

Draft- 219th HHAC Board Meeting Minutes

Meeting date: April 2, 2025

Call to Order:

The 219th 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 April 2, 2025. 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); Suzanne Cook, 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
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)
Teresa Eddy	OTDA DLA
Martin Robinson	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Brett Hebner made a motion to accept the minutes of the 218th HHAC Board Meeting that took place on December 4, 2024, which was seconded by Suzanne Cook. 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 February 28, 2025, when there were 83 projects in various stages of development. Fifty of these projects are in construction, six of which were over 90% complete. Furthermore, 38% of the projects in development at that time were in New York City, 10% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 52% were in the rest of the state.

Project-Related Milestones

Pre-Construction Agreements

- Interfaith Partnership for the Homeless, Inc. (IPH) (2023-008/HC01121) executed a Pre-Construction Agreement (PCA) on December 13, 2024. IPH received a \$5,828,844 HHAP award reservation in December 2023 for the substantial rehabilitation of a one-story building in Amsterdam. This project includes 12 units/22 beds of emergency and permanent supportive housing (PSH) for chronically homeless individuals. The only other source of development funding is an in-kind donation from St. Mary's Healthcare for a total project cost of \$6,012,844. Connie Adsitt is the project manager.

Final Award and Final Loan Agreements

- DePaul Properties, Inc. (DePaul)/ DePaul True North, L.P./ True North Apartments (2022-005/HC01117) executed a Final Loan Agreement (FLA) on November 8, 2024, and held a groundbreaking ceremony on December 19, 2024. DePaul received a \$5,515,000 HHAP award reservation in October 2022 for the new construction of 35 units/67 beds of PSH in Rochester. Seven units will be for homeless individuals aged 55 and over and 28 units will be for chronically homeless individuals and families. The remaining 35 units will be for income-eligible individuals and families in the community earning between 30%-80% of the area median income (AMI), for a total of 70 units. The residential units will be located across two different sites. A wellness clinic, operated by Finger Lakes Area Counseling and Recovery Agency (FLACRA), will be located on the third site. Other sources of development funding include Low-Income Housing Tax Credit (LIHTC) equity, Clean Energy Initiative (CEI), Federal Housing Trust Fund (FHTF), and Supportive Housing Opportunity Program (SHOP) funds from NYS Homes and Community Renewal (HCR); City of Rochester American Rescue Plan Act (ARPA) funds; and a deferred developer fee for a total project cost for the residential units of \$34,793,501. Amanda Diller is the project manager.

- People Inc./ Juniper Apartments L.L.C. (2023-018/HC01118) executed a FLA on November 18, 2024. People Inc. received a \$2,669,234 HHAP award reservation in February 2024 for the new construction of seven units of PSH for frail/elderly homeless individuals in Hamburg. An additional 58 units will be reserved for low-income individuals and families who earn up to 60% of the AMI, for a total of 65 units. Other sources of development funding include LIHTC, CEI, HOME Program, New Construction Program (NCP), State Low Income Housing Tax Credits (SLIHTC) and SHOP from HCR; New York Energy Research and Development Authority (NYSERDA) Clean Heat incentives, Erie County HOME-American Rescue Plan (HOME-ARP) funds, a loan from Community Preservation Corporation (CPC), and a deferred developer fee for a total project cost of \$34,870,539. Martin Robinson is the project manager.
- WellLife Network, Inc. (WellLife)/ Medford Gardens, L.L.C. (2023-002/HC01120) executed a FLA on November 21, 2024. WellLife received a \$7,990,000 HHAP award reservation in August 2023 for the new construction of 33 units of PSH in Medford. Seventeen units will be for homeless single adults living with a serious mental illness (SMI) and 16 units will be for single adults experiencing chronic homelessness. This is part of a larger, age-restricted (55+), mixed-use development which will have an additional 33 units for low-income individuals and families who earn up to 60% of the AMI, and one unit for a live-in superintendent, for a total of 67 units/69 beds. Other sources of development funding include S/LIHTC, FHTF, HOME, and SHOP funds from HCR; a sponsor loan, and a deferred developer fee for a total project cost of \$40,463,316. Katherine Blake is the project manager.
- Rural Ulster Preservation Company (RUPCO)/ Quality Housing Development Fund Company (2024-005/HC01119) executed a FLA on November 26, 2024. RUPCO received a \$15,000,000 HHAP award reservation in April 2024 for the new construction of 70 units/156 beds of PSH in Kingston including 24 units for chronically homeless individuals and/or families, 15 units for homeless individuals and/or families living with a SMI, 15 units for homeless individuals and/or families with a substance use disorder (SUD), two units for homeless veterans, two units for survivors of domestic violence (DV), eight units for homeless youth and four units for individuals and/or families living with HIV/AIDS. An additional 12 units will be reserved for low-income individuals and families who earn up to 30% of the AMI, and a superintendent's unit, for a total of 83 units. Other sources of development funding include CEI, Community Investment Fund (CIF), Housing Our Neighbors with Dignity Act (HONDA) and HOME ARP through NYS Housing Finance Agency (HFA); Ulster County ARPA and Housing

Action Fund, a grant from NoVo Foundation, a construction loan from CPC, and a deferred developer fee for a total project cost of \$47,094,497. Megan Van Geest is the project manager.

- Providence Housing Development Corporation (PHDC)/ Dana Lyon Apartments, L.P./ Dana Lyons Apartments (2024-026/HC01122) executed a FLA on December 13, 2024. PHDC received a \$1,899,599 HHAP award reservation in August 2024 for the rehabilitation of eight units of PSH in Bath (Steuben County) for homeless individuals with SMI or SUD. An additional 41 units will be reserved for low-income individuals and families who earn up to 50% of the AMI, for a total of 49 units. Other sources of development funding include S/LIHTC, CIF, and HTF from HCR; federal and state historic tax credits; sponsor loans, and a deferred developer fee for a total project cost of \$29,856,015. Susan Troiano is the project manager.
- PathStone Housing Action Corporation (PHAC)/ Churchview Development L.L.C./ Churchview Commons (2022-006/HC01126) executed a FLA on December 16, 2024. PHAC received a \$3,100,000 HHAP award reservation in October 2022 for the new construction of 24 units of PSH in Gates for homeless individuals with SMI, SUD, and survivors of DV. An additional 21 units will be reserved for low-income individuals and families who earn between 50%-60% of the AMI, for a total of 45 units. Other sources of development funding include LIHTC, CIF, FHTF, HOME and SHOP from HCR; Monroe County's HOME Program funds; ESL Community Impact Funding; a solar credit; and a deferred developer fee, for a total project cost of \$26,526,873. Susan Troiano is the project manager.
- Regional Economic Community Action Program (RECAP)/ Fresh Start Apartments (2023-034/HC01124) executed a Final Award Agreement (FAA) on December 16, 2024. RECAP received a \$4,934,910 HHAP award reservation in April 2024 for the new construction of 11 units of PSH in Newburgh, for homeless women with SUD. Other sources of development funding include OASAS funding, Orange County Office of Community Development HOME funds, Cities Rise Program funding through the City of Newburgh, and a sponsor contribution for a total project cost of \$5,899,160. Kate Jackett is the project manager.

- The Bridge, Inc. / 39 West 128th Street L.P./ Bishop House Apartments (2021-001/HC01123) executed a FLA on December 18, 2024. The Bridge received a \$6,900,000 award reservation in June 2021, and a \$1,250,000 award increase in October 2023, for a total HHAP investment of \$8,150,000 for the new construction of 64 units/beds of PSH in Harlem. Of the 64 units, nine units are reserved for frail/disabled seniors, 14 units are reserved for chronically homeless individuals with SMI, and 41 units are reserved for chronically homeless individuals with SMI and/or SUD. An additional 22 units are reserved for low-income seniors through the Affordable Independent Residences for Seniors (AIRS) program, five units reserved for low-income individuals who earn up to 60% of the AMI, and one unit is reserved for a live-in superintendent, for a total of 92 units. Other sources of development funding include LIHTC equity, Supportive Housing Loan Program (SHLP) funds and Resolution A funds (Reso A) through Housing Preservation and Development (HPD); a deferred developer fee, a bank loan, sponsor seller notes, accrued interest, and a sponsor loan, for a total project cost of \$62,714,659. Kathryn Andros is the project manager.
- Breaking Ground II Housing Development Fund Corporation (Breaking Ground)/ 1760 Third Avenue Housing Development Fund Corporation (2023-001/HC01107) executed a FAA on December 19, 2024, and held a groundbreaking ceremony on February 25, 2025. Breaking Ground received a \$10,000,000 HHAP award reservation in August 2023 for the substantial renovation of a dormitory style building, creating 261 units/beds of PSH in Manhattan for homeless individuals with SMI and homeless youth aging out of foster care. This project includes an additional 172 units that will be reserved for income eligible households earning up to 60% of the AMI, and one superintendent's unit, for a total of 434 units. Other sources of development funding include HFA tax-exempt bonds, HONDA and SHOP funds through HCR; OMH Supportive Housing-Single Room Occupancy (SP-SRO) capital funding; HPD SHLP; sponsor equity and a deferred developer fee for a total project cost is \$263,855,482. Ryan Szalkowski is the project manager.
- Brownsville Partnership, Inc. (BP)/ BP Livonia Limited Partnership (2024-014/HC30036) executed a FLA on December 19, 2024. BP received a \$12,000,000 HHAP award reservation in June 2024 for the new construction of 81 units of PSH in Brooklyn for pregnant and/or parenting teenagers, youth aging out of foster care, and homeless youth. An additional unit will be reserved for a live-in superintendent, for a total of 82 units. Other sources of development funding include LIHTC, SHLP, Future Housing Initiative (FHI), and Reso A funding through HPD; a loan from M&T Realty Capital Corporation; deferred accrued interest and a deferred developer fee for a total project cost of \$54,482,211. Martin Robinson is the project manager.

- Fortune Society Inc./ 258 West 97th Street HDFC/ Castle IV (2022-025/HC01114) executed a FAA on December 19, 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 Upper West Side of Manhattan. This project includes 59 units of 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 AMI, as well as one superintendent unit, for a total of 84 units. Other sources of development funding include Homeless Housing Strategic Initiatives (HHSI) and Reso A funding through HPD, 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.
- Steuben Churchpeople Against Poverty, Inc. d/b/a Arbor Housing and Development (Arbor)/ Stately Apartments L.L.C./ Stately Apartments (2024-011/HC01127) executed a FLA on December 27, 2024. Arbor received a \$4,235,000 HHAP award reservation in June 2024 for the new construction of 20 units of PSH in Ithaca. This project includes five units reserved for survivors of DV and 15 units reserved for homeless families with SUD. An additional 37 units will be reserved for low-income individuals and families who earn up to 60% of the AMI, for a total of 57 units. Other sources of development funding include LIHTC, CEI, CIF, HTF, and SHOP funding through HCR; Tompkins County Community Housing Development Funds (CHDF); a permanent loan from Merchants Capital, a construction loan from JPMorgan Chase bank, developer and sponsor loans, a deferred developer fee and deferred reserves for a total project cost of \$32,287,614. Rachel Gaffey is the project manager.
- The Jericho Project, Inc. (Jericho)/ The Jericho Project Housing Development Fund Corporation (2021-004/HC30038) executed a FAA on January 31, 2025. Jericho received a \$4,793,184 HHAP award reservation in June 2021 for the preservation and substantial rehabilitation of 56 units of PSH in Harlem for adults with SUD and/or SMI. Other sources of development funding include CEI and SHOP preservation funding through HCR, Federal Home Loan Bank of NY (FHLBNY) Affordable Housing Program (AHP), a Leviticus Fund loan, and TD Bank's Housing for Everyone (HFE) grant for a total project cost of \$18,755,285. Connie Adsitt is the project manager.

- The Salvation Army/ SAB Hope, L.L.C. (2022-017/HC30039) executed a FLA on January 31, 2025. The Salvation Army received a \$10,000,000 HHAP award reservation in February 2023 for the new construction of Hope on Main, a 32 unit/80 bed emergency shelter in Buffalo, for homeless families. Other sources of development funding include the Erie County Capital Improvement Program, Brownfield Cleanup Program, Buffalo Urban Renewal Agency (BURA) funds, FHLBNY, and a sponsor contribution for a total project cost of \$20,505,158. Martin Robinson is the project manager.
- Greater Opportunities for Broome and Chenango (GOBC) (2023-005/HC30037) executed a FAA on February 4, 2025. GOBC received a \$4,312,069 HHAP award reservation in October 2023 for the renovation and new construction of 17 units of PSH in New Berlin (Chenango County), for homeless individuals and families. The total project cost is \$4,312,069. Megan Van Geest is the project manager.
- Soul Saving Station for Every Nation of Saratoga, Inc. (SSS)/ Mother Anderson Caroline Street Shelter (2021-009S/HC30040) executed a FAA on February 20, 2025. SSS received a \$50,000 HHAP emergency shelter repair award reservation in June 2021 to perform repairs to their Mother Anderson Caroline Street Emergency Shelter which provides six units/12 beds of congregate emergency housing for homeless women and children. Repairs include replacing hardwood flooring, installing a tank-less hot water heater and a generator, and replacing lockers. Megan Van Geest is the project manager.
- The Salvation Army/ Anew Center (2021-018/HC30041) executed a FAA on February 26, 2025. The Salvation Army received a \$3,821,576 HHAP award reservation in October 2021 and an award increase of \$608,992 in April 2023, for a total HHAP investment of \$4,430,568 for the new construction of seven units/19 beds of emergency housing in Chautauqua County for survivors of DV and/or sexual assault, and human trafficking. Other sources of development funding include multiple foundations, the Continuum of Care (CoC), and agency reserves for a total project cost of \$5,749,580. Heather Lombardo is the project manager.

Amendments

- Haitian Centers Counsel, Inc. (HCCI) (H42/HC00057) executed an amendment to their FAA on January 6, 2025. HCCI received a \$1,791,284 award reservation in 1990 and award increases of \$141,000 in 1995 and \$109,000 in 1996. HCCI received an additional award increase of \$250,000 in January 2025 to address health and safety concerns, bringing the total HHAP investment to \$2,291,284, to preserve 17 units/58 beds of PSH in Brooklyn, for families with a head of household diagnosed with HIV/AIDS. These additional funds will be used to address outstanding health and safety items, including the replacement of the building's heating system, repointing of the building's exterior, and a full roof replacement. Ryan Szalkowski is the project manager.
- My Sisters' Place (MSP) (2012-002/HC00801) executed an amendment to their FAA on January 7, 2025. MSP received an original HHAP award reservation of \$2,389,619 in 2012 and an award increase of \$250,000 in October 2024 to address health and safety concerns, for a total HHAP investment of \$2,639,619. MSP is a 11 unit/20 bed emergency shelter for survivors of DV and their children, in Westchester County. The additional funding will be used to replace the building's HVAC system. Martin Robinson is the project manager.
- Association for Mental Health and Wellness, Inc. (AMHW) (N038/HC00341) executed an amendment to their FAA on February 4, 2025. AMHW received a \$550,000 award reservation in 1997 and a \$250,000 award increase in September 2024 to address health and safety concerns, for a total HHAP investment of \$800,000. The project includes four units/20 beds of PSH in Patchogue (Suffolk County), for homeless veterans. These additional funds will be utilized to address health and safety concerns at all four buildings by repairing roofs, decking, ramps and bathrooms. Qinesha Ayala is the project manager.

Completed

- Family Service League (FSL) (2018-043S/HC01090) completed their health and safety repairs on October 28, 2024. FSL received a \$100,000 HHAP emergency repair award reservation in December 2018 for the moderate rehabilitation of an existing seven unit/14 bed emergency shelter in Suffolk County. The completed repairs include replacement of the roof and the wood columns, deck boards, trim post, and porch railings. Megan Van Geest is the project manager.

- Women's Prison Association (WPA)/ The Rise Owner L.L.C. (2020-040/HC01060) received a temporary certificate of occupancy (TCO) on November 8, 2024. WPA received a \$10,000,000 HHAP award reservation in April 2021 for the new construction of 47 units/91 beds of PSH in Brooklyn for criminal/legal involved women and their families. An additional 24 units will be marketed to low-income families whose incomes range from 27% to 57% of the AMI, as well as one additional unit for a live-in superintendent, for a total of 72 units. This project is part of HCR's Vital Brooklyn Initiative and will provide housing for both families and singles. Other sources of development funding include LIHTC, HTF and SHOP through HCR; Solar Tax Credit equity; a NYSEDA grant; developer and sponsor loans; and a deferred developer fee, for a total project cost of \$49,958,003. Michael Washburn is the project manager.
- United Christian Advocacy Network, Inc. d/b/a UCAN City Mission (UCAN) (2022-016S/HC01094) completed their emergency shelter repairs on November 15, 2024. UCAN received a \$100,000 HHAP emergency shelter repair award reservation in December 2022 for their 17 unit/29 bed emergency shelter in Jamestown, for homeless single adult males. The completed repairs include replacement of the building's heating, ventilation and air conditioning (HVAC) system. Other sources of development funding include an agency contribution for a total project cost of \$104,844.21. Rachel Gaffey is the project manager.
- Housing Visions Unlimited, Inc. (Housing Visions)/ The Landing at Burke Meadows, L.L.C. (2020-050/HC01071) received its Certificate of Occupancy (CofO) on November 29, 2024. Housing Visions received a \$2,000,000 HHAP award reservation in April 2021 and an award increase of \$500,000 in November 2022, for a total HHAP investment of \$2,500,000 for the new construction of 10 units of PSH in Cazenovia (Madison County). Five units are reserved for those living with a SMI, three units are reserved for survivors of DV, and two units are reserved for homeless young adults. This is part of a larger project including 39 units reserved for income eligible individuals aged 55 and older and low-income heads of household earning between 60% to 90% of the AMI, for a total of 49 units. Other sources of development funding include S/LIHTC, HOME and Senior Housing Program (SENR) funds through HCR; FHLBNY; a permanent loan from NBT Bank; Managing Member Equity; and a deferred developer fee, for a total project cost of \$21,248,100. Michael Riley is the project manager.

- Chautauqua Opportunities, Inc. (COI) (2021-033/HC01066) obtained a CofO on December 5, 2024. COI received a \$2,496,175 HHAP award reservation in February 2022, and a \$624,044 award increase in April 2023 for a total HHAP investment of \$3,120,219. This project included the substantial rehabilitation of a former apartment building to develop 12 units/18 beds of emergency housing in Jamestown, for homeless single women. Other sources of development funding include the City of Jamestown Community Development Block Grant (CDBG), Chautauqua Region Community Foundation (CRCF), ARPA funds through the Chautauqua County Department of Mental Hygiene and Social Services (DMHSS), and an agency contribution for a total project cost of \$3,776,612. Rachel Gaffey is the project manager.
- Volunteers of America of Greater New York (VOAGNY)/ Andrews Avenue South L.P. (2019-022/HC01050) obtained TCO on December 11, 2024. VOAGNY received a \$6,124,853 HHAP award reservation in October 2019 for the new construction of 37 units of PSH in the Bronx, for chronically homeless individuals aged 55 and over. An additional 81 units are reserved for low-income seniors and their families for a total of 118 units. Other sources of development funding include tax-exempt bond financing from HFA, LIHTC, Senior Housing Program funds from HCR; Governor's Office of Storm Recovery (GOSR) funds; Senior Affordable Rental Apartments (SARA) program and Reso A funds from HPD; a sponsor loan; developer equity; and a deferred developer fee for a total project cost of \$81,699,140. Martin Robinson is the project manager.
- Ithaca Neighborhood Housing Services, Inc. (INHS)/ Village Grove L.L.C. (2021-028/HC01092) INHS received a CofO on December 17, 2024. INHS received a \$1,800,000 HHAP award reservation in December and requested and received an additional \$450,000 in HHAP funds in July 2023, bringing HHAP's total investment to \$2,250,000 for the new construction of seven units/eight beds of PSH in Trumansburg (Tompkins County) for survivors of DV and homeless veterans. An additional 39 units are reserved for low-income individuals and families who earn up to 50%, 60% and 90% of the AMI, for a total of 46 units. Other sources of development funding include S/LIHTC and HTF from HCR, NYS Clean Heat tax credit equity, NYSERDA Building of Excellence, Tompkins County Housing Development Fund, a conventional loan, sponsor loan, and a deferred developer fee for a total project cost of \$24,274,692. Michael Riley is the project manager.

- IPH (2020-030/HC01096) obtained a CofO on December 20, 2024. IPH received an initial \$1,326,497 HHAP award reservation in February 2021 and an award increase of \$331,624 in November 2022, for a total HHAP investment of \$1,658,121 for the substantial rehabilitation of a three-story building in Albany. The project provides three units/15 beds of PSH for chronically homeless families. Other sources of development funding include a sponsor contribution, for a total project cost of \$1,796,084. Connie Adsitt is the project manager.
- Christopher Community, Inc. (CCI)/ Community View Associates, L.P./ Community View Apartments (2021-049/HC01082) obtained a CofO on December 27, 2024. CCI received a \$2,771,200 HHAP award reservation in July 2022 for the new construction of 20 units of PSH in Morrisville (Madison County), for homeless seniors and individuals with a disabling or chronic condition. An additional 41 units are reserved for low-income individuals who earn between 30% to 60% of the AMI, for a total of 61 units. Other sources of development funding include LIHTC and SHOP funds through HCR, NYSERDA incentive, and a deferred developer fee for a total project cost of \$18,953,429. Michael Riley is the project manager.
- Mt. Olive Development Corp. (Mt. Olive)/ Mt. Olive Senior Manor L.L.C. (2021-023/HC01086) obtained a CofO on December 31, 2024. Mt. Olive received a \$4,000,000 HHAP award reservation in December 2021 for the new construction of 20 units of PSH in Buffalo, for homeless seniors aged 55 and older. The remaining 45 units are reserved for low-income seniors and their families whose income does not exceed 60% of the AMI, for a total of 65 units. Other sources of development funding include LIHTC, FHTF and SHOP funds through HCR; BURA; Brownfield tax credits; developer equity; and a deferred developer fee, for a total project cost of \$27,410,052. Martin Robinson is the project manager.
- Wyoming County Community Action, Inc. (WCCA) (O-009/HC00395) completed their health and safety repairs on January 3, 2025. WCCA received a \$815,000 award reservation in 1998 for the minor rehabilitation of 10 single-family homes. WCCA executed an amendment to their FAA in the amount of \$222,343 in April 2020, bringing the total HHAP investment to \$1,037,343, for essential repairs to nine units of PSH throughout Wyoming county, for homeless families. The completed repairs include three roof replacements, new furnace and boilers, window and door replacements, asbestos removal, front porch and deck replacements, and the installation of second-floor railings at one site. Heather Lombardo is the project manager.

- Genesis House of Olean (Genesis House) (2018-062S/HC01075) completed their emergency shelter repairs on January 15, 2025. Genesis House received an \$86,480 HHAP emergency shelter repair award reservation in September 2019 for the moderate rehabilitation of an existing 12 bed emergency shelter in Olean (Cattaraugus County). The completed repairs include updates to the building's heating and cooling system, installation of a new water heater, increased building insulation, bathroom renovations, replacement LED lighting, an updated electrical system, and new smoke and carbon monoxide detectors. Heather Lombardo is the project manager.
- Albany Housing Coalition (AHC) (2018-019/HC01065) held a ribbon-cutting ceremony on December 10, 2024, and received a CofO on January 17, 2025. AHC received a \$1,837,320 HHAP award reservation in October 2018 for the substantial rehabilitation of three buildings, each containing three units of PSH in Albany, for homeless veterans. During pre-development, one building was removed from the project, leaving the project with six units and a reduced HHAP award of \$1,364,432. Other sources of development funding include the Albany Community Development Agency (ACDA), for a total project cost of \$1,825,606. Michael Washburn is the project manager.
- DePaul Properties, Inc. (DePaul)/ DePaul Crane Street LP/ Mosaic Apartments (2021-042/HC01093) received a CofO on January 30, 2025. DePaul received a \$3,499,650 award reservation in April 2022 and an award increase of \$850,000 in August 2023, for a total HHAP investment of \$4,349,650, for the new construction of 30 units/36 beds of PSH in Schenectady, for homeless individuals and families diagnosed with SMI and individuals aged 55 and older. This is part of a larger project including an additional 30 units of affordable housing for low-income individuals and families earning up to 60% of the AMI, for a total of 60 units. Other sources of development funding include LIHTC, CEI, HTF and SHOP funding through HCR; OMH Program Development Grant (PDG) funds; Schenectady Metroplex; the Land Bank; a sponsor loan and a deferred developer fee for a total project cost of \$27,238,552. Heather Lombardo is the project manager
- The Altamont Program, Inc. (TAP) (2022-021S/HC01111) completed their emergency shelter repairs on January 31, 2025. TAP received a \$100,000 HHAP award reservation in April 2023 for contracted cleaning and the installation of a walk-in refrigerator and freezer at their 334-bed shelter in Albany County serving homeless families with children. Rachel Gaffey is the project manager.

- Rochester Housing Authority (RHA)/ RHA Federal St. Associates L.L.C (2020-055/HC01083) obtained a CofO on February 13, 2025. RHA received an award reservation of \$1,627,884 in April 2021, and an award increase of \$406,971 in February 2023, for a total HHAP investment of \$2,034,855 for the new construction of nine units of PSH in Rochester, for individuals re-entering the community from incarceration and their families. This is part of a larger project, including 44 units reserved for low-income families whose income does not exceed 60% of the AMI, for a total of 53 units. Other sources of development funding include S/LIHTC and Public Housing Preservation Program loan through HCR, NYSERDA incentives, a CPC loan, and an ESL Federal Credit Union loan, a sponsor loan and a deferred developer fee for a total project cost of \$26,912,028. Martin Robinson is the project manager.

Events and Ceremonies

- The Doe Fund (TDF)/ 4519 WPR Apartments L.L.C./ White Plains Road (2019-014/HC01041) held a ribbon- cutting ceremony on November 21, 2024. TDF received a \$4,900,000 HHAP award reservation in October 2019 and an award increase of \$620,875 in April 2023, for a total HHAP investment of \$5,520,875 for the new construction of 49 units/beds of PSH in the Bronx, for homeless individuals living with HIV/AIDS. An additional 48 units will be reserved for low-income individuals and families, including one unit for a live-in superintendent, for a total of 98 units. Other sources of development funding include LIHTC, HOME and SHOP funding from HCR; NYSERDA Multi-Family New Construction Program funding; All Affordable NYC (ANYC); Solar Tax Credit equity; a Merchant Capital Corporation Permanent Loan; a deferred developer fee; funded reserves and accrued interest for a total project cost of \$49,977,035. Heather Lombardo is the project manager.

- Samaritan Daytop Village, Inc. (SDV)/ Samaritan Highbridge II L.P. (2024-001/HC01110) held a groundbreaking ceremony on December 5, 2024. SDV received a \$15,000,000 HHAP award reservation in April 2024 for the new construction of 190 units/262 beds of PSH in the Bronx for homeless singles and families living with a SMI and/or SUD, including 60 units for families leaving from long stays in emergency housing. An additional 126 units will be reserved for households in the community earning between 40% to 80% of the AMI. The project also includes a co-located Tier II Shelter with 106 units. Other sources of development funding include tax-exempt bond financing, 4% LIHTC, and Extremely Low- & Low-Income Affordability (ELLA) program through NYC Housing Development Corporation (HDC), HPD SHLP; a NYSERDA Buildings of Excellence grant; Solar Tax Credit equity; 45L Credit equity; sponsor loans; and a deferred developer fee. The total project cost for the permanent residential units is \$248,325,385. Capital financing for the Tier II shelter is separate from the permanent units. Amanda Diller is the project manager.
- CDS Monarch, Inc. (CDS)/ CDS State Street Apartments, LLC (2021-022) held a ribbon-cutting ceremony on January 9, 2025. CDS received a \$3,500,000 HHAP award reservation in December 2021 for the substantial rehabilitation of a two-story warehouse in Olean to develop 14 units/35 beds of PSH for survivors of DV. An additional 32 units will be reserved for low-income individuals and families who earn up to 50% of the AMI, for a total of 46 units. Other sources of development funding include LIHTC and SHOP through HCR, a NYSERDA incentive, a construction and permanent loan through Five Star Bank, a deferred developer fee and deferred reserves for a total project cost of \$16,143,014. Rachel Gaffey is the project manager.
- WellLife /White Plains Road Apartments, L.L.C. (2023-033/HC01116) held a groundbreaking ceremony on February 11, 2025. WellLife received a \$9,885,000 HHAP award reservation in April 2024 for the new construction of 82 units of PSH in the Bronx. Forty-two units are reserved for homeless individuals with SMI and 40 units are reserved for chronically homeless families and individuals. This is part of a larger project, including 53 units for individuals earning 30% to 80% of the AMI, and an additional unit for a live-in superintendent, for a total of 136 units. Other sources of development funding include tax-exempt bond financing, 4% LIHTC, HTF and SHOP through HFA; a bank loan; and a deferred developer fee for a total project cost of \$87,545,225. Katherine Blake 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 Suzanne Cook. The motion carried.

Treasurer's Report

John Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash and cash equivalent available as of the date of the meeting was \$52,552,433.70. This included \$23,608,179.86 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 Suzanne Cook. The motion carried.

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

Martin Robinson presented the following projects to the Board:

- Project Name: United Veterans Beacon House, Inc. 2021-032
- Project Name: Soldier On, Inc. 2023-016
- Project Name: Unique People Services, Inc. 2024-003
- Project Name: Episcopal Community Housing Development Organization, Inc. 2024-027

Martin Robinson reported that the United Veterans Beacon House, Soldier On, Unique People Services, and Episcopal Community Housing Development Organization 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 Suzanne Cook. The motion carried.

Summary of State Fiscal Year 2024-25 HHAP Awards

Michael Washburn 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 RFP for existing emergency shelter repairs, however, remains open.

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. Two emergency shelter repair applications were reviewed, one met the threshold for funding – 2024-043S United Veterans Beacon House, Inc., and the second 2024-042S Spiritus Christi was not successful. Spiritus Christi will be offered technical assistance. There was one emergency shelter repair application under review at the time of the meeting.

There was no further discussion or comment.

Brett Hebner made a motion to accept the funding report which was seconded by Suzanne Cook. The motion carried.

Agency Reports:

HCR

Brett Hebner reported that HCR announced the awards from the 2024 Multifamily Finance 9% LIHTC RFP. Seventy-four applications were received in the fall. Twenty-eight of those applications were funded with one in each of the 10 Regional Economic Development Council regions. The awards will create or preserve 1900 units with 225 units supported by ESSHI, 27 units supported by capital and operating funding through the NYS Office for People with Developmental Disabilities (OPWDD), and 84 units supported by capital and operating funding through OMH's SP-SRO program. Three hundred of the 1900 units will provide PSH. Four awarded projects were previously awarded HHAP funding.

OMH

Suzanne Cook reported that OMH had three open RFPs including an Adult Forensic Assertive Community Treatment (ACT) and Treatment Apartment Program RFP, a Community Residence- Single Room Occupancy (CR-SRO) with Forensic ACT Services for Individuals with a SMI and Justice Involvement RFP and a Transitional Housing for Individuals who are Justice Involved RFP.

OMH continues to work with the interagency workgroup on the ESSHI RFP and issue permanent awards to those agencies who have secured all capital funding.

OASAS

Maggie Taylor reported OASAS has several ESSHI projects in development that are slated to open in 2025 or early 2026. OASAS anticipates the opening of 291 new ESSHI units in NYC, Central Hudson Valley, Finger Lakes Region and Western NY.

OTDA

Rick Umholtz reported OTDA has 15 new ESSHI projects in the pipeline, with 106 active ESSHI contracts.

Since December 2024, HHAP reviewed 17 concept papers requesting \$140 million in funding to develop 965 units.

OTDA also continues to work with the ESSHI workgroup to advance the ESSHI RFP.

Finally, Rick Umholtz thanked the Bureau for the continued work they do on a daily basis.

New/Other Business:

The next HHAC Board meeting was scheduled to take place on Wednesday, June 4, 2025, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m.

Brett Hebner made a motion to adjourn the meeting which was seconded by Suzanne Cook. The motion carried. Rick Umholtz adjourned the meeting at 2:23p.m.

Amanda Diller

HHAC Secretary

Date: