

205th HHAC Board Meeting Minutes

Meeting date: October 12, 2022

Call to Order:

The 205th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), in Albany, New York at 3:00 p.m. on October 12, 2022. The meeting was called to order by Daniel Tietz, Commissioner 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 Sullivan; and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Chinazo Cunningham, M.D. of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
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)
Stephen Carney	OTDA DLA
Richard Umholtz	Director, OTDA Bureau of Housing and Support Services
Martin Robinson	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Commissioner Tietz requested a motion to approve the minutes of the 204th HHAC Board Meeting that took place on August 3, 2022. Mr. Hebner made the motion, which was seconded by Ms. Duncan. 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 September 2, 2022, when there were 89 projects in various stages of development. Thirty-four of these projects were in construction, four of which were over 90% complete. Furthermore, 31% 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 53% were in the rest of the state.

Project-Related Milestones

Final Award and Final Loan Agreements

- Caring for the Homeless of Peekskill Inc. DBA Caring for the Hungry & Homeless of Peekskill (CHHOP) (2021-007S) executed a Final Award Agreement (FAA) on August 17, 2022. CHHOP received a \$26,623 HHAP emergency shelter repair award reservation in June 2021 for minor renovations of two full bathrooms at their existing four-unit/34-bed emergency shelter for homeless single adults, known as Jan Peek House, in the City of Peekskill. HHAP is the only funding source. Rachel Gaffey is the project manager.

Amendments

- Interfaith Partnership for the Homeless (IPH) (2001-033/HC00503) executed an amendment to their FAA on August 3, 2022. IPH received \$250,000 in HHAP funding for emergency repairs to their existing emergency shelter. IPH previously received \$1,554,200 in HHAP funding, bringing HHAP's total investment to \$1,804,200. The building, located in Albany, is a four-unit/30-bed emergency shelter for homeless individuals. The repairs include HVAC upgrades, generator installation, a new front door, plexiglass surrounds for the beds, new resident lockers, replacement of the platform lift, exterior painting, new interior building locks, and new interior flooring. Michael Washburn is the project manager.

Events and Ceremonies

- Christopher Community, Inc. (Christopher Community)/Grace Brown House, L.P. (2019-017/HC01008) held a ribbon-cutting ceremony on July 21, 2022. Christopher Community received a \$1,500,000 HHAP award reservation in December 2019 for the new construction of 25 units of permanent supportive housing (PSH) for survivors of domestic violence (DV) and their families in Cortland. In December 2020, HHAP increased the award reservation by \$375,000 to \$1,875,000 to address a funding gap caused by market uncertainty as a result of the COVID-19 pandemic. Other sources of development funding include Low-Income Housing Tax Credit (LIHTC) equity and Supportive Housing Opportunity Program (SHOP) funds from NYS Homes and Community Renewal (HCR), a loan through the Federal Home Loan Bank of New York (FHLBNY), a deferred developer fee, and an incentive from the New York State Energy Research and Development Authority (NYSERDA), for a total project cost of \$7,705,407. Michael Riley is the project manager.

- Citizen Advocates, Inc. (CAI)/Harrison Place CAI Limited Partnership (2020-020/HC01055) held a groundbreaking ceremony on July 19, 2022. CAI received a \$4,800,000 HHAP award reservation in February 2020 for the new construction of 20 units of PSH for homeless individuals and their families where the individual or the head of the household is living with a severe mental illness (SMI), a substance use disorder (SUD) or a co-occurrence of SMI and SUD, in Malone, Franklin County. An additional 20 units will be reserved for low-income individuals and families who earn up to 50% or 60% of the AMI, for a total of 40 units. Other sources of development funding include LIHTC equity, SHOP and Community Investment Fund (CIF) through HCR, Empire State Development (ESD) funding, a sponsor loan, FHLB, NYSERDA incentives, and a deferred developer fee, for a total project cost of \$21,734,911. Michael Riley is the project manager.
- Community Access, Inc. (Community Access)/1861 Carter Avenue Owner LLC/Baez Place (2020-031/HC01052) held a groundbreaking ceremony on August 10, 2022. Community Access received a \$7,000,000 HHAP award reservation in February 2021 for the new construction of 86 units of PSH for 54 formerly homeless individuals with a diagnosis of SMI and for 32 frail/elderly homeless seniors in the Bronx. An additional 67 units will be reserved for low-income individuals and families. There will also be one superintendent's unit, for a total of 154 units. Other sources of development funding include 4% tax-exempt bond financed through NYS Housing Finance Agency (HFA), HFA Middle Income Housing Program (MIHP), LIHTC equity, SHOP, and Housing Trust Fund (HTF) Homes for Working Families (HWF) program through HCR, a sponsor loan, developer loan from a Blue Sky Greenhouse Grant, a seller's note, a developer-funded three-month operating reserve, accrued interest, and a deferred developer fee, for a total project cost of \$86,147,151. Matt Ciulla is the project manager.
- Standing Together Effectively for People by Standing Together Effectively for People, Inc. (S.T.E.P. by S.T.E.P.) (2019-011/HC00998) held a ribbon-cutting ceremony on August 29, 2022. S.T.E.P. by S.T.E.P. received a \$4,565,447 HHAP award reservation in October 2019 for the renovation of a former school into 20 units of PSH for homeless persons in Ogdensburg, St. Lawrence County. The project includes 11 studio units for individuals with SMI, four studio units for ex-offenders, three studio units for chronically homeless individuals, and two one-bedroom apartments for homeless couples. HHAC approved an additional \$200,000 in funding, for a total award reservation of \$4,765,477. Other sources of funding include FHLB and a sponsor contribution, for a total project cost of \$5,255,447. Mike Washburn is the project manager.
- The YWCA of the Niagara Frontier (The YWCA) (2018-009/HC00993) held a ribbon-cutting ceremony on July 14, 2022. The YWCA received a \$1,448,166 HHAP award reservation in October 2018 for the substantial rehabilitation of a former YWCA service agency building into 12 units of PSH. Eight units will be reserved for homeless single women who are survivors of domestic violence, and four units are reserved for low-income single women who have incomes at 60% AMI. The building will also house

administrative offices and commercial space. Other sources of development funding include HTF and CIF through HCR, ESD GrowthFund, Main Street, and a Yahoo grant, for a total development cost of \$3,548,456. Michael Washburn is the project manager.

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 Ms. Duncan. The motion carried.

Treasurer's Report

Mr. Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash balance available as of the date of the meeting was \$27,293,099.65. This included \$3,736,522.05 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 Ms. Duncan. The motion carried.

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

Mr. Robinson presented the following projects to the Board:

- 2020-058 Urban Pathways, Inc.- Crossroads
- 2021-040 Breaking Ground II HDFC- Sutphin Senior Housing
- 2021-046 CAMBA Housing Ventures, Inc.- Clarkson Estates

The Urban Pathways and Breaking Ground II HDFC projects were classified as unlisted, while the CAMBA Housing Ventures project was classified as a Type I action. After performing an evaluation and review of the proposed actions, it was determined that the Urban Pathways and Breaking Ground II HDFC projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended. The CAMBA Housing Ventures project was determined by the New York State Housing Finance Agency to be a Type I action. However, after an evaluation and review of the proposal, in conjunction with the findings of the New York State Housing Finance Agency, it was determined that the CAMBA Housing Ventures project will not result in any significant adverse environmental impacts and therefore, a Negative Declaration was 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 Ms. Duncan. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Authorizing Certain Increases to Pre-construction and Final Awards

Ms. Greenberg presented a resolution authorizing HHAC to make increases to Pre-construction and Final Awards without seeking additional Board approval. The existing 25% limit on an increase under this policy remains but the dollar cap was increased from \$750,000 to \$1,250,000.

Commissioner Tietz commented that mortgage rate increases will eventually affect HHAP projects. Ms. Greenberg responded that HHAP projects have already been affected by cost increases. Mr. Hebner stated that he believes HHAC will see more funding going towards closing the gap caused by construction cost increases in the short term.

Commissioner Tietz requested a motion to approve the resolution to raise the cap for certain Pre-construction and Final Award increases. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

Ms. McAteer explained that the purpose of the resolution was to request the Board's approval of four awards from the state fiscal year (SFY) 2022-23 funding round. The awards totaled \$16,730,000 in HHAP funds to the following organizations:

- DePaul Properties, Inc.- True North Apartments
- PathStone Housing Action Corporation- Churchview Commons
- H.E.L.P. Social Services Corporation- Park Place Apartments
- Helio Health, Inc.- The Court Street Apartments

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

- YWCA of Binghamton and Broome County

This applicant will be offered technical assistance.

Ms. McAteer noted that the SFY 2022-23 enacted 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 are 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 repair awards, the remaining available funding of \$97.3 million may be utilized for future awards and/or HHAP operating expenses, with up to \$1 million available for existing emergency shelter repair awards. The \$16,730,000 in project funding approved at the Board meeting, will produce 121 units/155 beds of permanent supportive housing.

Ms. McAteer reported that there were eight applications under review at the time of the Board meeting, requesting approximately \$44.3 million in HHAP funding.

Ms. McAteer further reported that of the \$128 million allocation, \$5 million is set aside for projects that will provide supportive housing for people 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. H.E.L.P Development Corp. was awarded \$1,196,250 in veterans set aside funding and Helio Health, Inc. was awarded \$1,105,560 in funding at this Board meeting, leaving a balance in the veterans' set aside of \$2,698,190. Up to \$1 million of the appropriation is allocated for existing emergency shelter repair awards outside of NYC. Emergency shelter repair awards do not require HHAC Board approval pursuant to the policy adopted by the Board in August 2019. Two emergency shelter repair applications were under review at the time of the meeting.

Ms. McAteer completed her presentation by reporting on the geographic distribution of HHAP awards from the current round. It is broken out as follows: 29.6% of the funding was awarded to projects in the NYC region, 70.2% to the rest of state region, and 0.2% to projects in the suburban region of Suffolk, Nassau, and Westchester Counties.

Mr. Hebner commented that all four awards are partnered with HCR/HFA funding.

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

Agency Reports:

HCR

Mr. Hebner reported that HCR released their Fall Multifamily Finance 9% RFP on September 29, 2022, with applications due on December 6, 2022. In addition to the 9% LIHTC, the RFP also offers the first tranche of loan subsidies authorized under the second Housing Plan, including an increase in SHOP funds.

Mr. Hebner also reported that on the 4% deals, the September 2022 Bond Resolution was approved. The resolution included four projects for a total of 561 units, 154 of which are supportive units. These units are supported by \$16.7 million in HCR subsidy and \$142 million in tax-exempt bond financing paired with 4% as of right LIHTC.

OMH

Ms. Duncan reported the ESSHI workgroup released the RFP with applications due on October 26, 2022, and awards are anticipated to be announced in mid-December. Ms. Duncan reported that OMH also has a number of funding opportunities for support services to help individuals remain stably housed such as their Crisis Stabilization Centers which were recently awarded. OMH also released an RFP for funding for Supportive Crisis Stabilization Centers which are a peer-run model.

OASAS

Mr. Ramos reported that OASAS released a second RFP for funding for Transitional Safety Units. Applications are still being reviewed but OASAS is anticipating a total of 70-75 transitional safety units scattered across the state. OASAS is also preparing for ESSHI application reviews.

Mr. Ramos concluded his report by stating that the OASAS housing bureau is working with the OASAS recovery bureau to develop regulations for housing

OTDA

Mr. Umholtz stated that there are eight HHAP applications under review requesting over \$44 million. In addition, 12 concept papers were reviewed totaling over \$72 million. All Emergency Solutions Grant Coronavirus (ESG-CV) grantees were notified of the opportunity to enter into a no-cost time extension in order to be able to spend down funds previously awarded. An application for the eight communities covered under the Balance of State Continuum of Care for new projects was submitted. An application was also submitted on behalf of five communities for the rural set aside made available by HUD. Mr. Umholtz concluded by stating that responses to questions received regarding ESSHI are posted on the OMH website.

There was no further discussion or comment.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, December 7, 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 Ms. Duncan. The motion carried.

Commissioner Tietz adjourned the meeting at 3:32 PM.

Amanda Diller

Secretary

Date: