

Draft- 202nd HHAC Board Meeting Minutes

Meeting date: April 20, 2022

Call to Order:

The 202nd 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 April 20, 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 the NYS Housing Finance Agency (HFA), Julie Duncan, Board Member Designee representing the NYS Office of Mental Health (OMH), 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
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)
Simone Demelo	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 201st HHAC Board Meeting that took place on February 9, 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 February 28, 2022, when there were 83 projects in various stages of development. Twenty-seven of these projects were in construction, five of which were over 90% complete. Furthermore, 29% of the projects in development at that time were in New York City, 18% 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

- CAMBA Housing Ventures, Inc. (CHV)/ CHV 1038 Broadway L.P. (2020-013/HC01046) executed a Final Loan Agreement (FLA) on February 10, 2022. CHV received a \$7,545,630 HHAP award reservation in February 2021. In January 2022, due to an increase in construction costs, HHAP approved an award increase of \$308,657, bringing the total HHAP award reservation to \$7,854,287. This project, The Hart, involves the new construction of 38 units/ 46 beds of permanent supportive housing (PSH) in Brooklyn. Thirty-four of these units will be for homeless individuals over the age of 55, and four units will be for homeless families where at least one qualifying individual is living with a serious mental illness (SMI). There will also be 12 units set aside for households earning 60% of the area median income (AMI), six units for households earning 90% AMI, and one superintendent's unit for a total of 57 units. CHV was awarded the site as a designated developer through the NYS Homes and Community Renewal (HCR) Vital Brooklyn Initiative. The mental health outpatient and co-located primary care center on the ground floor will serve as part of Vital Brooklyn's 32-site Ambulatory Care Center network and will be operated by One Brooklyn Health System. Other sources of development funding include HCR Low Income Housing Tax Credit (LIHTC) equity, Supportive Housing Opportunity Program (SHOP), State Low Income Housing Tax Credit (SLIHTC) equity, HOME funds and Community Investment Funds (CIF), a sponsor loan through Federal Home Loan Bank (FHLB), a sponsor loan from the developer's fee and a deferred developer's fee, for a total project cost of \$39,151,640. Amanda Diller is the project manager.
- DePaul Properties (DePaul)/Batavia Special Needs Apartments, L.P. (2020-001/HC01044) executed a FLA on January 7, 2022. DePaul received a \$4,764,760 HHAP award reservation in February 2021 for the new construction of 20 units of PSH for homeless adults in Batavia. DePaul received a \$750,000 award increase in August 2021 due to Covid-related cost increases, municipality requirements and unforeseen soil conditions, which increased the HHAP total award reservation to \$5,514,760. This project will create an addition to an existing affordable housing project which was developed and is operated by DePaul. The existing property has been in operation since 2009 and contains 42 units of LIHTC regulated affordable housing. Thirty-one of these units are NYS Office of Mental Health (OMH) Apartment Program units and 11 units are reserved for members of the community earning at or below 60% AMI. Other sources of

development funding include a NYS Energy Research and Development Authority (NYSERDA) grant, a Project Development Grant (PDG) from the NYS Office of Mental Health (OMH), project reserves and other agency funds, for a total project cost of \$6,058,301. Michael Riley is the project manager.

- Saving Grace Ministries, Inc. (SGM)/Grace House (2019-047S) executed a Final Award Agreement (FAA) on February 24, 2022. SGM received \$94,355 in emergency shelter repair funds in October 2020 for the moderate rehabilitation of an existing five-unit (11 beds) emergency shelter. Repairs include replacing the boiler; updating the fire system; updating the electrical system; updating the plumbing, drywall, and flooring in the laundry area; updating the plumbing, drywall, fixtures, and flooring, installing a handicap accessible shower, toilet, and sink in the first-floor bathroom; and updating the plumbing, flooring, and replacing appliances and cabinetry in the kitchen. Heather Lombardo is the project manager.

Amendments to FAA/FLA

- Unique People Services, Inc. (UPS)/2050 G.C., L.P. (2018-015/HC00975) executed an amendment on January 14, 2022. UPS received a \$5,500,000 HHAP award reservation in October 2018 for the new construction of 58 units of PSH in the Bronx. Thirty units will be set aside for individuals living with HIV/AIDS and 28 units will be set aside for individuals living with a SMI. An additional 37 units will be reserved for families in the community who earn up to 80% of the AMI. There will also be one unit set aside for a live-in superintendent, for a total of 96 units. In December 2020, HHAP approved a \$380,000 increase to the original award for additional construction costs, bringing the total HHAP award reservation to \$5,880,000. Other sources of development funding include 4% tax-exempt bond financing through NYS Housing Finance Agency (HFA), HCR SHOP funds, Federal Housing Trust Fund (HTF), LIHTC equity, a Local Initiatives Support Corporation (LISC) loan, NYSEERDA funds, solar tax credit equity, a deferred developer's fee, and developer equity, for a total project cost of \$61,384,026. Amanda Diller is the project manager.

Completed Projects

- Interfaith Partnership for the Homeless, Inc. (IPH) (2020-052S/HC01043) executed a FAA on January 20, 2022 and completed all emergency shelter repairs prior to closing. IPH received a \$100,000 emergency shelter repair award reservation in April 2021 to install an elevator in its Medical Respite emergency shelter, which provides 28 shelter beds in 11 congregate units for homeless individuals in Albany. The installed elevator allows all shelter residents access to units located on the second floor. Other sources of development funding included the National Institute of Medical Respite Care, Troy Savings Bank, and private donations, for a total project cost of \$325,318. Connie Adsitt is the project manager.

Withdrawn

- The Mental Health Association of Franklin County (MHA Franklin Co.) (2020-039S)

notified HHAP on January 26, 2022, that its Board of Directors had voted to rescind the organization's awarded application for repairs to its emergency shelter, citing the rise in the cost of goods and shortage of contractors in the area. MHA Franklin Co. communicated an alternative plan to purchase the site and make needed repairs. MHA Franklin Co. received a \$63,000 emergency shelter repair award reservation in April 2021 for the moderate rehabilitation of the Barnabas House Men's Shelter located in Malone. The Barnabas House Shelter is a congregate facility consisting of six beds for homeless single men in Franklin County. Michael Riley is the project manager.

- SCO Family of Services (SCO) (2021-020S) notified HHAP on January 20, 2022 of the organization's desire to withdraw its awarded application. SCO will no longer operate the shelter. Suffolk County has brought in another agency to operate the program on a temporary basis, but they do not plan to continue to operate the shelter long-term. SCO received a \$85,000 emergency shelter repair award reservation in December 2021 for repairs to its Peconic Heights shelter in Riverhead, Suffolk County. These repairs would have preserved six units and 12 beds of emergency housing for homeless single women and/or women with one child. Repairs were to include improvements to the outdated electrical service, lack of HVAC at the 100-year-old facility, and lighting upgrades. Matt Ciulla is the project manager.

Events and Ceremonies

- HELP Development Corporation (HELP)/HELP ONE Building A (2020-003/HC01042) held a ribbon-cutting ceremony on February 24, 2022. HELP received a \$5,000,000 HHAP award reservation in February 2021 for the new construction of 111 units of PSH for young adult families with children or pregnant women who are 18-25 years old, in Brooklyn. 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 the NYC Housing Development Corporation (HDC), LIHTC through NYC Housing Preservation Development (HPD), sponsor equity, solar tax credits, accrued construction interest, and a deferred developer's fee, for a total project cost of \$96,405,310. Martin Robinson is the project manager.
- HELP Development Corporation (HELP)/HELP ONE Building B (2020-007/HC01039) held a ribbon-cutting ceremony on February 24, 2022. 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.

- Veterans Outreach Center (VOC) (2020-034/HC01045) held a groundbreaking ceremony on February 11, 2022 and executed a FAA on January 31, 2022. VOC received a \$2,000,000 HHAP award reservation in February 2021 for the substantial rehabilitation of Richard's House, its existing three-story building in Rochester. The project will preserve 30 units of transitional housing for veterans and will create an additional 16 beds. Richard's House provides transitional beds for homeless veterans, including those with a mental health diagnosis, physical disability and/or substance use disorder. Other sources of development funding include the Department of Veterans Affairs (VA), NYS Office of General Services (OGS), VOC savings and investments, private donors, and foundations, for a total project cost of \$6,222,388. Heather Lombardo 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 that the cash balance available as of the date of the meeting was \$35,210,902.77. This included \$11,545,306.41 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:

- 2019-022 Volunteers of America of Greater New York, Inc.- Andrews Avenue Senior Apartments
- 2021-022 CDS Monarch, Inc.- State Street Apartments
- 2021-028 Ithaca Neighborhood Housing Services, Inc.- Village Grove

All of these projects were classified as "unlisted."

After performing an evaluation and review of the proposed actions it was determined that the State Street Apartments and Village Grove projects would not result in any significant adverse environmental impacts and therefore Negative Declarations were recommended. The Andrews Avenue project was determined not to result in any significant adverse environmental impacts; however, it was conditioned on monitoring of construction activities due to the proximity of the Old Croton Aqueduct. Therefore, a conditioned negative declaration was recommended.

Mr. Hebner inquired about the environmental monitoring of the Aqueduct. Mr. Robinson stated that the general contractor's (GC) development team will conduct monitoring to ensure there is no damage to the Aqueduct.

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 Awards

Ms. McAteer 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 \$18,705,419 in HHAP funds to the following organizations:

- Breaking Ground II HDHC- Sutphin Senior Residence
- Ithaca Neighborhood Housing Services, Inc.- Wheat Street Apartments
- DePaul Properties, Inc.- Crane Street Apartments
- Project Renewal, Inc.- Bedford Green II
- Catholic Charities of Onondaga County- Catholic Charities Housing Services Center Apartments

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

- PathStone Housing Action Corporation - Churchview Commons

This applicant will be offered technical assistance.

Ms. McAteer 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 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 repairs, the remaining uncommitted balance of \$25,559,224 may be utilized for future awards and/or HHAP operating expenses, with up to \$1 million available for existing emergency shelter repairs. The \$18,705,419 in project funding approved at the Board meeting, will produce 166 units/ 201 beds of permanent supportive housing. The \$102.5 million awarded this fiscal year will produce 865 units/ 1,086 beds of permanent supportive housing, 14 units/ 26 beds of transitional housing, and 67 units/ 263 beds of emergency housing.

Ms. McAteer reported that there were five applications under review at the time of the board meeting, requesting approximately \$26 million in HHAP funding.

Ms. McAteer 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, Ithaca Neighborhood Housing Services received \$771,429 for its Village Grove project and 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. Five applications have previously been approved for funding during this fiscal year. One new emergency shelter repair application was under review.

Ms. McAteer completed her presentation by reporting on the geographic distribution of HHAP awards from the current round- 43% of the funding to projects in the NYC region, 49% to the rest of state region, and 8% to projects in the suburban region of Suffolk, Nassau and Westchester Counties.

There was no further discussion or comment.

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 Winter 2022 9% Multifamily RFP. Seventy applications have been received and reviews are underway. Awards are expected to be announced in mid to late June.

Mr. Hebner also reported that the next Five-Year Housing Plan was approved in the 2022-23 state budget. The housing plan commits \$25 million over five years to create and preserve 100,000 affordable units, including 10,000 supportive units. The budget also includes a one-time \$4.5 billion appropriation which includes a range of housing plan subsidy programs and initiatives. Initiatives include homeownership, preservation of Mitchell Lama developments and the development of new multifamily and supportive housing projects. The budget for the State Low Income Housing Tax Credits was also increased.

Mr. Hebner provided an update on the 4% bond activities. The March 2022 HFA bond resolution was approved and included 15 projects which will create 2,860 units of housing. The resolution included \$137 million in HCR subsidy and \$513 million in tax-exempt bond financing.

OMH

Ms. Duncan reported that the 2022-23 state budget included an additional \$65 million to support existing OMH housing programs in providing more robust services. OMH also released an RFP for a supportive housing program for young adults in NYC to provide enhanced support. Applications for this RFP are due in the upcoming weeks. OMH recently made awards for their Safe Options Support (SOS) Program: Critical Time Intervention Teams, which provides intensive outreach and engagement to homeless individuals in NYC with the goal of getting these individuals housing. OMH is also working along with their ESSHI colleagues on drafting the 2022 ESSHI RFP.

OASAS

Mr. Ramos reported that OASAS continues to provide technical assistance to their provider network. OASAS is working with OMH and other agencies on the 2022 ESSHI RFP. OASAS also has a new initiative, the transitional safety unit initiative. This allows current OASAS permanent housing providers to apply for rental subsidies for tenants who are exiting residential treatment programming and/ or jail-based services. These individuals will be able to reside in transitional housing until permanent housing can be identified. All providers who are eligible for this initiative have submitted applications and OASAS is in the process of finalizing contracts. This is currently a pilot project, but the hope is that it will continue.

OTDA

Mr. Umholtz thanked the bureau staff for their commitment to addressing homelessness throughout NY. The Balance of State CoC was awarded \$364,385 by HUD for new projects serving survivors of domestic violence in counties served by the Continuum. Including renewals, the Balance of State CoC was awarded \$1.1 million this year.

Mr. Umholtz also stated that the 2022-23 state budget maintained the HHAP appropriation at \$128 million. This has resulted in the ability to keep the RFP open. An amendment to the HHAP RFP was posted after the meeting citing minor changes to the RFP including updated information regarding energy efficiency. The RFP otherwise remains the same and is open to receiving applications.

Commissioner Tietz stated that the HHAP funding is a huge help to expand and maintain previous commitments.

There was no further discussion or comment.

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

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, June 8, 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 2:09 PM.

Amanda Diller
Secretary

Date: