

DRAFT - 196th HHAC Board Meeting Minutes

Meeting date: April 7, 2021

Call to Order:

The 196th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held via WebEx and webcast by the NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on April 7, 2021. The meeting was called to order by the Board Chair, Commissioner Michael P. Hein 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 T. Sullivan of the Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Arlene Gonzales-Sánchez of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Barbara Roff	HHAC President
Dana Greenberg	HHAC Vice President
LeeAnn Greenslade	HHAC Treasurer
Brian Mattiske	HHAC Assistant Treasurer
Michael Washburn	HHAC Comptroller
Brenda McAteer	HHAC Secretary
Amanda Diller	HHAC Assistant Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Simone Demelo	OTDA DLA
Martin Robinson	SEQRA Officer
Linda Glassman	Deputy Commissioner for Housing, Refugee Services, and Disability Determinations
Rick Umholtz	Director, OTDA Bureau of Housing and Support Services

Items of Discussion:

Commissioner Hein opened the meeting with news that the NYS Budget for fiscal year 2021-22 passed and HHAP was funded at \$128 million for a second year.

Approval of Minutes

Commissioner Hein requested a motion to approve the minutes of the 195th HHAC Board Meeting that took place on February 3, 2021. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Vice President's (VP) Report

Ms. Greenberg presented the VP's Report and began with an overview of the status of all projects under development as of February 28, 2021, when there were 74 projects in various stages of development. Thirty-one of these projects were in construction, three of which were over 90% complete. Furthermore, 27% of the projects in development at that time were in New York City, 19% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 54% were in the rest of the state.

Project-Related Milestones

Final Award (FAA) and Loan Agreements (FLA)

- Christopher Community, Inc. (CCI)/ Grace Brown House, L.P. (2019-017/ HC01008) executed a Final Loan Agreement (FLA) on February 24, 2021. CCI received a \$1,500,000 HHAP award reservation in October 2019 and an award increase of \$375,000 in December 2020, to address a funding gap in the Low-Income Housing Tax Credit (LIHTC) Equity caused by market uncertainty due to the COVID-19 pandemic, for a total award reservation of \$1,875,000. This is for the new construction of 25 units of permanent supportive housing (PSH) for survivors of domestic violence (DV) and their families in Cortland. Other sources of development funding included LIHTC and Supportive Housing Opportunity Program (SHOP) funds from NYS Homes and Community Renewal (HCR), Federal Home Loan Bank (FHLB), a deferred developer's fee and a New York State Energy Research and Development Authority (NYSERDA) incentive, for a total project cost of \$7,705,407. Michael Riley is the project manager.
- Community Housing Innovation, Inc. (CHI) (2018-053S/ HC01004) executed a Final Award Agreement (FAA) on January 27, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation in March 2019 to substantially renovate six full bathrooms at its 30-unit/bed emergency shelter for homeless single men in Orange County. HHAP is the only funding source. Rachel Gaffey is the project manager.
- CHI (2018-055S/ HC01005) executed a FAA on January 27, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation to renovate its 18-bed emergency shelter serving up to eight homeless families in Suffolk County. HHAP is the only funding source. Rachel Gaffey is the project manager.

- CHI (2018-061S/ HC01006) executed a FAA on January 27, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation in August 2019 to renovate its seven unit/bed emergency shelter serving homeless single men in Suffolk County. HHAP is the only funding source. Rachel Gaffey is the project manager.

Withdrawn

- Spiritus Christi Prison Outreach, Inc. (SCPO) (2019-042S) withdrew their award reservation on January 21, 2021. SCPO received a \$100,000 HHAP emergency shelter repair award reservation in March 2020 to renovate its eight-unit /14 bed emergency shelter, known as Neilson House, for homeless single men re-entering the community from incarceration in Rochester. SCPO has decided to relocate the Neilson House Emergency Shelter to another location in Rochester. Rachel Gaffey was the project manager.

Completed Projects

- Center for Urban Community Services, Inc. (CUCS)/ CUCS West 127th Street, LLC (2017-016/ HC00850) obtained a partial Temporary Certificate of Occupancy (TCO) on December 29, 2020 and started renting up. CUCS received a \$7,750,000 award reservation in October 2017 for the new construction of 70 units of Permanent Supportive Housing (PSH) for homeless families and individuals in Central Harlem. An additional homeless unit was added thereafter. The West 127th Street Residence will serve 37 single homeless adults with serious mental illness (SMI) and 34 homeless families with a head of household living with SMI or mental illness and chemical addiction (MICA). An additional 45 units are for individuals and families who earn up to 60% of the area median income (AMI). There is also one unit for a live-in superintendent, for a total of 117 units. Other sources of development funding included NYC Housing Development Corporation (HDC) tax-exempt bond financing, NYC Department of Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP), NYC HPD LIHTC, and the Borough President's office, for a total project cost of \$75,729,700. Brenda McAteer is the project manager.
- Housing Works, Inc./ Hull (2012-016/ HC00821) obtained a TCO on February 18, 2021. Housing Works received a \$5,940,595 HHAP award reservation in December 2012 for the new construction of 28 units/ 28 beds of PSH in Brooklyn for homeless persons living with HIV/AIDS and who qualify as NY/NYIII Category E. Other sources of development funding include HCR Medicaid Redesign Team (MRT), the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC), The Robin Hood Foundation, Deutsche Bank Americas Foundation, FHLB and owner equity, for a total project cost of \$9,858,558. Brenda McAteer is the project manager.
- Orange County Safe Homes Project, Inc. d/b/a Fearless! (2016-036/ HC00932) obtained a Certificate of Occupancy (CofO) on February 8, 2021. Orange County Safe Homes received a \$3,858,983 HHAP award reservation in April 2017 to develop an 11 unit/ 20 bed emergency shelter for families and singles who are survivors of domestic violence and human trafficking. Other sources of development funding include a Legislative Grant

and sponsor equity, for a total project cost of \$4,017,675. Michael Washburn is the project manager.

Events and Ceremonies

- Family Enrichment Network (FEN) (2018-029/ HC00986) received a CofO on February 22, 2021 and held a ribbon cutting ceremony on February 24, 2021. FEN received a \$4,139,378 HHAP award reservation in January 2019 which was increased by \$100,000 in November 2019, for the new construction of 19 units/ 64 beds of PSH for homeless families and individuals in Binghamton. The units break out as follows: nine units for young adults aged 18 to 25 years old, four units for survivors of DV, three units for developmentally disabled individuals, one unit for re-entry from incarceration, one unit for a chronically homeless individual or family and one unit for a homeless veteran. Other sources of development funding included a HOME grant from the City of Binghamton and a sponsor commitment, for a total project cost of \$4,364,378. Rachel Gaffey is the project manager.
- Finger Lakes United Cerebral Palsy, Inc. (FLUCP)/ Happiness House II (2018-005/ HC00982) held a virtual ribbon cutting ceremony on February 16, 2021, attended by the Lieutenant Governor, Ms. Hochul. FLUCP received a \$1,962,500 HHAP award reservation in October 2018 for the new construction of nine units/ nine beds of PSH in Canandaigua. Five units are reserved for individuals with a history of substance use disorder (SUD) and four for homeless seniors over the age of 55. This is part of a larger project with 30-units/ 49 beds, where there are 21 affordable housing units. Other sources of development funding included LIHTC and SHOP from HCR, FHLB, sponsor equity, a NYSERDA incentive and a deferred developer's fee, for a total project cost of \$9,760,650. Connie Adsitt is the project manager.

There was no further discussion or comment.

Commissioner Hein requested a motion to accept the Vice President's Report. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Treasurer's Report

Ms. Greenslade provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$21,769,231. This included \$706,641 in Medicaid Redesign Team (MRT) funds and \$10,077,614 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

Comptroller's Report

Mr. Washburn provided a copy of the budget impact statement for the third quarter of the 2020-2021 State Fiscal year that was submitted to the Office of the State Comptroller (OSC) and the Authorities Budget Office (ABO) through their online reporting system, the Public Authorities Reporting Information System (PARIS).

Commissioner Hein thanked Mr. Washburn for presenting the report.

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

Mr. Robinson presented the following projects to the Board:

- 2020-003 HELP Development Corporation – HELP One, Building A
- 2020-007 HELP Development Corporation – HELP One, Building B
- 2020-020 Citizen Advocates, Inc. – Harison Place

All three projects were classified as “unlisted.”

It was determined that the HELP Development Corporation projects will not result in any significant adverse environmental impacts and therefore a negative declaration for each was recommended. Regarding the Citizen Advocates project, it was determined that the project will not result in any significant adverse environmental impacts conditioned upon the mitigation measures identified by SHPO regarding the documentation and preservation of any historic architectural elements. Therefore, a conditioned negative declaration was recommended.

There was no further discussion or comment.

Commissioner Hein 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 Authorizing Awards

Ms. Roff explained that the purpose of the resolution was to request the Board's approval of six awards from the SFY 2020-21 funding round. The awards totaled \$28,203,756 in HHAP funds, to the following organizations:

- Women's Prison Association & Xenolith Partners LLC - The Rise
- Albany Housing Authority – Steamboat 20
- Housing Visions – Landing at Burke Meadows
- Ibero American Development Corporation – Alta Vista at St. Joseph's Park
- Rochester Housing Authority – Federal Street
- Urban Pathways – The Homee Project

Ms. Roff indicated that the following 11 projects were reviewed, but were not recommended for funding:

- African American Planning Commission, Inc. - Glenmore Manor
- YWCA of the Greater Capital Region
- YWCA NorthEastern NY & Xenolith Partners LLC - Harbor House
- CDS Monarch - Olean
- Ibero American Development Corporation - Pueblo Nuevo II
- Chautauqua Opportunities, Inc.
- Community Services for Every1 - Apartments at the Lyceum
- Search for Change, Inc. - Fairhaven at Baldwin Place
- United Helpers Care, Inc. - Irish Settlement Road
- Project Renewal, Inc. - Bedford Green II
- Mercy Haven - Nassau Domestic Violence Supportive Housing Project

Ms. Roff stated that those applications not recommended for funding would be offered technical assistance.

Following approval of the HHAP funding recommendations at the Board meeting, Ms. Roff reported that the remaining uncommitted funds would be used for HHAC's operating expenses. The remaining balance includes funds reserved for emergency shelter repair applications.

It was noted that the \$28,203,756 recommended at the Board meeting would produce 164 units and 260 beds of permanent supportive housing. As of the date of Ms. Roff's memo there were seven applications under review seeking HHAP funds totaling almost \$15 million. Applications received in SFY 2020-21 totaled over \$242 million, not counting seven applications that were either withdrawn or that did not meet the threshold for review. As of the day of the Board meeting there were eleven applications under review.

The HHAC allocation included a \$5 million set aside for HIV/AIDS, \$3,891,404 of this was recommended for the Housing Works, Inc. Pitkin Avenue project. There was also a \$5 million set aside for Veterans. Two projects were recommended for the set-aside: Veterans Outreach Center, Inc. in the amount of \$2 million and Homes for Heroes in the amount of \$4,363,970, exceeding the \$5 million set aside.

Ms. Roth also reported on four emergency shelter repair awards that do not require Board approval under the HHAC Board Resolution passed in August 2019. Funds to address emergency repairs were allocated to Interfaith Partnership for the Homeless, the Mental Health Association of Franklin County, The Salvation Army of Schenectady and JCTOD John Park Adult Family Shelter.

Commissioner Hein requested a motion to accept the resolution regarding awards. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Agency Reports:

HCR

Mr. Hebner reported:

- HCR staff have been busy reviewing responses to the Fall 2020 9% Multifamily RFP and anticipated making award announcements shortly thereafter.
- Regarding 4% tax credits/bond financing activities, the Housing Finance Agency's March Bond Resolution did not contain any supportive housing to report; however, the June resolution is anticipated to involve supportive housing projects, which include ESSHI and HHAP funding. HFA staff were also working to advance several projects under the Vital Brooklyn initiative and are hoping to close some this year.

OMH

Ms. Duncan reported:

- OMH had worked with DOH to ensure access and availability of the COVID-19 vaccine to priority populations, including those served and employed in homeless housing and supportive housing programs. The O-Agency Link-Outreach-Vaccinate (O-LOV) program was commanding a lot of OMH attention, with good results.
- With ESSHI Round 5 conditional awards announced in February 2021 the working group has moved to start drafting the Round 6 RFP.

Commissioner Hein thanked OMH for championing the effort to vaccinate vulnerable people in supportive housing.

OASAS

Mr. Esteban reported:

- As part of the ESSHI workgroup OASAS was working on the Round 6 RFP.
- OASAS had conducted a Round 5 orientation with 15 providers and hoped to lock in new projects soon.

OTDA

Mr. Umholtz reported:

- The proposed uses of tranche 2 Emergency Solutions Grant Coronavirus (ESG CV) funds that were allocated to 51 counties throughout NY are under review. He reminded everyone these funds were allocated from the CARES Act and primarily support rapid rehousing, eviction prevention, shelter, and street outreach efforts.
- The release of the NYS Supportive Housing Program (NYSSHP) RFP was expected in the Spring/Summer.
- Preparation for the administration of the Emergency Rental Assistance Program (ERAP) continued, with more information on the program in the coming weeks.

- HHAP would continue to accept applications for eligible projects throughout New York using the current RFP.
- He recommended that sponsors with ideas for new projects submit a concept paper. The concept paper format can be located on the OTDA website under the HHAP RFP tab.
- Mr. Umholtz thanked the entire team in the Bureau of Housing and Support Services for their continued commitment, dedication, and hard work.

Commissioner Hein also recognized the team, and thanked Ms. Glassman and Mr. Umholtz.

New/Other Business

The next HHAC Board meeting is scheduled to take place on Wednesday, June 2, 2021, hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

Commissioner Hein asked for a motion to adjourn. Mr. Heber made the motion, which was seconded by Ms. Duncan. The motion carried.

Adjournment

Commissioner Hein adjourned the meeting at 2:14PM

HHAC Secretary

Date:

Draft - 197th HHAC Board Meeting Minutes

Meeting date: June 2, 2021

Call to Order:

The 197th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held via WebEx and webcast by the NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on June 2, 2021. The meeting was called to order by Linda Glassman, Deputy Commissioner for Housing, Refugee Services, and Disability Determinations representing Board Chair, Commissioner Michael P. Hein 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 T. Sullivan of the Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Arlene Gonzales-Sánchez of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Barbara Roff	HHAC President
Dana Greenberg	HHAC Vice President
LeeAnn Greenslade	HHAC Treasurer
Brian Mattiske	HHAC Assistant Treasurer
Michael Washburn	HHAC Comptroller
Brenda McAteer	HHAC Secretary
Amanda Diller	HHAC Assistant Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Lesley Stefan	OTDA DLA
Matthew Ciulla	HHAP Project Manager
Doug Zimmerman	EFPR Group CPAs, PLLC
Anthony Pezzino	EFPR Group
Rick Umholtz	Director, OTDA Bureau of Housing and Support Services

Items of Discussion:

Approval of Minutes

Ms. Glassman requested a motion to approve the minutes of the 196th HHAC Board Meeting that took place on April 7, 2021. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Vice President's (VP) Report

Ms. Greenberg presented the VP's Report and began with an overview of the status of all projects under development as of April 30, 2021, when there were 82 projects in various stages of development. Thirty-three of these projects were in construction, nine of which were over 90% complete. Furthermore, 27% of the projects in development at that time were in New York City, 17% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 56% were in the rest of the state.

Project-Related Milestones

Preconstruction Agreements (PCA)

- Shelters of Saratoga, Inc. (SOS) (2019-030/HC01009) executed a PCA for \$916,420 on March 30, 2021. SOS received a \$3,466,811 HHAP award reservation in March 2020 for the new construction of nine units of permanent supportive housing (PSH) for chronically homeless individuals and the renovation of two emergency shelters with nine units/32 beds of emergency housing in Saratoga Springs. There will also be a live-in manager unit. Other sources of development funding include a Saratoga Community Development Block Grant (CDBG) and SOS' Capital Campaign for a total project cost of \$3,666,811. Elaine Houlihan is the project manager.

Final Award Agreement (FAA) and Final Loan Agreement (FLA)

- Delta Development of Western NY, Inc. (Delta)/ Angela's House, LLC (2019-003/HC01011) executed a FLA on March 31, 2021. Delta received a \$3,692,030 HHAP award reservation in October 2019 for the substantial rehabilitation of one wing of a mixed-use building that will create 21 units of PSH housing for homeless individuals aged 55 and over, and 46 low-income units for individuals aged 55 and over in Cheektowaga. Other sources of development funding include Low-Income Housing Tax Credits (LIHTC) and Supportive Housing Opportunity Program (SHOP) funds from NYS Homes and Community Renewal (HCR), Federal and State Historic Tax Credits, Cheektowaga HOME Funds, a deferred developer's fee and New York State Energy Research and Development Authority (NYSERDA) incentive, for a total project cost of \$22,884,200. Heather Lombardo is the project manager.
- Volunteers of America of Western New York, Inc. (VOA)/ Ward Street Shelter (2018-063S/HC01010) executed a FAA on March 1, 2021. VOA received a \$100,000 HHAP emergency shelter repair award reservation to renovate its 53-bed emergency shelter serving up to eight homeless families in Monroe County. Renovations will address repairs to the exterior concrete stairs and ramp, replacing and repairing damaged

windows, and replacing worn-out flooring. Other sources of development funding include a Home Depot Foundation grant for \$35,888 and a sponsor contribution of \$1,200, for a total project cost of \$137,088. Martin Robinson is the project manager.

Amendment

- VOA/Cooper Union (2019-020/HC00690) executed an amendment to its FAA on April 16, 2021. VOA received a \$1,251,603 HHAP award reservation in October 2019 for the substantial renovation of the first floor of its existing HHAP project. The first-floor space was previously commercial space. This renovation will create an additional seven units of PSH for individuals in Rochester. The original \$2,910,960 HHAP award for this project was received in 2008. When completed, the project will contain a total of 52 units of PSH. Other sources of development funding include a NYSERDA incentive, for a total project cost of \$4,222,563. Martin Robinson is the project manager.

Withdrawn

- Catholic Charities of the Diocese of Albany (CCHO) (2020-024) withdrew their awarded application on April 22, 2021. CCHO had received a \$2,246,252 HHAP award reservation in February 2021 for the substantial rehabilitation of a one-story building in the city of Albany for 12 units/beds of PSH for the re-entry of homeless ex-offenders. CCHO decided to withdraw the application due to community concerns with the proposed project's target population. Megan Van Geest was the project manager.

Completed Projects

- St. Paul's Center, Inc. (The Center)/The Lee Dyer Family Apartments (2018-027/HC00987) received a second Certificate of Occupancy (CofO) on March 26, 2021; the first CofO for the adjacent renovated site was received on October 15, 2020. The Center received a \$2,406,037 HHAP award reservation in January 2019 for the renovation of one property and the new construction on an adjacent property in Rensselaer. This project creates five units of PSH for homeless families where the head of the household is living with a severe mental illness (SMI), one unit for a formerly homeless family in which the head of the household is living with a substance use disorder (SUD), and three units for formerly homeless young adults ages 18-25 with children. The remaining unit is for an on-site property manager. Other sources of development funding include Federal Home Loan Bank (FHLB), the Community Home Loan Fund (CHLF), sponsor funding and donations from various local organizations, for a total project cost of \$2,971,750. Michael Riley is the project manager.

There was no further discussion or comment.

Ms. Glassman requested a motion to accept the Vice President's Report. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Comptroller's Report

Mr. Washburn explained that Public Authorities Law (PAL) requires State and Local Authorities to file specific financial and budgetary information with the NYS Authorities Budget Office (ABO), as well as to report property transactions, debt issuances, and other information on their operations. These reports must be submitted by June 30, 2021, which is 90 days after the end of HHAC's fiscal year, through the Public Authorities Reporting Information System (PARIS) and posted on the web site. The law also required some documents to be approved by the Board prior to submitting the reports.

Mr. Washburn introduced Doug Zimmerman and Anthony Pezzino of EFPR Group, CPAs, PLLC to present the SFY 2020-21 Audit & Report for HHAC. Mr. Zimmerman provided an overview and Mr. Pezzino summarized the Report and the financial statements to the Board. Mr. Pezzino stated that no issues were identified in the financial statements and that the audit resulted in an "unqualified opinion" also known as a clean opinion.

Mr. Washburn then presented the Annual Investment Report and the Schedule of Investments. He shared that there have been no changes in the Investment Policy from previous years but that there was a change on HHAC's Annual Investment Report and Schedule of Investments. Investments continued in the money market but the amount available for investing decreased from previous years.

Mr. Washburn reported that HHAC's Procurement Guidelines establish policy and instructions for the use, awarding, monitoring, and reporting of procurement contracts. These guidelines also have not changed from previous years.

Mr. Washburn asked if there were any questions or comments. There were none.

The first resolution was introduced:

A Resolution of the Homeless Housing and Assistance Corporation Approving the Annual Independent Audit, Annual Report, Investment Guidelines, Investment Report, Procurement Guidelines and Report on Procurement Contracts and Submission Thereof.

Ms. Glassman requested a motion to approve the guidelines and reports. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Mr. Washburn reported that the Guidelines for the Disposition of Property and the Report on the Disposition of Property had not changed from previous years. HHAC did not own or dispose of any property during FY 2020-21.

The second resolution was introduced:

A Resolution of the Homeless Housing and Assistance Corporation Establishing Guidelines for the Disposition of Property and Approving a Report on the Disposition of Property.

Ms. Glassman requested a motion to accept the guidelines and report on the disposition of property. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Treasurer's Report

Ms. Greenslade provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$16,198,419. This included \$33,228 in Medicaid Redesign Team (MRT) funds and \$14,005,727 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Ms. Glassman 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. Ciulla presented the following projects to the Board:

- 2020-001 Batavia Special Needs Apartments, L.P.
- 2020-017 Homes for Heroes, Inc.
- 2020-019 Buffalo Neighborhood Stabilization Company, Inc.

All three projects were classified as "unlisted."

After performing an evaluation and review of the proposed actions, it was determined that the Batavia Special Needs Apartments, Homes for Heroes, and Buffalo Neighborhood Stabilization Company projects will not result in any significant adverse environmental impacts and therefore, a Negative Declaration is recommended at this time.

There was no further discussion or comment.

Ms. Glassman 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. Roff explained that the purpose of the resolution was to request the Board's approval of two awards from the SFY 2021-22 funding round. The awards totaled \$11,693,184 in HHAP funds, to the following organizations:

- The Bridge - Bishop House Apartments
- Jericho Project - Jericho House

Ms. Roff indicated that the following three applications were reviewed, but were not recommended for funding:

- Ithaca Neighborhood Housing Services - Village Grove
- Community Missions of Niagara Frontier, Inc.- Portage Road Family Shelter
- RECAP - Fresh Start Apartments

Ms. Roff stated that the applications not recommended for funding would be offered technical

assistance.

The SFY 2021-2022 State Budget contained a \$128 million appropriation for HHAP which included a \$5 million set-aside for HIV/AIDS, a \$5 million set aside for veterans, \$2 million for administrative expenses, and \$1 million for projects requesting funds for existing emergency shelter repairs.

HHAP began accepting applications for funding under the SFY 2020-21 RFP on October 9, 2020. The RFP remains open and applications can be awarded from the new SFY appropriation. The \$11.7 million in project funding approved at the Board meeting will produce 127 units/beds of permanent supportive housing.

As of the day of the Board meeting, no applications for projects that would provide supportive housing for persons with HIV/AIDS or for veterans had been submitted.

There were four emergency shelter repair awards that did not require Board approval under the HHAC Board Resolution passed in August 2019. Funds to address emergency shelter repairs were allocated to Caring for the Hungry & Homeless of Peekskill (CHHOP), St. Catherine's Center for Children/ Marillac Family Shelter, Soul Saving Station for Every Nation of Saratoga Springs - Mother Anderson/ 60 Caroline St., and Soul Saving Station for Every Nation of Saratoga Springs - Mother Anderson/ 60 Henry St. The four awards will preserve 13 units/64 beds of emergency housing.

Ms. Glassman requested a motion to approve the award 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 Technical Assistance Awards

Ms. Roff explained that the purpose of the resolution was to request the Board's authorization of technical assistance awards. The previous five-year term of the awards was due to expire June 30, 2021, and a new request for qualifications (RFQ) had been issued.

Ms. Glassman requested a motion to approve the resolution authorizing technical assistance awards. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Authorizing an Extension of Technical Assistance Awards

Ms. Roff explained that the purpose of the resolution was to request the Board's authorization to extend the existing technical assistance contracts for the providers listed for a period of 180 days. Due to the COVID-19 pandemic, the extension would provide agencies additional time to respond to the Request for Qualifications and allow for the continued provision of needed technical assistance to project sponsors.

Ms. Glassman requested a motion to approve the resolution authorizing an extension of technical assistance contracts. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Accepting the Resignation of an Officer

Mr. Umholtz explained that Ms. Roff was retiring and was therefore resigning as President of HHAC effective at the close of the meeting. He commended Ms. Roff's tireless efforts to stand shoulder to shoulder with many of HHAP's community partners, leaving her mark on those communities and in the program. He issued a heartfelt appreciation on behalf of OTDA.

Mr. Hebner, who while at OTDA had worked closely with Ms. Roff for years, thanked her for her integrity, toughness, compassion, and problem-solving skills. He noted how they had grown the asset management unit and expressed his pleasure in working with her to do so.

Ms. Glassman noted that often Board meetings are largely spent talking about new projects but that actions taken to preserve projects are just as important. She noted Ms. Roff's deep commitment to working with agencies in crisis. Ms. Roff dedicated her time to providing needed assistance to not-for-profit organizations and will be greatly missed.

Ms. Roff stated that she was able to work with a very good team at HHAP and had enjoyed being able to assist organizations at difficult times.

Ms. Glassman requested a motion to approve the resolution accepting the resignation of an officer. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Agency Reports:

HCR

Mr. Hebner reported:

- The agency announced awards under the 9% Multifamily RFP. Of the 84 applications submitted, 20 projects were awarded, totaling 1,054 units of affordable housing, including several projects that were co-funded with HHAP. Approximately half of the projects are supportive in nature, including 215 units that will be supported by ESSHI services and operating subsidies.
- HCR offers two RFP opportunities per year and anticipated releasing the second at the end of June.
- Regarding 4% tax credits/bond financing activities, the Housing Finance Agency staff was working toward the June Bond Resolution involving several supportive housing projects, which included ESSHI, HHAP and/or OMH funding.

OMH

Ms. Duncan reported:

- OMH is managing 30 projects developing housing for those with a serious mental illness. These projects not only include some older OMH initiatives, but also include working with state partners such as ESSHI, HCR and HHAP.
- The ESSHI workgroup continues to meet weekly to advance the Round 6 RFP.

OASAS

Mr. Ramos reported:

- OASAS continues to attend weekly ESSHI workgroup meetings and provide technical assistance to providers.
- OASAS was able to lock in two providers in Upstate NY with ESSHI.

OTDA

Mr. Umholtz reported:

- The Emergency Rental Assistance Program (ERAP) began accepting applications on June 1st. He directed those interested to the OTDA website that includes information such as a program overview, eligibility requirements, the link to start an application, informational videos, and the call center contact information. ERAP, with over \$2 billion in funding, will have a tremendous impact on stabilizing housing for many households in New York.
- NYS Supportive Housing Program (NYSSHP) released its RFP on June 2nd. Key dates for applicants were June 11th which is the deadline to submit questions, and July 16th which is the due date for applications. The grant term will begin January 1, 2022.

New/Other Business

The next HHAC Board meeting is scheduled to take place on Wednesday, August 4, 2021, hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

Ms. Glassman asked for a motion to adjourn. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Adjournment

Ms. Glassman adjourned the meeting at 2:28pm.

HHAC Secretary

Date:

Draft-198th HHAC Board Meeting Minutes

Meeting date: August 4, 2021

Call to Order:

The 198th 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 August 4, 2021. The meeting was called to order by Richard Umholtz, Director, Bureau of Housing and Support Services representing Board Chair Commissioner Michael P. Hein 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 T. Sullivan of the Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Arlene Gonzales-Sánchez of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Dana Greenberg	HHAC Vice President
Michael Washburn	HHAC Comptroller
Amanda Diller	HHAC Assistant Secretary
Lesley Stefan	OTDA Division of Legal Affairs (DLA)
Simone Demelo	OTDA DLA
Martin Robinson	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Mr. Umholtz requested a motion to approve the minutes of the 197th HHAC Board Meeting that took place on June 2, 2021. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Vice President's (VP) Report

Ms. Greenberg presented the VP's Report and began with an overview of the status of all projects under development as of June 30, 2021, when there were 84 projects in various stages of development. Thirty-two 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 (FAA) and Loan Agreements (FLA)

- Concern for Independent Living (Concern)/ Concern Pitkin LLC (2018-028/ HC01012) executed a FLA on June 24, 2021. Concern received a \$3,771,424 HHAP award reservation in December 2018 for the new construction of 35 units of permanent supportive housing (PSH) for adults with a serious mental illness (SMI) in Brooklyn. An additional 22 units will be reserved for low-income individuals and families who earn up to 60% of the area median income (AMI). There will also be a two-bedroom unit for a live-in superintendent for a total of 58 units. Other sources of development funding include Low-Income Housing Tax Credits (LIHTC) and Supportive Housing Loan Program (SHLP) through NYC Housing Preservation and Development (HPD), a construction loan from Community Preservation Corporation (CPC), and a deferred developer's fee, for a total project cost of \$28,089,487. Megan Van Geest is the project manager.
- Concern/ CHP St. James LLC (2019-007/ HC01013) executed a FLA on June 30, 2021. 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. Other sources of development funding include NYS Housing Finance Agency (HFA) bond financing, 4% LIHTC and Supportive Housing Opportunity Program (SHOP) through NYS Homes and Community Renewal (HCR), a NYS Office of Mental Health (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.

Amendment

- Rescue Mission Alliance of Syracuse N.Y. (RMS) (2019-044S/ HC00831) executed an amendment to its Final Award Agreement (FAA) on May 17, 2021. RMS received an initial HHAP award reservation of \$3,542,924 in October 2013 and an additional \$100,000 HHAP emergency shelter repair award reservation in August 2020 for the replacement of 185 client lockers. RMS previously transitioned fitness space into another sleeping area, which added an additional nine beds to the building, bringing the total bed count to 192. Michael Washburn is the project manager.

Completed Projects

- Catholic Charities of the Diocese of Rochester d/b/a/ Catholic Family Center (CFC) - St. Francis Apartments (2019-029/HC00996) obtained its Certificate of Occupancy (CofO) on June 9, 2021. CFC received a \$4,070,378 award reservation in October 2019 to develop nine units/beds of PSH for single male adults. The nine units are broken out as

follows: four units for individuals re-entering the community after incarceration, two units for individuals with SMI, two units for individuals with a substance use disorder (SUD), and one unit for a chronically homeless individual in Rochester, Monroe County. The project also preserved another 40 emergency beds for single male adults. CFC provided \$50,000, for a total project cost of \$4,120,378. Brenda McAteer is the project manager.

- Volunteers of America of Western New York, Inc. (VOA)/ Ward Street Shelter (2018-063/HC01010) completed all proposed repairs to its shelter. VOA received a \$100,000 HHAP emergency shelter repair award reservation to renovate its 53-bed emergency shelter serving up to eight homeless families in Monroe County. Renovations included repairs to the exterior concrete stairs and ramp, replacing and repairing damaged windows and replacing worn flooring. Other sources of development funding include a Home Depot Foundation grant for \$35,888 and a sponsor contribution of \$1,200, for a total project cost of \$137,088. Martin Robinson is the project manager.
- YMCA of Central New York (YMCA) (2015-020/ HC00275) completed construction on May 3, 2021. The YMCA received a \$4,198,840 HHAP award reservation in December 2015 to preserve 99 units of permanent and transitional supportive housing and to create an additional nine new units of PSH, for a total of 108 units for homeless single men in the City of Syracuse. Of the existing units, 79 were previously under contract with HHAC from a 1996 HHAP grant of \$795,000. The other existing 20 units and nine new units are now all under one HHAC contract. Other sources of development funding include Federal Home Loan Bank (FHLB), the City of Syracuse, Central New York Community Foundation and YMCA agency funds, for a total project cost of \$6,807,017. Matthew Ciulla is the project manager.

Events and Ceremonies

- Christopher Community, Inc. (Christopher Community)/Grace Brown House, L.P. (2019-017/ HC01008) held a groundbreaking ceremony on June 17, 2021. Christopher Community received a \$1,500,000 HHAP award reservation in December 2019 for the new construction of 25 units of PSH for survivors of domestic violence (DV) and their families in Cortland County. 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. Michael Riley is the project manager.
- St. Catherine's Center for Children (SCCC)/ North Pearl Street Apartments (2018-001/ HC00967) held a ribbon-cutting ceremony on June 15, 2021, that was attended by Commissioner Hein. SCCC received a \$5,689,841 HHAP award reservation in October 2018 for the new construction of 20 units of PSH for homeless families and individuals in Albany County. Of these 20 units, five units are reserved for youth aging out of foster care, five units are reserved for young adults aged 18-25, five units are for homeless families with a head of household living with SMI, and the remaining five units are for homeless families with a head of household living with SUD. Other sources of development funding include a NYSEKDA grant and a sponsor contribution, for a total project cost is \$6,009,841. Martin Robinson is the project manager.

- Warren-Washington Association for Mental Health (WWAMH)/ 50 Cooper Street (2018-033/ HC00988) obtained its CofO and held a ribbon-cutting ceremony on May 13, 2021, that was attended by Commissioner Hein. WWAMH received a \$5,799,892 HHAP award reservation in December 2018 for the new construction of 28 units of PSH for homeless families and individuals and six transitional units for homeless individuals in Warren and Washington Counties. WWAMH received an additional \$511,803 in the form of an HHAP loan to cover additional construction costs that has already been satisfied based upon the receipt of FHLB funding. Other sources of development funding include NYSERDA and an OMH PDG, for a total project cost of \$6,459,681. Martin Robinson is the project manager.

There was no further discussion or comment.

Mr. Umholtz requested a motion to accept the Vice President's Report. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Treasurer's Report

Mr. Washburn 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 \$28,217,892. This included \$5,061,668 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Mr. Umholtz 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:

- 2018-028 Concern for Independent Living
- 2019-007 Concern for Independent Living
- 2019-014 The Doe Fund
- 2019-043 The Bridge, Inc.
- 2020-034 Veterans Outreach Center
- 2020-035 Bethesda House
- 2020-050 Housing Visions

All seven projects were classified as "unlisted."

After performing an evaluation and review of the proposed actions, it was determined that the projects listed above will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended for all.

There was no further discussion or comment.

Mr. Umholtz 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. Greenberg explained that the purpose of the resolution was to request the Board's approval of two awards from the SFY 2021-22 funding round. The awards totaled \$12,604,899 in HHAP funds, to the following organizations:

- BestSelf Behavioral Health – Manhattan Village
- Concern for Independent Living, Inc. - Logan

The SFY 2021-2022 State Budget contained a \$128 million appropriation for HHAP which included a \$5 million set-aside for HIV/AIDS, a \$5 million set aside for veterans, \$2 million for administrative expenses, and \$1 million for projects requesting funds for existing emergency shelter repairs. As of the Board meeting date, no application for the HIV/AIDS set-aside had been submitted, Concern (Logan) received \$2,418,750 from the veteran's set-aside, leaving a balance of \$2,581,250 for future awards, and \$255,516 in emergency shelter repair funds was previously awarded.

HHAP began accepting applications for funding under the SFY 2020-21 RFP on October 9, 2020. The RFP remained open, and applications are awarded from the new 2021-22 SFY appropriation. The \$12.6 million in project funding approved at the Board meeting will produce 73 units/107 beds of permanent supportive housing, leaving a remaining uncommitted appropriation balance of \$103.4 million for 2021-22 that may be used for future HHAP awards and/or HHAC's operating expenses.

Mr. Hebner asked if there were any HHAP applications under review. Mr. Umholtz responded that there were nine applications currently under review requesting approximately \$29 million in HHAP funding. One additional application was received that was not included in the nine reported.

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

A Resolution of the Homeless Housing and Assistance Corporation Accepting the Resignation of Officers

Ms. Umholtz explained that the purpose of the resolution was to request the Board's acceptance of certain officer resignations.

Mr. Umholtz requested a motion to approve the resolution accepting the resignation of officers. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Approving the Appointment of Officers

Ms. Umholtz explained that the purpose of the resolution was to request the Board's authorization to approve the appointment and re-appointment of the following officers:

President	Dana Greenberg
Vice President	Brenda McAteer
Comptroller	Michael Washburn
Assistant Comptroller	Constance Adsitt
Secretary	Amanda Diller
Counsel	Krista Rock
Treasurer	Lee Ann Greenslade
Assistant Treasurer	John Cucinelli

Mr. Umholtz requested a motion to approve the resolution accepting the appointment of officers. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Agency Reports:

HCR

Mr. Hebner reported that the Summer 2021 9% Multifamily RFP was released on July 1, 2021, which includes a combined \$18 million in LIHTC and SLIHC allocations including various subsidy sources totaling over \$110 million. They are currently holding technical assistance sessions. Applications are due August 26, 2021.

On the 4% tax credit/bond financing side, the June HFA Board resolution included a total of 728 units with 125 supportive units including Fulton Friendship House, St James and Asteri Ithaca projects. The June resolution also included approximately \$52.2 million in HCR subsidy and \$202 million in tax-exempt bond financing. They are also preparing to close on a September and October resolution, which will include a total of 2,813 units with 150 supportive units, an estimated \$68 million in subsidy, and \$486 million in tax-exempt bond financing.

HCR is also rolling out Phase 1a of the agency's Clean Energy Initiative on both the 4% and 9% sides, which offers grant funding in partnership with NYSERDA to support design, engineering and construction costs related to meeting HCR's stretch sustainability design standards. This includes all electrification and Passive House standards to work toward the goals outlined in the Climate Leadership and Community Protection Act (CLCPA). They expect to fund the first group of these projects by the end of the 2021 calendar year.

OMH

Ms. Duncan reported that the sixth round of the Empire State Supportive Housing Initiative (ESSHI) RFP was released on August 4, 2021. The RFP is targeting at least 1400 units of PSH with up to \$35 million available in operating funding. A webinar to review the RFP was scheduled for August 16, 2021. Applications are due early in early October with tentative awards to be announced in early December.

OASAS

Mr. Ramos reported that OASAS is continuing to provide technical assistance to their housing provider network and assisting OTDA in reviewing HHAP applications. OASAS has also been attending weekly ESSHI workgroup meetings.

OTDA

Mr. Umholtz congratulated new officers and reappointments to the HHAC Board. He thanked HHAC and OTDA staff for their continued efforts and commitment to the program.

Mr. Umholtz also thanked staff for their efforts regarding application reviews for the NYS Supportive Housing Program (NYSSHP). One hundred thirty-eight applications were received in response to the NYSSHP RFP, released in June, requesting \$40.6 million. Presently, NYSSHP obligations are at \$34.5 million. NYSSHP application reviews are expected to be completed in mid-September. Award announcements are anticipated in October or the beginning of November for contracts to commence on January 1, 2022.

Mr. Umholtz also thanked Julie Duncan, OMH and the Supportive Housing Network of New York (SHNNY) who hosted a WebEx prior to the release of the ESSHI RFP which focused on supportive housing and ESSHI.

New/Other Business

The next HHAC Board meeting is scheduled to take place on Wednesday, October 6, 2021. hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

Mr. Umholtz asked for a motion to adjourn. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Adjournment

Mr. Umholtz adjourned the meeting at 2:00 pm.

Amanda Diller
HHAC Secretary

Date: _____

Draft- 199th HHAC Board Meeting Minutes

Meeting date: October 6, 2021

Call to Order:

The 199th 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 October 6, 2021. The meeting was called to order by Richard Umholtz, Director, Bureau of Housing and Support Services Board Designee representing 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 representing 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
LeeAnn Greenslade	HHAC Treasurer
John Cucinelli	HHAC Assistant Treasurer
Michael Washburn	HHAC Comptroller
Constance Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Simone Demelo	OTDA DLA
Martin Robinson	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Mr. Umholtz requested a motion to approve the minutes of the 198th HHAC Board Meeting that took place on August 4, 2021. 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 August 31, 2021, when there were 86 projects in various stages of development. Thirty-two of these projects were in construction, seven of which were over 90% complete. Furthermore, 29% of the projects in development at that time were in New York City, 17% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 54% were in the rest of the state.

Project-Related Milestones

Final Award and Final Loan Agreements

- Family Service League, Inc. (FSL) (2018-040S/HC01016) executed a Final Award Agreement (FAA) on July 27, 2021. FSL received a \$100,000 HHAP award reservation for shelter repairs in December 2018 to perform repairs to their Brentwood Emergency Shelter which provides 375 shelter beds in 95 congregate units for homeless families. With the funding, FSL will replace the flooring in all the hallways and replace the light fixtures in the resident rooms with LED lighting. Megan Van Geest is the project manager.
- Greater Opportunities for Broome and Chenango, Inc. (GOBC) (2019-004/HC01014) executed a FAA on July 27, 2021. GOBC received a \$7,536,570 HHAP award reservation in October 2019 for the rehabilitation of 27 units of permanent supportive housing (PSH), across four sites in the City of Binghamton. This project will contain six units for homeless families and singles living with serious mental illness (SMI), six units for those living with substance use disorder (SUD), five units for survivors of domestic violence, two units for youth aging out of foster care, two units for young adults ages 18 to 25, three units for those who were formerly incarcerated, and three units for veterans with disabling conditions. The City of Binghamton is also providing funding, for a total project cost of \$8,113,547. Matthew 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) executed a FAA and a Final Loan Agreement (FLA) on July 15, 2021. 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 in Ogdensburg for homeless singles. The project will have 11 units for individuals with SMI, four units for ex-offenders/re-entry and three units for chronically homeless individuals. The renovation will create 18 studio apartments and two one-bedroom apartments for homeless couples. HHAP approved an additional \$640,000 in funding, as a loan, so the project could start construction while additional funding is sought from Federal Home Loan Bank (FHLB). Other development funding includes a sponsor contribution of \$50,000, for a total project cost of \$5,255,447. Mike Washburn is the project manager.

Completed Projects

- Breaking Ground/ BG Betances L.P. (2018-030/HC00969) obtained a Temporary Certificate of Occupancy (TCO) on August 16, 2021. Breaking Ground received a \$2,700,000 HHAP award reservation in December 2018 for the new construction of 47 units of PSH for homeless individuals aged 55 and over, in the Bronx. An additional 104 units will be reserved for individuals aged 62 and over who have annual incomes of less than 60% of the Area Median Income (AMI). There will be one unit for a live-in superintendent, for a total of 152 units. The building is also Passive House certified (a voluntary standard for energy efficiency in a building which reduces the building's ecological footprint and results in an ultra-low energy building that requires little energy for heating or cooling). Other sources of development funding include 4% tax-exempt bond financing through NYC Housing Development Corporation (HDC), subsidy loans through HDC and NYC Housing Preservation and Development's (HPD) Senior Affordable Rental Apartments (SARA) program, Low Income Housing Tax Credit (LIHTC) equity, accrued interest, a sponsor loan, General Partner (GP) equity, and a deferred developer's fee, for a total project cost of \$98,188,375. Amanda Diller is the project manager.

Events and Ceremonies

- Buffalo Federation of Neighborhood Centers, Inc. (BFNC)/ Westminster Commons LLC (2017-017/HC00972) held a ribbon-cutting ceremony on August 12, 2021 and received a Certificate of Occupancy (CofO) on June 14, 2021. BFNC received a \$3,426,269 HHAP award reservation in October 2017 to develop 26 units of PSH for homeless single adults aged 55 and over with SMI in Buffalo. The remaining 58 units are for low-income single adults age 55 and over. Other sources of development funding include NYS Homes and Community Renewal (HCR) Supportive Housing Opportunity Program (SHOP) and Community Investment Fund (CIF), LIHTC equity and Historic Tax Credit equity, a New York State Energy Research Development Authority (NYSERDA) grant, a deferred developer's fee, City of Buffalo HOME funds and Dormitory Authority of the State of New York (DASNY) funds, for a total project cost of \$22,600,192. Heather Lombardo is the project manager.
- Center for Urban Community Services, Inc. (CUCS)/ CUCS West 127th Street, LLC (2017-016/HC00850) held a ribbon-cutting ceremony on August 4, 2021. CUCS received a \$7,750,000 award reservation in October 2017 for the new construction of 70 units of PSH for homeless families and individuals in Central Harlem. An additional homeless unit was added thereafter. The Hannigan will serve 37 single homeless adults with SMI and 34 homeless families with a head of household living with SMI or mental illness and chemical addiction. An additional 45 units are reserved for individuals and families who earn up to 60% of the AMI. There is also one unit for a live-in superintendent, for a total of 117 units. Other sources of development funding included HDC tax-exempt bond financing, NYC HPD Supportive Housing Loan Program (SHLP), NYC HPD LIHTC equity, and funding from the Borough President's office, for a total project cost of \$75,729,700. Brenda McAteer is the project manager.

- Delta Development of Western NY, Inc. (Delta)/ Angela's House, LLC (2019-003/HC01011) held a groundbreaking ceremony on August 26, 2021. Delta received a \$3,692,030 HHAP award reservation in October 2019 for the substantial rehabilitation of one wing in a large mixed-use building, which will create 21 units of PSH for homeless individuals aged 55 and older and 46 units for income-eligible members of the community aged 55 and over, in Cheektowaga. Other sources of development funding include LIHTC and SHOP funds through HCR, Federal and State Historic Tax Credits, Town of Cheektowaga HOME funds, a deferred developer's fee, and a NYSERDA grant, for a total project cost of \$22,884,200. Heather Lombardo is the project manager.
- The Community Builders, Inc. (TCB)/ Hillside Crossing (2018-022/HC00973) held a ribbon-cutting ceremony on August 12, 2021 and received its fifth and final CofO on June 15, 2021. TCB received a \$3,380,000 HHAP award reservation in December 2018 to develop 26 units of PSH for individuals and families in Schenectady over multiple sites. Twelve units are reserved for chronically homeless individuals or families with SMI, 11 units are reserved for individuals or families with a SUD, and three units are for youth aging out of foster care. The remaining 59 units are for income-eligible members of the community earning between 30%-70% AMI. Other sources of development funding include NYS Housing Finance Agency (HFA) tax-exempt bond financing and SHOP, LIHTC, NYS Department of Environmental Conservation (DEC) Brownfield Clean Up tax credit equity, FHLB, and a deferred developer's fee, for a total project cost of \$40,385,567. Heather Lombardo is the project manager.

Mr. Hebner commented that he noticed a change in the percentage of projects in pre-development (51%) and in construction (37%) from what has been reported in prior Board packages. In the past, the majority of projects have been in construction and the minority in pre-development. He expressed that this is reflective of what they are seeing at HCR. Mr. Hebner believes delays in closings are related to the COVID-19 pandemic, pricing, and delays in receiving local approvals. Ms. Greenberg stated that HHAP awarded 30 projects in the 2020 funding round. One project withdrew leaving 29 projects in pre-development. Out of 51 projects in pre-development, 29 projects are from the 2020 funding round and have been able to move forward.

Mr. Umholtz 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

Ms. Greenslade provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$85,195,874. This included \$12,081,237 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Mr. Umholtz 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:

- 2020-013 CAMBA Housing Ventures, Inc.
- 2021-012 BestSelf Behavioral Health, Inc.

Both projects were classified as “unlisted.”

After performing an evaluation and review of the proposed actions it was determined that the projects listed above would not result in any significant adverse environmental impacts and therefore Negative Declarations were recommended for all.

There was no further discussion or comment.

Mr. Umholtz 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 three awards from the SFY 2021-22 funding round. The awards totaled \$12,351,621 in HHAP funds to the following organizations:

- YWCA of the Greater Capital Region, Inc.
- YWCA of NorthEastern NY
- The Salvation Army- Anew Center

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

- Project Renewal, Inc.- Bedford Green II

The 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 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. The \$12,351,621 million in project funding approved at the Board meeting produced 134 units/143 beds of permanent supportive housing, 14 units/26 beds of transitional housing, and seven units/19 beds of emergency housing. There were 11 applications under review at the time of the Board meeting, requesting \$49.3 million. Following the approval of the HHAP awards, the remaining uncommitted balance of \$88,994,784 may be utilized for future awards and/or HHAP operating expenses with up to \$1 million available for existing emergency shelter repairs.

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, leaving a balance of \$2,581,250 for future awards. Up to \$1 million of the appropriation is set aside 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. Four applications have been previously been approved for funding and an award for Providence Housing, Inc. was announced during the Board meeting. This project will preserve 10 units/ 2 beds of emergency housing.

Ms. McAteer also noted that the geographic distribution of HHAP awards made from the current round consisted of 14.4% allocated to the NYC region, 14.8% to the rest of state region and 0.12% to projects in the suburban region. Projects funded in the suburban region consisted of emergency shelter repairs.

Mr. Umholtz 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 is currently reviewing over 60 applications received on August 26, 2021 under the Summer 2021 Multifamily Finance 9% LIHTC RFP. He noted that HCR coordinates its reviews with HHAC where applicable. Mr. Hebner stated that it was too early to announce a target date for award announcements as HCR was focused on closing fifteen 9% projects in the last quarter of 2021. Eleven of the 15 projects have a supportive component.

Mr. Hebner also reported on HFA's 4% tax credits and bond financing activities. The September HFA Board Resolution included a total of 684 units across a five-building preservation portfolio in Western New York. The September Resolution included approximately \$110 million in tax exempt bond financing. HFA is currently in the market with the October Resolution totaling 532 units with an estimated \$42 million in subsidy and \$71 million in tax-exempt bond financing. HFA is also preparing for its December Resolution which is expected to include 11 projects totaling over 2,000 units with an estimated \$220 million in subsidy and \$460 million in tax exempt bonds.

OMH

Ms. Duncan reported that the application window for submitting ESSHI Round Six applications had closed. OMH was partnering with workgroup colleagues to review applications with a target award date of mid- December.

OASAS

Mr. Ramos reported that OASAS was providing technical assistance support to their provider network. They were also working with OTDA on HHAC application reviews and getting ready to review ESSHI applications.

OTDA

Mr. Umholtz thanked the bureau and agency staff on their continued efforts and passion to making a difference in communities across the state.

Mr. Umholtz reported that the Balance of State Continuum of Care team was working with eight communities to submit an application in response to HUD's Notice of Funding Opportunity (NOFO). Bureau staff also completed application reviews for the NYS Supportive Housing Program (NYSSHP). One hundred thirty- seven applications were received requesting over \$40 million in funding. Award announcements are expected to be made in October.

Registration opened in October for the annual Bureau of Housing and Support Services (BHSS) regional provider meetings. Sessions will be held virtually, and the theme is Navigating the Pandemic.

New/Other Business:

A Resolution of the Homeless Housing and Assistance Corporation Regarding Financial Management Software

Ms. Greenberg introduced a resolution to allow the corporation to obtain a subscription contract for an online version of QuickBooks.

Mr. Umholtz requested a motion to approve the financial management software resolution. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

The next HHAC Board meeting, which will be the 200th meeting, is scheduled to take place on Wednesday, December 8, 2021 hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

Mr. Umholtz asked for a motion to adjourn. Mr. Hebner made the motion, which was seconded by Ms. Duncan. The motion carried.

Adjournment:

Mr. Umholtz adjourned the meeting at 2:10 pm.

HHAC Secretary
Amanda Diller

Date:

Draft- 200th HHAC Board Meeting Minutes

Meeting date: December 8, 2021

Call to Order:

The 200th 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 December 8, 2021. The meeting was called to order by Richard Umholtz, Director, Bureau of Housing and Support Services Board Designee representing the NYS Office of Temporary and Disability Assistance (OTDA).

Members in Attendance:

Brett Hebner, Board Member Designee representing the NYS Housing Finance Agency (HFA)

Others in Attendance:

Linda Glassman	OTDA Deputy Commissioner
Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
LeeAnn Greenslade	HHAC Treasurer
John Cucinelli	HHAC Assistant Treasurer
Michael Washburn	HHAC Comptroller
Constance Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Lesley Stefan	OTDA DLA
Martin Robinson	HHAP Project Manager

Items of Discussion:

Approval of Minutes

Mr. Umholtz requested a motion to approve the minutes of the 199th HHAC Board Meeting that took place on October 6, 2021. Mr. Hebner made the motion, which was seconded by Mr. Umholtz. 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 October 31, 2021, when there were 82 projects in various stages of development. Twenty-eight of these projects were in construction, five of which were over 90% complete. Furthermore, 28% of the projects in development at that time were in New York City, 20% 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

- Corning Council for Assistance and Information for the Disabled, Inc. dba AIM Independent Living Center (AIM) (2020-004/HC01017) executed a Pre-Construction Agreement (PCA) on September 16, 2021. AIM received a \$1,032,825 HHAP award reservation in February 2021 for the development of five units/ five beds of permanent supportive housing (PSH) for four homeless young adults and one youth or young adult recently out of foster care in Corning, Steuben County. AIM will provide an agency contribution, for a total project cost of \$1,219,084. Rachel Gaffey is the project manager.

Final Award and Final Loan Agreements

- Open Door Mission, Inc. (ODM) (2020-021/ HC01015) – See Ceremonies & Events

Completed Projects

- St. Catherine's Center for Children (SCCC)/ North Pearl Street Apartments (2018-001/HC00967) obtained a Certificate of Occupancy (CofO) on September 9, 2021. SCCC received a \$5,689,841 HHAP award reservation in October 2018 for the new construction of 20 units of PSH for homeless families and individuals in Albany County. Of these 20 units, five units are reserved for youths aging out of foster care, five units are reserved for young adults aged 18-25, five units are reserved for homeless families with a head of household living with a serious mental illness (SMI), and five units are reserved for homeless families with a head of household living with a substance use disorder (SUD). Other sources of development funding include a NYS Energy Research and Development Authority (NYSERDA) grant and a sponsor contribution, for a total project cost of \$6,009,841. Martin Robinson is the project manager.
- Lakeview Health Services, Inc. (LHS)/ West End Heights LLC (2018-007/HC00992) obtained a CofO on September 23, 2021. LHS received a \$3,750,000 HHAP award reservation in October 2018 for the new construction of 18 units of PSH, which includes 10 units for individuals with SMI, six units for individuals living with a SUD and two units for individuals who are living with HIV/AIDS. An additional 20 units are licensed by the NYS Office of Mental Health (OMH). Nine of these units are for individuals coming from a Community Residence that will be closed, and 11 units are for individuals in the Supportive Apartment program. The remaining 22 units are for income eligible members of the community, for a total of 60 units. Other sources of development funding included

Low Income Housing Tax Credit (LIHTC) equity and Supportive Housing Opportunity Program (SHOP) funds through NYS Homes and Community Renewal (HCR), Tompkins County Community Housing Development Fund, OMH capital funding, a NYSERDA grant and a deferred developer's fee, for a total project cost of \$21,711,656. Amanda Diller is the project manager.

- West Side Federation for Senior and Supportive Housing, Inc. (WSFSSH)/ West 108th Street L.P. (2017-001/HC00963) obtained a Temporary Certificate of Occupancy (TCO) on September 29, 2021. WSFSSH received a \$8,625,000 HHAP award reservation in April 2017 to develop 115 units of PSH for seniors in Manhattan as part of a 199-unit project. In April 2018, HHAP awarded WSFSSH an additional \$300,000 in funding for its pro-rata share of four additional units, bringing the number of HHAP units to 119 and the HHAP award reservation to \$8,925,000. The HHAP units include 60 units for homeless single adults (seniors) with SMI, 40 units for single frail and disabled seniors, and 19 units for single homeless adults. The remaining 79 units are for families and singles earning below 60% Area Medium Income (AMI), with one unit for a live-in superintendent. Other sources of development funding include NYC Housing Development Corporation (HDC) bonds and an Extremely Low and Low-income Affordability (ELLA) loan, NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP) funds and LIHTC equity, a sponsor loan, a deferred developer's fee, and accrued interest, for a total project cost of \$89,611,995. Brenda McAteer is the project manager.

Events and Ceremonies

- Association for Mental Health and Wellness, Inc. (AMHW) (2016-012/HC00958) held a ribbon cutting ceremony on October 19, 2021, attended by Lt. Governor Brian Benjamin. AMHW received a \$2,033,716 HHAP award reservation in 2016 for the moderate rehabilitation of one site in Riverhead, Suffolk County, and the new construction of two additional sites, one in Medford and one in Mastic, both in the Town of Brookhaven, Suffolk County. The project contains a total of nine units of PSH for homeless veterans and their families. Other sources of development funding include Suffolk County, United Way, and Reserve Aid, for a total project cost of \$2,441,216. Matthew Ciulla is the project manager.
- Greater Opportunities for Broome and Chenango, Inc. (GOBC) (2019-004/HC01014) held a groundbreaking ceremony on September 28, 2021. GOBC received a \$7,536,570 HHAP award reservation in October 2019 for the rehabilitation of 27 units of PSH across four sites in Binghamton, Broome County. This project will contain six units for homeless families and singles living with SMI, six units for those living with SUD, five units for survivors of domestic violence, two units for youth aging out of foster care, two units for young adults ages 18-25 years old, three units for those who were formerly incarcerated, and three units for veterans with disabling conditions. Other sources of development funding are through the City of Binghamton and include Community Housing Development Organization Funds, Community Development Block Grant (CDBG)

CARES funding, and HOME funds for a total project cost of \$8,113,547. Matthew Ciulla is the project manager.

- Housing Visions Unlimited, Inc. (HV)/ Winston Gaskin Homes (2016-037/HC00971) held a ribbon cutting ceremony on October 25, 2021. HV received a \$2,970,000 HHAP award in April 2017 to substantially rehabilitate four buildings containing 20 units of PSH for survivors of domestic violence. The whole project included the rehabilitation of an additional 16 buildings containing 46 units of affordable housing for households with incomes at or below 70% AMI. Other sources of development funding included Federal and State LIHTC equity, Housing Trust Fund Corporation (HTFC), SHOP funding through HCR, a bank loan, Federal Home Loan Bank (FHLB) award, and a deferred developer's fee, for a total project cost of \$21,895,496. Martin Robinson is the project manager.
- Open Door Mission, Inc. (ODM) (2020-021/HC01015) held a groundbreaking ceremony on October 7, 2021 and executed a Final Award Agreement (FAA) on September 1, 2021. ODM received a \$6,598,536 HHAP award reservation in February 2021 to develop 24 units/ 24 beds of PSH in Rochester, Monroe County, including eight units for individuals with SUD, four units for individuals with SMI, four units for chronically homeless individuals, four units for youth ages 18-25, and four units for survivors of domestic violence. ODM will provide an agency contribution, for a total project cost of \$6,857,088. Rachel Gaffey is the project manager.

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

Comptroller's Report

Mr. 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 2022-2023 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). Projections are based on the last audited financial statement, actual revenues and expenditures for the current fiscal year, and related financial records.

Mr. 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 2025-2026 were also included in the Comptroller's Report.

Mr. Umholtz requested a motion to accept the resolution approving the annual Budget and Financial Plan. Mr. Hebner made the motion, which was seconded by Mr. Umholtz. The motion carried.

Treasurer's Report

Ms. Greenslade provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$31,746,038. This included \$7,444,680 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Mr. Robinson presented the following project to the Board:

- 2020-032 Fortune Society, Inc.- Castle III

The project was classified as "unlisted."

After performing an evaluation and review of the proposed actions it was determined that the Castle III project would not result in any significant adverse environmental impacts and therefore a Negative Declaration was recommended.

There was no further discussion or comment.

Mr. Umholtz requested a motion to approve the SEQRA resolution. Mr. Hebner made the motion, which was seconded by Mr. Umholtz. 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 eight awards from the SFY 2021-22 funding round. The awards totaled \$29,388,896 in HHAP funds to the following organizations:

- CDS Monarch, Inc.- State Street Apartments
- Mt. Olive Development Corp.- Mt. Olive Senior Manor
- Community Services for Every1, Inc.- Apartments at the Lyceum
- Samaritan Daytop Village, Inc.
- Ithaca Neighborhood Housing Services, Inc.- Village Grove
- Southern Tier Environments for Living, Inc. dba STEL, Inc. and Options for Community Living, Inc.- Hempstead House
- New Destiny Housing Corporation- Lily House
- Ithaca Neighborhood Housing Services, Inc.- Pine View Circle Phase II

Two applications were reviewed and not recommended for funding at that time.

- Breaking Ground II Housing Development Fund Corporation- Paramount Hotel
- CAMBA Housing Ventures, Inc.- Clarkson Estates

These applicants 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 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 \$59,520,884 may be utilized for future awards and/or HHAP operating expenses with up to \$1 million available for existing emergency shelter repairs. The \$29,473,896 million in project funding approved at the Board meeting, which included an emergency shelter repair award, produced 239 units/ 416 beds of permanent supportive housing and preserved six units/ 12 beds of emergency housing.

Ms. McAteer reported that there were seven applications under review at the time of the board meeting, requesting approximately \$30 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 and Ithaca Neighborhood Housing Services received \$771,429 for its Village Grove project, leaving a balance of \$1,809,821 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 and an award for SCO Peconic Heights Family Shelter was announced during the December 2021 Board meeting. This project will preserve six units/ 12 beds of emergency housing.

Ms. McAteer also noted that to date, the geographic distribution of HHAP awards made from the current round consisted of 21% of the funding allocated to projects in the NYC region, 27.2% to the rest of state region and 4.6% to projects in the suburban region of Suffolk, Nassau and Westchester Counties.

Ms. McAteer concluded her presentation by reporting that the total number of units and beds recommended for funding include 573 units/ 783 beds of permanent supportive housing, 14 units/ 26 beds of transitional housing and 36 units/ 115 beds of emergency housing.

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

A Resolution of the Homeless Housing and Assistance Corporation Approving the Appointment of Officers

Ms. Greenberg explained that the purpose of the resolution was to request the Board's authorization to approve the appointment of the following officer:

Assistant Secretary Megan Van Geest

Mr. Umholtz requested a motion to approve the resolution accepting the appointment of an officer. Mr. Hebner made the motion, which was seconded by Mr. Umholtz. The motion carried.

Agency Reports:

HCR

Mr. Hebner reported that HCR had completed application reviews and funding recommendations for their Summer 2021 Multifamily Finance 9% LIHTC RFP which began accepting applications in late August. HCR plans on making award announcements soon and will immediately begin focusing on releasing their next RFP in the next couple of months.

Mr. Hebner also outlined that HCR closed 10 projects in the past two months and is on pace to close several more by the end of the year. They anticipate construction completion of over a dozen projects between December 2021 and February 2022.

Mr. Hebner provided a report on HFA's 4% tax credit and bond financing activities. The December 2021 HFA Bond Resolution included eight projects totaling 2,045 units, including 465 supportive units. The first phase of the Vital Brooklyn Initiative, the Brooklyn Developmental Center project, closed in the December resolution. The project included a total of 452 units, 136 units of which are for OMH referrals and 88 units for the NYS Office for People with Development Disabilities (OPWDD) referrals. The December resolution included approximately \$180 million in HCR subsidy and \$422 million in tax exempt bond financing.

Mr. Hebner also mentioned that HCR designated two new construction projects for the first phase of their Clean Energy Initiative, one located in Buffalo and the second in Troy. The preservation pilot for this program will be rolled out in January with deals to close in 2022.

OTDA

Mr. Umholtz reported that awards have been made under the New York State Supportive Housing Program (NYSSHP) RFP. One hundred thirty- seven applicants received tentative award reservations supporting over 20,000 units. Approximately \$39.8 million in funding was made available to the awardees.

Mr. Umholtz also noted that the ESSHI workgroup was nearing completion of their reviews and conditional awards were expected to be announced by the end of December.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, February 9, 2022 hosted by the Media Service Center Studio, Albany, New York, at 1:30 pm.

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

Adjournment:

Mr. Umholtz adjourned the meeting at 2:21 PM

HHAC Secretary
Amanda Diller

Date:

201st HHAC Board Meeting Minutes

Meeting date: February 9, 2022

Call to Order:

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

Members in Attendance:

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

Others in Attendance:

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

Items of Discussion:

Approval of Minutes

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

President's Report

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

Project-Related Milestones

Pre-Construction Agreements

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

Final Award and Final Loan Agreements

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

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

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

Amendments to FAA/FLA

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

Completed Projects

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

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

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

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

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

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

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

Withdrawn

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

Events and Ceremonies

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

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

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

There was no further discussion or comment.

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

Treasurer's Report

Ms. Greenslade provided a brief synopsis of Schedule One of the Treasurer's Report and reported that the cash balance available as of the date of the meeting was \$23,549,877. This included \$8,903,613 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Mr. Ciulla presented the following project to the Board:

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

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

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

There was no further discussion or comment.

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

A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards

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

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

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

- Comunilife, Inc.- Tiebout Avenue Residence

This applicant will be offered technical assistance.

Ms. Greenberg noted that the SFY 2021-2022 State Budget contains a \$128 million appropriation for HHAP, including \$2 million for administrative expenses. Funds are awarded via an open Request for Proposals (RFP), which means that applications are reviewed and awards considered in the order in which they are received, subject to the availability of funds. HHAC continues to accept applications for funding under the RFP issued in September 2020.

Following the approval of the HHAP awards, including emergency shelter repairs, the remaining uncommitted balance of \$47,972,943 may be utilized for future awards and/or HHAP operating expenses, with up to \$1 million available for existing emergency shelter repairs. The \$19,055,941 million in project funding approved at the Board meeting, which included two emergency shelter repair awards, will produce 45 units/ 102 beds of permanent supportive housing and create/ preserve 31units/ 148 beds of emergency housing.

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

Ms. Greenberg reported that of the \$128 million allocation, \$5 million is set aside for projects that will provide supportive housing for persons living with HIV/AIDS. To date, no application for the HIV/AIDS set-aside had been submitted. Five million dollars is also set aside for projects that will provide supportive housing for veterans. Concern for Independent Living, Inc. received \$2,418,750 from the veteran's set-aside and Ithaca Neighborhood Housing Services received \$771,429 for its Village Grove project. United Veteran's Beacon House, Inc. received \$872,112, leaving a balance of \$937,709 in the veterans' set aside for future awards. Up to \$1 million of the appropriation is allocated for existing emergency shelter repairs outside of NYC. Emergency

shelter repair awards do not require HHAC Board approval pursuant to the policy adopted by the Board in August 2019. Six applications have previously been approved for funding and two awards for Penates, Inc. was announced during the February 2022 Board meeting. These two projects will preserve seven units/ 34 beds of emergency housing.

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

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

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

Agency Reports:

HCR

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

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

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

OASAS

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

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

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

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

OTDA

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

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

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

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

New/Other Business:

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

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

Commissioner Tietz adjourned the meeting at 2:23 PM

Amanda Diller

Date:

Secretary