

Draft- 218th HHAC Board Meeting Minutes

Meeting date: December 4, 2024

Call to Order:

The 218th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on December 4, 2024. The meeting was called to order by Rick Umholtz, Deputy Commissioner for Housing and Refugee Services at the NYS Office of Temporary and Disability Assistance (OTDA).

Members in Attendance:

Brett Hebner, Board Member Designee representing Board Member Steven Weiss, Chairman of the NYS Housing Finance Agency (HFA); James Lupoli, Board Member Designee representing Board Member Commissioner Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Maggie Taylor, 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 Treasurer
Michael Washburn	HHAC Comptroller
Connie Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Ryan Szalkowski	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Brett Hebner made a motion to accept the minutes of the 217th HHAC Board Meeting that took place on October 2, 2024, which was seconded by James Lupoli. The motion carried.

President's Report

Dana Greenberg presented the President's Report and began with an overview of the status of all projects under development as of October 31, 2024, when there were 97 projects in various stages of development. Forty-eight of these projects are in construction, 10 of which were over 90% complete. Furthermore, 35% of the projects in development at that time were in New York City, 8% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 57% were in the rest of the state.

Project-Related Milestones

Pre-Construction Agreements

- Fortune Society Inc./ 258 West 97th Street HDFC/Castle IV (2022-025/HC01114) executed a Pre-Construction Agreement (PCA) on August 30, 2024. Fortune Society received a \$9,099,668 HHAP award reservation in April 2023 and a \$823,724 award increase in July 2023 for a total HHAP investment of \$9,923,392 for the substantial renovation of the Royal Park Hotel in Manhattan. This project includes 59 units of permanent supportive housing (PSH) for justice involved individuals experiencing homelessness. An additional 24 units will be reserved for low-income individuals who earn up to 60% of the Area Median Income (AMI), as well as one superintendent unit, for a total of 84 units. Other sources of development funding include NYC Department of Housing Preservation and Development (HPD), Reso A Capital Funding, Electrification Pilot, accrued construction interest, a sponsor loan, and a Senior Credit Tenant Lease (CTL) loan for a total project cost of \$43,175,610. Elaine Houlihan is the project manager.

Final Award and Final Loan Agreements

- Housing Works, Inc./ HW Pitkin L.P. (2020-006/HC01115) executed a Final Loan Agreement (FLA) on September 11, 2024. Housing Works received a \$3,891,404 HHAP award reservation in October 2019, and a \$972,851 award increase in August 2024, for a total HHAP investment of \$4,864,255, for the new construction of 22 units of PSH for chronically homeless individuals living with HIV/AIDS and serious mental illness (SMI), substance use disorder (SUD), or co-occurring SMI and SUD in Brooklyn. An additional 17 units will be reserved for low-income individuals who earn up to 60% of the AMI, for a total of 39 units. Other sources of development funding include NYS Homes and Community Renewal (HCR) Supportive Housing Opportunity Program (SHOP), Federal Housing Trust Fund (FHTF), All Affordable NYC, Low-income Housing Tax

Credits (LIHTC); a sponsor loan, sponsor equity from the developer's fee, and a deferred developer fee for a total project cost of \$25,284,806. Martin Robinson is the project manager.

- WellLife Network, Inc. (WellLife)/ White Plains Road Apartments, LLC (2023-033/HC01116) executed a FLA on October 24, 2024. WellLife received a \$9,885,000 HHAP award reservation in April 2024 for the new construction of 82 units/beds of PSH housing in the Bronx. Forty-two units are for homeless individuals with a SMI and forty units are reserved for chronically homeless families and individuals. The remaining 53 units/122 beds will be for community members earning 30% to 80% of the AMI. One additional unit is reserved for a live-in superintendent, for a total of 136 units. The eight-story building will include laundry on each floor, an exercise room, bike storage, bike/scooter charging, a community room, playground, community space outdoors and 24/7 front desk staff. Other sources of development funding include NYS Housing Finance Agency (HFA) tax-exempt bonds, FHTF, SHOP, and LIHTC equity from HCR; a bank loan, and deferred developer fee for a total project cost of \$87,545,225. Katherine Blake is the project manager.

Amendments

- United Veterans Beacon House, Inc. (UVBH) (2024-033S/HC01087) executed an amendment to their Final Award Agreement (FAA) on October 25, 2024. UVBH received a \$2,616,337 HHAP award reservation in February 2022, and an additional \$150,000 HHAP award reservation in October 2024 for existing emergency shelter repairs, bringing the total HHAP investment to \$2,766,337. This project includes two units/16 beds of emergency housing for individuals experiencing homelessness across two buildings in Suffolk County. This is part of an existing HHAP project, which is currently under construction. Other sources of development funding include a sponsor contribution for a total project cost of \$2,766,352.75. Rachel Gaffey is the project manager.
- Violence Intervention Program (VIP) (98H0023/HC00420) executed an amendment to their FAA on October 25, 2024. VIP received a \$3,524,195 HHAP award reservation in 1999 and an additional \$250,000 HHAP award for health and safety, bringing HHAP's total investment to \$3,774,195. VIP is a 17 unit/47 bed project for individuals and families who are survivors of domestic violence. The funding will be used to replace the heating, ventilation, and air conditioning (HVAC) system and repair the rear façade. Heather Lombardo is the project manager.

Completed

- New Destiny Housing Corporation (New Destiny)/ Lily House (2021-030/HC00405) obtained a Temporary Certification of Occupancy (TCO) on October 3, 2024. New Destiny received an award reservation of \$4,000,000 in 1998, an additional HHAP award reservation of \$4,876,311 in December 2021 and an award increase in October 2022 of \$1,219,078, bringing the total HHAP investment to \$10,095,389. Lily House was previously leased to another non-profit organization and was operated as a domestic violence shelter. The shelter has since relocated, leaving the building vacant to be substantially rehabbed into 30 units of PSH for homeless survivors of domestic violence in the Bronx. Other sources of development funding include a Community Preservation Corporation (CPC) loan, for a total project cost of \$8,755,889. Sue Troiano is the project manager.

Events and Ceremonies

- The Bridge, Inc./ Bridge Rockaway, L.P./ The Rockaway (2019-043/HC01027) held a ribbon cutting on September 25, 2024. The Bridge, Inc. received a \$6,500,000 HHAP award reservation in February 2020 for the new construction of a two-tower residential building in Brownsville. The Rockaway includes 87 new units of PSH for single adults experiencing homelessness, of which 20 units are reserved for veterans with disabling conditions, 15 units are reserved for homeless seniors, and 52 units are reserved for individuals living with SMI. This is part of a larger 174-unit project, with the remaining units available to individuals and families earning up to 70% of the AMI. Other sources of development funding include NYS HFA bond financing, LIHTC equity, and SHOP funds from HCR; Extremely Low & Low-Income Affordability (ELLA) funds through HPD; a sponsor loan; accrued interest, and a deferred developer's fee for a total project cost of \$106,194,475. Kathryn Andros is the project manager.
- JCTOD Outreach, Inc./ Johnson Park Green Living LLC (JPGL) (2019-005/HC01073) held a ribbon cutting ceremony on October 7, 2024. JCTOD received a \$4,500,000 HHAP award reservation in November 2019 and a \$1,125,000 award increase in November 2022 for a HHAP investment of \$6,625,000 for the new construction of 31 units of PSH. Twenty-one of the HHAP units are for homeless individuals over the age of 55, and 10 units are for single adults with SMI. The remaining 31 units are reserved for low-income individuals and families who earn up to 60% of the AMI, for a total of 62 units. Other sources of development funding include LIHTC equity, Community Investment Fund (CIF) and SHOP through HCR; City of Utica HOME and American Rescue Plan Act (ARPA); Community Foundation; New York State Energy Research and

Development Authority (NYSERDA); a Seller Note, Solar Tax Credit equity; and a deferred developer fee for a total project cost of \$27,790,081. Elaine Houlihan is the project manager.

- Albany Housing Authority (AHA)/ Steamboat 20 LLC (2020-047/HC01069) held a ribbon cutting ceremony on October 8, 2024. AHA received a \$1,947,790 HHAP award reservation in April 2021 and an award increase of \$486,948 in December 2022, for a total HHAP investment of \$2,434,738. This project includes 14 new units/18 beds of PSH in Albany for homeless singles and families where the head of household is diagnosed with a SMI. The project, Steamboat Square Revitalization Phase 1 (SSR-P1), has preserved an additional 51 units for individuals earning up to 50% of the AMI and create an additional 23 new units for community members earning up to 70% of the AMI, for a total of 88 units. Other sources of development funding include LIHTC, Clean Energy Initiative (CEI), SHOP, and Public Housing Preservation (PHP) funds from HCR; Empire State Development Grant; NYSERDA agreement executed via the NYS Office of the Attorney General; Clean Heat Incentives; HOME funds and an ARPA grant from the City of Albany; loans from CPC and KeyBank; and a deferred developer fee for a total project cost of \$42,072,931. Rachel Gaffey is the project manager.
- Family of Woodstock, Inc. (FOW)/ Golden Hill Owner LLC (2023-011/HC01108) held a groundbreaking ceremony on October 18, 2024. FOW received a \$15,000,000 HHAP award reservation in December 2023 for the new construction of 48 units/96 beds of PSH housing in Kingston, including 22 units reserved for homeless individuals over the age of 55 and 26 units reserved for families surviving domestic violence. An additional 116 units are reserved for low-income individuals and families who earn between 30% to 60% of the AMI, for a total of 164 units. Other sources of development funding include tax-exempt bond financing, 4% LIHTC, CEI, Senior Housing Program (SENR), and New Construction Program (NCP) from NYS HFA; Federal Home Loan Bank of New York (FHLBNY), and a deferred developer fee, for a total project cost of \$87,128,656. Susan Troiano is the project manager.
- Concern for Independent Living, Inc. (Concern)/CHP St. James LLC (2019-007/HC01013) held a ribbon cutting ceremony on October 29, 2024. Concern received a \$4,950,000 HHAP award reservation in November 2019 for the new construction of 51 units of PSH for homeless adults with SMI in the Bronx. An additional 50 units will be reserved for low-income individuals and families who earn up to 60% of the AMI. There will be a two-bedroom unit for a live-in superintendent, for a total of 102 units. The building will include a new community service facility that will be leased back to the adjacent St. James Episcopal Church to provide a variety of social service programs, including a food pantry

with hot meal service. Other sources of development funding include NYS HFA bond financing, 4% LIHTC, and SHOP through HCR; NYS OMH Pre-Development Grant (PDG); a seller's note; accrued interest; deferred developer's fee and an equity contribution, for a total project cost of \$64,264,334. Megan Van Geest is the project manager.

There was no further discussion or comment.

Brett Hebner made a motion to accept the President's Report which was seconded by James Lupoli. The motion carried.

Comptroller's Report

Michael Washburn reported that in accordance with Public Authorities Law and the Public Authorities Accountability Act, HHAC is required to submit a Budget and Financial Plan annually to the Office of the State Comptroller and the Authorities Budget Office through the Public Authorities Reporting Information System (PARIS). The plan is also sent to the Governor, the Senate Finance Committee and the Chair and Ranking Minority Member of the Assembly Ways and Means Committee. The plan is then posted to the HHAC website. The Budget and Financial Plan includes the budget for the current fiscal year and revenue and expenditure projections through fiscal year 2029. The budget is developed by HHAC staff and is presented for comment to the HHAC Treasurer and budget personnel within OTDA. Projections are based on the last audited financial statement, actual revenues, and expenditures for the current fiscal year and related financial records. The Budget and Financial Plan also includes an explanation of such items as the Public Authorities' relationship with other governmental units, a description of the budget process, and a revised forecast of the current year's budget. The 2025-2026 Budget and Financial Plan must be approved by the HHAC Board and is required to be submitted at least 90 days prior to the beginning of the fiscal year (December 31st in this case). Michael Washburn referred Board Members to the section of the package that included an explanation of the Public Authority's relationship with other governmental units, a description of the budget process and a revised forecast of the current year's budget. Revenue and expenditure projections through State Fiscal years 2027-2028 were also included in the Comptroller's Report.

There was no further discussion or comment.

Brett Hebner requested a motion to approve the resolution, which was seconded by James Lupoli. The motion carried.

Treasurer's Report

John 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 \$29,813,614.14. This included \$8,839,665.69 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Brett Hebner made a motion to accept the Treasurer's Report which was seconded by James Lupoli. The motion carried.

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

Ryan Szalkowski presented the following projects to the Board:

- Project Name: New Destiny Housing Corporation. 2013-012
- Project Name: Concern for Independent Living, Inc. d/b/a Concern Housing. 2023-014
- Project Name: Standing Together Effectively for People by Standing Together Effectively for People, Inc. (S.T.E.P. by S.T.E.P.) 2024-008
- Project Name: DePaul Properties, Inc. 2024-029

Ryan Szalkowski reported that the New Destiny, Concern Housing, S.T.E.P. by S.T.E.P., and DePaul projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended for each of these projects at that time.

There was no further discussion or comment.

Brett Hebner made a motion to approve the SEQRA resolution which was seconded by James Lupoli. The motion carried.

Summary of State Fiscal Year 2024-25 HHAP Awards

Brenda McAteer explained to the Board the status of applications reviewed in the period since the August Board meeting where the full appropriation of funding was awarded. The applications below were scored and, while they meet the threshold for funding, no additional funds were available at that time. These applicants will be notified that their proposals will be held on a waitlist until the end of the state fiscal year and each applicant will be offered technical assistance. If funding becomes available, either through a new appropriation for this state fiscal year or the recapture of funds, projects on the waitlist will be considered for funding in the order of the date of initial receipt. If no additional funding is available, these applicants will need to reapply after the adoption of a new State Budget and the re-opening of the RFP. The RFP for existing emergency shelter repairs, however, remains open.

- West Side Federation for Senior and Supportive Housing (WSFSSH)/ Three Arts

Two applications were reviewed and not recommended for the waitlist at that time:

- Housing Plus Solutions, Inc. - Keeping Families at Home

- ACMH, Inc. - Ilse Hoffman House.

These applicants will be offered technical assistance.

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. There were no emergency shelter repair applications under review at the time of the meeting.

There was no further discussion or comment.

Brett Hebner made a motion to approve the project recommended for the waitlist which was seconded by James Lupoli. The motion carried.

Agency Reports:

HCR

Brett Hebner reported that HCR is continuing to review the 74 applications received through the Multifamily Finance 9% LIHTC RFP and plan to make award announcements towards the end of January.

Brett Hebner also reported that HFA approved six bond financed projects and one subsidy funded project. They also closed on various projects with supportive and affordable housing units in housing in NYC, Ulster, Saratoga Springs, and Newark. These projects included \$167 million in tax bonds and \$397 million in subsidy funding. This funding will create or preserve 1949 affordable units.

OMH

James Lupoli reported that OMH is working with non-profit providers on the development of 3500 units of new housing approved in the 2022 budget. Two thousand three hundred units will have OMH operating and capital.

James Lupoli also reported that OMH had four procurement opportunities under review including the reallocation of Apartment Treatment Programs in Fulton and NYC, development and operation of a Single Room Occupancy (SRO) program in Broome County, and the development and operation of two short term transitional residence programs in Broome and Columbia Counties.

James Lupoli stated that the ESSHI workgroup continues to meet weekly to issue awards to those who secured capital funding. The group is also providing extensions of round 7 conditional awards.

James Lupoli concluded his presentation by reporting that in mid-November, OMH launched two new Safe Options Support (SOS) Teams in the Southern Tier and Central NY. These teams aid those who are facing chronic homelessness including those with a SMI.

OASAS

Maggie Taylor reported that OASAS continues to prioritize expanding their transitional housing services. Currently, 75 units are open across the state. OASAS intends to open units in all economic development zones across the state.

Maggie Taylor also reported that OASAS has multiple ESSHI projects slated to open in 2025, including one project in the Bronx which will provide 200 PSH units for individuals with SUD.

OTDA

Rick Umholtz reported Code Blue allocations were announced in October. The Balance of State (BoS) team submitted their application for Continuum of Care (CoC) funding at the end of October. NYS Supportive Housing Program (NYSSHP) and Housing Opportunities for Persons with AIDS (HOPWA) contract renewals are underway.

Rick Umholtz also reported that HHAP continues to accept and review concept papers in anticipation of the release of the new RFP.

New/Other Business:

The next HHAC Board meeting was scheduled to take place on Wednesday, February 5, 2025, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m. This meeting was later canceled.

Brett Hebner made a motion to adjourn the meeting which was seconded by James Lupoli. The motion carried. Rick Umholtz adjourned the meeting at 2:00 p.m.

Amanda Diller

HHAC Secretary

Date: