 28 units will be reserved for low-income individuals and families, for a total of 71 units. Other sources of development funding include bond financing through HDC, LIHTC through HPD, accrued construction interest, solar tax credit equity and a sponsor contribution, for a total project cost of \$33,399,601. Martin Robinson is the project manager.
- JCTOD Outreach Inc. (JCTOD) dba Johnson Park Center (2020-060S/HC01033) executed a FAA on November 18, 2021. JCTOD received a \$97,000 HHAP award reservation in April 2021 for emergency shelter repairs to improve the building conditions at the Johnson Park Adult Shelter in Utica. The shelter is a 3,887 square foot facility consisting of five units/ nine beds for single women. Other sources of development funding include a grant from the City of Utica, for a total project cost of \$115,900.00. Elaine Houlihan is the project manager.
- The Doe Fund, Inc. (TDF)/4519 WPR Apartments LLC (2019-014/HC01041) executed a FLA on December 30, 2021. TDF received a \$4,900,000 HHAP award reservation in October 2019 for the new construction of 49 units of PSH for homeless individuals living with HIV/AIDS in the Bronx. An additional 48 units will be reserved for low-income individuals and families earning between 30% and 80% AMI. There is also one superintendent's unit, for a total of 98 units. Other sources of development funding include 9% LIHTC equity, SHOP funding, All Affordable NYC Program funding and NYS HOME funding through NYS Homes and Community Renewal (HCR), solar tax credit equity, a Merchant Capital Corporation permanent loan, New York State Energy Research and Development Authority (NYSERDA) funding, accrued interest, deferred developer's fee and developer funded reserves, for a total project cost of \$48,456,160. Heather Lombardo is the project manager.

Amendments to FAA/FLA

- North Country Transitional Living Services, Inc. (NCTLS) (O54K-K049/HC00399) executed an amendment on November 8, 2021. NCTLS received \$53,350 in HHAP funding for an emergency roof replacement that occurred in October 2020. NCTLS previously received \$1,050,445 in HHAP funding, bringing HHAP's total investment to \$1,103,795. The building in Ogdensburg, St. Lawrence County, is a 31 unit/ 33 bed transitional housing project for homeless individuals. Michael Washburn is the project manager.

Completed Projects

- Community Housing Innovation, Inc. (CHI) (2018-053S/HC01004) completed all repairs to its single adult shelter on November 19, 2021. CHI received a \$100,000 HHAP

emergency shelter repair award reservation in March 2019 to substantially renovate six full bathrooms at their 30-unit/ 30 bed emergency shelter for homeless single men in Orange County. Rachel Gaffey is the project manager.

- Community Housing Innovation, Inc. (CHI) (2018-055S/HC01005) completed all repairs to its family shelter on November 19, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation to renovate its existing 18-bed emergency shelter, which serves up to eight homeless families in Suffolk County. Renovations included replacement of the cesspool, boiler, blacktop driveway, flooring, and kitchen and bathroom fixtures. Rachel Gaffey is the project manager.
- Community Housing Innovation, Inc. (CHI) (2018-061S/HC01006) completed all repairs to its single adult shelter on November 19, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation in August 2019 to renovate its existing seven unit/ seven bed emergency shelter serving homeless single men in Suffolk County. Renovations addressed code violations cited by the local building department and included removing a full bathroom and walls in an illegally finished basement, bringing a second-floor dormer up to code, and replacing a backyard deck with a landing and steps. Additional work included replacing the roof, bathroom fixtures and hardware, repairing/replacing flooring, moldings and trims throughout the building, and installing a new kitchen wall, cabinets and countertop. Rachel Gaffey is the project manager.
- Family Service League, Inc. (FSL)/ The Linkage Center Emergency Shelter (2018-040S/HC01016) completed all repairs to its family shelter on October 7, 2021. FSL received a \$100,000 HHAP emergency shelter repair award reservation in December 2018 to renovate The Linkage Center emergency shelter, which provides 375 beds in 95 congregate units for homeless families in Brentwood, Suffolk County. Renovations included replacing the flooring in all hallways and the light fixtures in the resident rooms with LED lighting. Megan Van Geest is the project manager.
- Housing Visions Unlimited, Inc. (HV)/ Winston Gaskin Homes, LLC (2016-037/HC00971) obtained its final CofO for the HHAP funded buildings on November 30, 2021. HV received a \$2,970,000 HHAP award reservation in April 2017 to substantially rehabilitate four buildings containing 18 units of PSH for survivors of domestic violence. This is part of a larger project that includes 20 buildings and an additional 48 units for income eligible members of the community. Other sources of development funding include federal and state LIHTC equity, SHOP and Housing Trust Fund (HTF) through HCR, a bank loan, Federal Home Loan Bank (FHLB), and a deferred developer's fee, for a total project cost of \$21,895,496. Martin Robinson is the project manager.
- Lifting Up Westchester (LUW) (2019-048S/HC00999) completed repairs to its emergency shelter in November 2021. LUW received a \$100,000 HHAP emergency shelter repair award reservation in October 2020 to make repairs to its 17-bed shelter in White Plains, Westchester County. Repairs included replacing the roof and making necessary repairs to a bathroom. These repairs also resolved citations made by the City of White Plains Department of Health (DOH) for a compromised roof and leaks in the

bathrooms. LUW provided a sponsor contribution, for a total project cost of \$105,600. Brenda McAteer is the project manager.

- Mercy Haven Inc. (2012-024/HC00844) obtained a CofO on December 7, 2021. Mercy Haven received a \$3,989,867 HHAP award reservation in February 2013, which included \$3,491,003 in Medicaid Redesign Team (MRT) funding, to develop 16 units of PSH for homeless individuals in Suffolk County. An additional \$749,336 in MRT funding was awarded in April 2013, which generated an additional three units. In August 2019, Mercy Haven received an additional \$433,530 in HHAP funding after delays in obtaining permits resulted in significant price escalations. The total HHAP award of \$5,172,733 provides 14 units of housing for individuals with SMI and five units of housing for chronically homeless families and individuals across two buildings. Other sources of development funding included sponsor equity, HUD Permanent Supportive Housing (PSH) funding, NYS Office of Mental Health (OMH) capital funds, and FHLB, for a total project cost of \$5,758,704. Brenda McAteer is the project manager.
- New Destiny Housing Corporation (New Destiny)/ Bryant Avenue Owner LLC (The Corden) (2018-002/HC00966) obtained a Temporary Certificate of Occupancy (TCO) on November 24, 2021 and held a ribbon cutting ceremony on November 17, 2021. New Destiny received a \$5,776,625 HHAP award reservation in October 2018 to develop 37 units for homeless families headed by domestic violence survivors coming directly from shelter. The Corden, located in the Bronx, will provide housing for both families and singles. The remaining 24 units will be affordable to households earning no more than 50% AMI. One additional unit is for a live-in superintendent. Other sources of development funding include 9% LIHTC equity and SHOP through HCR, and Supportive Housing Loan program (SHLP) through HPD, for a total project cost of \$34,605,068. Brenda McAteer is the project manager.
- Project Renewal, Inc. (Project Renewal)/ 10 Minerva Place, LP (Bedford Green I) (2016-030/HC00918) obtained a TCO on December 10, 2021. Project Renewal received a \$6,222,012 HHAP award reservation in February 2017 to develop 71 units of PSH for homeless families and singles. The 71 NY/NY III units are reserved for the following populations: 30 family units for chronically homeless families in which the head of household suffers from a SMI or are mentally ill and chemically addicted (MICA), 16 studio units for chronically homeless single adults who have a SUD and 25 studio units for chronically homeless single adults living with HIV/AIDS. The remaining 47 units are affordable units for income eligible members of the community. Other sources of development funding include HDC loans, HPD SHLP funding, LIHTC equity and a deferred developer's fee, for a total project cost of \$58,864,080. Brenda McAteer is the project manager.
- Rescue Mission Alliance of Syracuse (The Mission) (2019-044S/HC00831) completed the replacement of 185 lockers to secure resident belongings on December 9, 2021. The Mission received a \$100,000 HHAP emergency shelter repair award reservation in July 2020 to purchase new lockers for shelter residents. The Mission originally received a \$3,442,924 HHAP award reservation in October 2013 to develop 183 beds of

emergency housing for homeless single adults in Syracuse, Onondaga County. The Mission had also converted a fitness center into nine additional beds. This conversion was not a part of the shelter repair award but increased the bed count to 192. Michael Washburn is the project manager.

- Steuben Churchpeople Against Poverty, Inc. (SCAP) d/b/a Arbor Housing and Development/ Lamphear Court Townhomes LLC (2017-018/HC00968) obtained a CofO on November 5, 2021. SCAP received a \$2,850,000 HHAP award reservation in October 2017 to develop 34 units of PSH for homeless individuals with SMI and/or survivors of domestic violence in Steuben County. The remaining 48 units are for income eligible members of the community. The project included the substantial rehabilitation of 80 existing units and the new construction of two units. Other sources of development funding include federal and state LIHTC equity, HTF and SHOP funding through HCR, FHLB, and NYSERDA, for a total project cost of \$25,098,999. Michael Washburn is the project manager.
- Volunteers of America of Western New York, Inc. (VOA)/ Cooper Union (2019-020/HC00690) obtained a CofO on November 1, 2021. VOA received a \$1,251,603 HHAP award reservation in October 2019 for the substantial renovation of its existing HHAP funded project to create an additional seven units of PSH for chronically homeless individuals in Rochester, Monroe County. VOA originally received a \$2,910,960 HHAP award reservation in 2008. This project now contains a total of 52 units, all HHAP. The only other source of development funding is a NYSERDA grant, for a total project cost of \$4,222,563. Martin Robinson is the project manager.

Withdrawn

- Ithaca Neighborhood Housing Services (INHS)/ Pine View Circle II notified HHAP in writing on December 30, 2021 that it would be withdrawing its award reservation. INHS received a \$3,708,000 HHAP award reservation in December 2021 to develop 18 units/ 18 beds of PSH for individuals with SUD in Seneca County. This was to be part of a larger affordable and supportive housing project with a total of 59 units/ 116 beds. INHS was not funded by HCR and stated it will no longer be pursuing this project.

Events and Ceremonies

- Catholic Charities of the Diocese of Rochester d/b/a Catholic Family Center (CFC) (2019-029/HC00996) held a ribbon cutting ceremony on November 11, 2021. CFC received a \$4,070,378 HHAP award reservation in October 2019 to develop nine new units of PSH for individuals with SMI, SUD, those re-entering the community after incarceration, and one unit for a chronically homeless individual in Rochester, Monroe County. The Joseph Avenue Apartments are located on the second and third floor of CFC's existing emergency shelter, The Francis Center. Forty beds in the Francis Center emergency shelter were also preserved. CFC provided a sponsor contribution, for a total project cost of \$4,120,378. Brenda McAteer is the project manager.

- The Bridge, Inc. (The Bridge)/ 3500 Park Apts. L.P. (2017-007/HC00943) held a ribbon cutting ceremony on November 3, 2021. The Bridge received a \$6,500,000 HHAP award reservation in March 2017 for the new construction of a seven-story building containing 69 units of PSH in the Bronx. Of these 69 units, 23 units are reserved for chronically homeless individuals with SMI, 23 units are reserved for homeless veterans and 23 units are reserved for homeless frail and elderly individuals. The remaining 46 units are for low-income individuals and families, for a total of 115 units. Other sources of development funding include tax-exempt bonds, LIHTC equity and SHOP through HFA, HPD SHLP, NYSEDA, a deferred developer's fee, and accrued interest, for a total project cost of \$48,245,376. Matt Ciulla is the project manager.

Mr. Hebner inquired if the NCTLS amendment was for their Ford Street shelter. Mr. Washburn confirmed that it was for the SRO on Ford Street

There was no further discussion or comment.

Commissioner Tietz requested a motion to accept the President's Report. Mr. Hebner made the motion, which was seconded by Commissioner Tietz. 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 \$23,549,877. This included \$8,903,613 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Mr. Ciulla presented the following project to the Board:

- 2020-015 West Side Federation for Senior and Supportive Housing, Inc. (WSFSSH)- Fischer Park
- 2020-031 Community Access- Baez Place
- 2021-016 Young Women's Christian Association of NorthEastern NY- Harbor House
- 2021-023 Mt. Olive Development Corporation- Senior Manor

Three of the projects were classified as "unlisted." One project, the YWCA of NorthEastern NY, was classified as "Type 1".

After performing an evaluation and review of the proposed actions, it was determined that the Fischer Park, Baez Place, Harbor House and Senior Manor projects would not result in any significant adverse environmental impacts and therefore Negative Declarations were recommended.

There was no further discussion or comment.

Commissioner Tietz requested a motion to approve the SEQRA resolution. Mr. Hebner made the motion, which was seconded by Commissioner Tietz. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Ms. Greenberg explained that the purpose of the resolution was to request the Board's approval of four awards from the SFY 2021-22 funding round. The awards totaled \$17,055,941 in HHAP funds to the following organizations:

- United Veteran's Beacon House, Inc.
- Chautauqua Opportunities, Inc.- Chautauqua Women's Shelter
- Barrier Free Living, Inc.- Freedom Village
- Catholic Charities of Onondaga County- Catholic Charities Housing Services Center

One application was reviewed and not recommended for funding at that time.

- Comunilife, Inc.- Tiebout Avenue Residence

This applicant will be offered technical assistance.

Ms. Greenberg noted that the SFY 2021-2022 State Budget contains a \$128 million appropriation for HHAP, including \$2 million for administrative expenses. Funds are awarded via an open Request for Proposals (RFP), which means that applications are reviewed and awards considered in the order in which they are received, subject to the availability of funds. HHAC continues to accept applications for funding under the RFP issued in September 2020. Following the approval of the HHAP awards, including emergency shelter repairs, the remaining uncommitted balance of \$47,972,943 may be utilized for future awards and/or HHAP operating expenses, with up to \$1 million available for existing emergency shelter repairs. The \$19,055,941 million in project funding approved at the Board meeting, which included two emergency shelter repair awards, will produce 45 units/ 102 beds of permanent supportive housing and create/ preserve 31units/ 148 beds of emergency housing.

Ms. Greenberg reported that there were seven applications under review at the time of the board meeting, requesting approximately \$32 million in HHAP funding.

Ms. Greenberg reported that of the \$128 million allocation, \$5 million is set aside for projects that will provide supportive housing for persons living with HIV/AIDS. To date, no application for the HIV/AIDS set-aside had been submitted. Five million dollars is also set aside for projects that will provide supportive housing for veterans. Concern for Independent Living, Inc. received \$2,418,750 from the veteran's set-aside and Ithaca Neighborhood Housing Services received \$771,429 for its Village Grove project. United Veteran's Beacon House, Inc. received \$872,112, leaving a balance of \$937,709 in the veterans' set aside for future awards. Up to \$1 million of the appropriation is allocated for existing emergency shelter repairs outside of NYC. Emergency shelter repair awards do not require HHAC Board approval pursuant to the policy adopted by the Board in August 2019. Six applications have previously been approved for funding and two

awards for Penates, Inc. was announced during the February 2022 Board meeting. These two projects will preserve seven units/ 34 beds of emergency housing.

Ms. Greenberg also noted that to date, the geographic distribution of HHAP awards made from the current round allocated 40% of the funding to projects in the NYC region, 49% to the rest of state region and 11% to projects in the suburban region of Suffolk, Nassau and Westchester Counties.

Ms. Greenberg concluded her presentation by reporting that the total number of units and beds recommended for funding include 600 units/ 866 beds of permanent supportive housing, 14 units/ 26 beds of transitional housing and 67 units/ 263 beds of emergency housing.

Commissioner Tietz requested a motion to approve the award resolution. Mr. Hebner made the motion, which was seconded by Commissioner Tietz. The motion carried.

Agency Reports:

HCR

Mr. Hebner reported that HCR announced awards from their Summer 2021 9% LIHTC funding round, which began in late August. HCR funded 21 of the 68 applications received. These projects will create or preserve 1,178 affordable and supportive housing units statewide. Of these units, 251 are supportive units that will receive operating subsidies predominately through ESSHI. Some will also receive subsidies through other programs such as OPWDD's Integrated Supportive Housing (ISH) program. Seven of the projects were coordinated investments with HHAP. Two of the projects will develop sites under the Vital Brooklyn initiative. In addition, six of the new projects were awarded a total of 54 Project-Based Vouchers through a separate coordinated RFP process. The Winter Multifamily 9% LIHTC 2022 RFP was also released and mirrors the Summer 2021 RFP to assist developer's in submitting applications.

Mr. Hebner provided a report on HFA's 4% tax credit and bond financing activities. The March 2022 HFA Bond Resolution, which is being prepared for submission to the HFA Board, includes 15 projects for a total of 2,860 units, including 773 supportive units. The March 2022 closing will include approximately \$137 million in HCR subsidy and \$513.43 million in tax exempt bond financing.

Lastly, Mr. Heber stated that HCR is looking forward to adopting the second five-year Housing Plan included in Governor Hochul's Executive Budget, which contains considerable resources to develop and preserve affordable and supportive housing across numerous programs.

OASAS

Mr. Ramos reported that OASAS continues to provide ongoing technical assistance support to its permanent supportive housing providers. The agency also assisted providers who have conditional ESSHI awards and assisted OTDA with reviewing HHAP applications that propose serving a SUD population.

Mr. Ramos also reported that a new OASAS Commissioner, Dr. Chinazo Cunningham, has been confirmed.

Finally, Mr. Ramos stated that OASAS is working on some new initiatives to identify gaps in services in SUD treatment pertaining to permanent supportive housing. Mr. Ramos hopes to have more information on these initiatives at the next meeting.

Commissioner Tietz asked Mr. Ramos if the initiatives were related to harm reduction. Mr. Ramos responded that OASAS is always trying to reduce harm, but one initiative will focus on increasing state funding for permanent supportive housing providers who have NY/NY III Population F contracts.

OTDA

Mr. Umholtz reported that HHAP staff continue to review concept papers and provide feedback to assist in advancing proposed projects. In January, six projects were reviewed that would contribute over 120 units of supportive housing.

Mr. Umholtz also reported that of the 192 Round 6 ESSHI conditional awards, OTDA is working with 56 awardees that represent 2,120 potential new supportive housing units. A kick-off meeting with providers was held on January 20, 2022, to discuss next steps. Round 6 ESSHI conditional awardees have two years to secure capital funds for the project in order to advance to final award.

Mr. Umholtz noted that OTDA is currently accepting Rental Assistance Plans (RSP) from districts. The New York State Fiscal Year 2021-2022 Budget appropriated \$100 million to provide rental supplements to individuals and families, both with and without children, who are experiencing homelessness or are facing an imminent loss of housing, regardless of immigration status. The plans are due in mid-February.

Finally, Mr. Umholtz thanked the Bureau's staff for their continued commitment and passion to addressing homelessness throughout New York.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, April 20, 2022, hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

Commissioner Tietz asked for a motion to adjourn the meeting. Mr. Hebner made the motion, which was seconded by Commissioner Tietz. The motion carried.

Commissioner Tietz adjourned the meeting at 2:23 PM

Amanda Diller

Date:

Secretary