

# **214th HHAC Board Meeting Minutes**

## **Meeting date: April 3, 2024**

### **Call to Order:**

The 214th meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on April 3, 2024. The meeting was called to order by Rick Umholtz, Deputy Commissioner for Housing and Refugee Services at the NYS Office of Temporary and Disability Assistance (OTDA).

### **Members in Attendance:**

Brett Hebner, Board Member Designee representing Board Member Kenneth Adams, Chairman of the NYS Housing Finance Agency (HFA); Suzanne Cook, Board Member Designee representing Board Member Commissioner Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Chinazo Cunningham, M.D. of the Office of Addiction Services and Supports (OASAS).

#### **Others in Attendance:**

Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
John Cucinelli	HHAC Treasurer
Michael Washburn	HHAC Comptroller
Connie Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Stephen Carney	OTDA Division of Legal Affairs (DLA)
Ryan Szalkowski	HHAP Project Manager

### **Items of Discussion:**

#### **Approval of Minutes**

Rick Umholtz requested a motion to accept the minutes of the 213th HHAC Board Meeting that took place on February 7, 2024. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

#### **President's Report**

Dana Greenberg presented the President's Report and began with an overview of the status of all projects under development as of February 29, 2024, when there were 93 projects in various stages of development. Forty-nine of these projects were in construction, six of which were

over 90% complete. Furthermore, 36% of the projects in development at that time were in New York City, 13% were in the suburban regions of Westchester, Nassau and Suffolk counties, and the remaining 51% were in the rest of the state.

## **Project-Related Milestones**

### **Final Award and Loan Agreements**

- Ithaca Neighborhood Housing Services, Inc. (INHS)/ Wheat Street, LLC (2021-041/HC01100) executed a Final Loan Agreement (FLA) on January 9, 2024. INHS received a \$2,250,000 HHAP award reservation in April 2022, and requested and received a \$562,500 award increase in May 2023 to address labor and material cost increases, as well as rising interest rates, for a total HHAP award of \$2,812,500. The project includes the substantial rehabilitation of nine units of permanent supportive housing (PSH) for individuals with developmental disabilities (I/DD) in the village of Cayuga, of which eight units will also be homeless. An additional 38 units will be reserved for low-income individuals and families who earn between 50% to 70% of the Area Median Income (AMI), for a total of 47 units. The project will provide housing for both families and singles. Other sources of development funding include State and Federal Low-Income Housing Tax Credit equity (S/LIHTC) and Housing Trust Fund (HTF) from NYS Homes and Community Renewal (HCR), NYS Office for People with Developmental Disabilities (OPWDD), a New York State Energy Research and Development Agency (NYSERDA) incentive, a Capital Magnet Fund (CMF) grant from the U.S. Treasury, and a deferred developer fee for a total project cost of \$19,832,060. Martin Robinson is the project manager.

### **Amendments**

- CAMBA/CAMBA Housing Ventures, Inc. (CHV)/ CHV Bedford Park LP (2018-008/HC01001) executed an amendment to their FLA on January 31, 2024. CHV received a \$7,500,000 HHAP award reservation in October 2018, and requested and received award increases of \$750,000 in December 2019 and \$500,000 in December 2023 for increased costs due to project delays, for a total HHAP investment of \$8,750,000. The Bronx Grove involves the new construction of 194 units of PSH for homeless families and individuals in the Bronx. Forty-eight units are reserved for chronically homeless families with one qualifying member living with a serious mental illness (SMI), 19 units are reserved for homeless individuals aged 55 and over, 30 units are reserved for chronically homeless single adults living with an SMI, and 97 units are reserved for chronically homeless families. An additional 127 units are set aside for individuals and families who earn up to 80% of the AMI. There will be two, two-bedroom units for live-in superintendents, for a total of 323 units. Other sources of development funding include NYS Housing Finance Agency (HFA) bond financing, 4% LIHTC equity, and Supportive Housing Opportunity Program (SHOP) from HCR, NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP), a deferred developer fee, and sponsor loans for a total project cost of \$165,538,218. Amanda Diller is the project manager.

- Lifting Up Westchester, Inc. (LUW) (2012-001/HC00793) executed an amendment to their FAA on February 20, 2024. LUW received \$250,000 in HHAP health and safety funds for the replacement of HVAC piping that will allow the system to operate as intended and should prevent the ongoing repair and replacement issues that LUW has experienced. LUW previously received a \$5,771,101 award in 2012 and a \$250,000 award increase in 2022, bringing HHAP's total investment to \$6,271,101. The building located in White Plains, Westchester County, is a 20 unit/52 bed emergency housing project for homeless individuals. Megan Van Geest is the project manager.

### **Withdrawn**

- The Salvation Army (2020-044S) withdrew their award reservation on January 5, 2024, as they have received additional funding from another source to cover the cost of the repairs. The Salvation Army, Evangeline Booth Home, an emergency shelter in Schenectady for homeless families, received a \$100,000 emergency shelter repair award reservation in April 2021 to replace windows, update electrical outlets, replace toilets and bathroom sinks, install radiator and pipe covers, replace overhead light fixtures, repaint interior walls, and install OTDA-mandated safety guards on all windows . A letter from The Salvation Army withdrawing the award reservation was received on January 5, 2024. Heather Lombardo was the project manager.

### **Completed**

- East House Corporation (East House)/ East House Canal Street LLC (2020-014/HC01054) received a Certificate of Occupancy (CofO) on February 13, 2024. East House received a \$7,418,822 HHAP award reservation in February 2021 for the new construction of 70 units/74 beds of PSH in Rochester. Twenty-three of these units are for homeless individuals living with a substance use disorder (SUD), two units are for homeless families where the head of household is living with a SUD, 37 units are for homeless individuals living with a SMI, and eight units are for chronically homeless individuals. The remaining 53 units are for income-eligible members of the community earning below 50% of the AMI. Other sources of development funding include 4% LIHTC equity, and tax-exempt bonds through HFA, SHOP funds through HCR, Brownfield Tax Credits, FHLB funds, NYSERDA incentives, and a deferred developer fee for a total project cost of \$64,260,662. Amanda Diller is the project manager.

There was no further discussion or comment.

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

### **Treasurer's Report**

John Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash balance available as of the date of the meeting was \$49,474,647.36. This included \$9,019,289.37 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Ryan Szalkowski presented the following projects to the Board:

- Project Name: Housing Works 2020-006
- Project Name: Comunilife, Inc. 2022-001
- Project Name: YWCA of Binghamton and Brooke County 2022-046
- Project Name: WellLife Network, Inc. 2023-002
- Project Name: People Community Housing Development Corporation 2023-018

Ryan Szalkowski reported that Housing Works, Comunilife, Inc., the YWCA of Binghamton and Broome County, WellLife Network, and People Community Housing Development Corporation projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended at that time.

There was no further discussion or comment.

Rick Umholtz requested a motion to approve the SEQRA resolution. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

### **A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards**

Brenda McAteer explained that the purpose of the resolution was to request the Board's approval of six awards from the state fiscal year (SFY) 2023-24 funding round totaling \$36,336,440 and four awards from the SFY 2024-25 funding round totaling \$49,936,867. Awards funded from SFY 2024-25 were contingent on enactment of the State fiscal year 2024-25 budget. The following organization were approved for funding:

From SFY 2023-24

- Catholic Charities of Chenango- Shadows Rest
- Dutchess County DSS- Dutchess County Housing Facility
- Cortland Housing Assistance Council- River Street Senior Housing
- Rochester Housing Authority- Fernwood Apartments
- WellLife Network, Inc.- White Plains Road Apartments
- Regional Economic Community Action Program, Inc. (RECAP)- Fresh Start Apartments

From SFY 2024-25

- Samaritan Daytop Village- Highbridge Campus Project
- Unique People Services, Inc.- Anthony Ave

- Utica Center for Development- The Rev. Dr. Mary Webster Wellness Center
- Rural Ulster Preservation Company, Inc.- Quality Inn

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

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

This applicant will be offered technical assistance.

Brenda McAteer reported that there were 11 applications under review at the time of the Board meeting, requesting approximately \$81 million in HHAP funding. The remaining uncommitted appropriation balance of approximately \$77.9 from SFY 2024-25 million may be utilized for future awards, which includes up to \$1 million for emergency shelter repairs and \$2 million for HHAC operating and administrative expenses.

Brenda McAteer stated that the \$36,336,440 from SFY 2023-24 in project funding recommended at the meeting will create 132 units/144 beds of permanent supportive housing (PSH) and will create and preserve 17 units/101 beds of emergency shelter. The \$49,936,867 in project funding from SFY 2024-25 will produce 347 units/ 521 beds of PSH. The combined total of \$86,273,307 recommended in funding will create 479 units/665 beds of PSH and create and preserve 34 units/130 beds of emergency housing.

Brenda McAteer noted that the SFY 2023-24 enacted State Budget contained a \$128 million appropriation for HHAP, including \$2 million for administrative expenses. Funds are awarded via an open Request for Proposals (RFP), which means that applications are reviewed, and awards are considered, in the order in which they are received, subject to the availability of funds. The RFP was issued on May 4, 2023, with applications being accepted starting May 25, 2023.

Brenda McAteer further stated the COVID-19 pandemic unquestionably impacted the construction world. HHAP's not-for-profit partners have experienced significant challenges during development, material costs have escalated substantially, as have interest rates for projects working toward construction closings. Working with its State and City partners, HHAC has assisted projects to fill gaps caused by these market forces. In the current SFY, HHAC provided award increases totaling \$9,299,164 to eleven projects.

Brenda McAteer also 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 there have been no applications submitted under the HIV/AIDS set-aside. Five million dollars is also set aside for projects that will provide supportive housing for veterans. In SFY 2023-24, one application, Soldier On, was awarded the full veterans' set-aside. The Utica Center for Development will be allocated the full \$5 million veterans' set aside for SFY 2024-25 once the budget is enacted. 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. One application was funded as noted in the Board package and it will preserve 17 units/29 beds of emergency housing.

Brenda McAteer reported on the geographic distribution of HHAP awards, award increases and amendments from SFY 2023-24. Thirty-Seven percent of the funding was awarded to projects in the NYC region, 51% to the rest of state region, and 6% to projects in the suburban region of Suffolk, Nassau, and Westchester counties. In SFY 2024-25, conditioned on the enactment of the 2024 New York State Budget, the projects awarded funding were evenly split between NYC (50%) and the rest of state (50%).

Brenda McAteer stated that the \$126M awarded to new projects in SFY 2023-24 will create a total of 687 units/927 beds of PSH and 35 units/147 beds of emergency housing and preserve 13 units/34 beds of emergency housing.

There was no further discussion or comment.

Rick Umholtz requested a motion to approve the Resolution Authorizing Awards. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

## **Agency Reports:**

### **HCR**

Brett Hebner reported that HCR announced their 9% LIHTC awards in March, totaling over 1,850 units. Eighteen of the projects include a supportive housing component and six will be co-funded with HHAP.

Brett Hebner announced that Alexa Sewell was appointed as the new Senior Vice President of Multifamily Finance.

Finally, Brett Hebner reported that HFA approved six 4% bond financed projects which included over \$238 million in tax exempt bonds and \$129 in subsidies, contributing to the creation or preservation of 1,098 affordable units.

### **OMH**

Suzanne Cook reported that OMH conditionally awarded Supportive Housing and Community Resident SRO units throughout the state. There are also five open RFPs listed on the OMH website.

### **OASAS**

Esteban Ramos reported that OASAS continues to provide technical support to their providers and have been attending ESSHI workgroup meetings.

### **OTDA**

Rick Umholtz thanked the OTDA team and Board members for their continued hard work and partnership. Since last board meeting, HHAP staff have reviewed 11 concept papers. During SFY 2023-24, staff reviewed a total of 67 concept papers and 54 HHAP applications.

Rick Umholtz reported that the Solutions to End Homelessness Program (STEHP) RFP, which provides funding for outreach, shelter operations, rapid rehousing, and eviction prevention, is anticipated to be released in the coming weeks. The RFP will be released through SFS and

recommended that potential applicants become familiar with the system and ensure their agency information is current.

### **New/Other Business:**

The next HHAC Board meeting is scheduled to take place on Wednesday, June 5, 2024, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m.

Rick Umholtz asked for a motion to adjourn the meeting. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

Rick Umholtz adjourned the meeting at 2:16 p.m.

## **215th HHAC Board Meeting Minutes**

### **Meeting date: June 5, 2024**

#### **Call to Order:**

The 215th 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 June 5, 2024. The meeting was called to order by Rick Umholtz, Deputy Commissioner for Housing and Refugee Services at the NYS Office of Temporary and Disability Assistance (OTDA).

#### **Members in Attendance:**

Brett Hebner, Board Member Designee representing Board Member Kenneth Adams, Chairman of the NYS Housing Finance Agency (HFA); Suzanne Cook, Board Member Designee representing Board Member Commissioner Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Chinazo Cunningham, M.D. of the Office of Addiction Services and Supports (OASAS).

#### **Others in Attendance:**

Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
Michael Washburn	HHAC Comptroller
Connie Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Simone Demelo	OTDA Division of Legal Affairs (DLA)
Teresa Eddy	OTDA DLA
Martin Robinson	HHAP Project Manager
Thomas Smith, CPA	EFPR Group, LLP

#### **Items of Discussion:**

##### **Approval of Minutes**

Rick Umholtz requested a motion to accept the minutes of the 214th HHAC Board Meeting that took place on April 3, 2024. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

## **President's Report**

Dana Greenberg presented the President's Report and began with an overview of the status of all projects under development as of April 30, 2024, when there were 99 projects in various stages of development. Fifty of these projects were in construction, ten of which were over 90% complete. Furthermore, 36% of the projects in development at that time were in New York City, 10% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 54% were in the rest of the state.

## **Project-Related Milestones**

### **Final Award and Loan Agreements**

- The Fortune Society, Inc. (Fortune Society) Castle III (2020-032/HC01102) executed a Final Loan Agreement (FLA) on February 21, 2024. Fortune Society received a \$6,998,467 HHAP award reservation in February 2021 for the new construction of 52 units of permanent supportive housing (PSH) in East Harlem, for homeless individuals re-entering the community after incarceration or chronically homeless individuals with histories of incarceration who may also be diagnosed with a serious mental illness (SMI) and/or substance use disorder (SUD). An additional 23 units will be reserved for low-income individuals and families who earn between 27%-60% of the Area Median Income (AMI) and a superintendent's unit, for a total of 82 units. The project will provide housing for both families and singles. Other sources of development funding include NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP) funds, Low-Income Housing Tax Credit equity (LIHTC), a bank loan, a partner capital contribution, deferred developer fee and deferred reserves for a total development cost of \$53,719,568. Elaine Houlihan is the project manager.
- Urban Pathways, Inc. (2020-058/HC01101) executed a FLA on March 7, 2024. Urban Pathways received a \$10,000,000 HHAP award reservation in April 2021 for the new construction of 70 units/beds of PSH in the Bronx. Twenty-seven units are for homeless individuals who are seniors aged 55 and older, 33 units are for individuals with a SMI, and 10 units are for individuals re-entering the community from incarceration. An additional nine units/ beds will be reserved for low-income seniors. Other sources of development funding include NYS Homes and Community Renewal (HCR) Housing Trust Fund (HTF) 9% LIHTC, deferred fee loan, sponsor loan, and a permanent loan for a total project cost of \$38,930,236. Heather Lombardo is the project manager.
- United Veterans Beacon House (UVBH) (2023-006S/HC01103) executed a Final Award Agreement (FAA) on March 20, 2024. UVBH received an \$18,285 HHAP

emergency shelter repair award reservation in October 2023 to renovate one of the four bathrooms at their five unit/10 bed emergency shelter for homeless single males in Suffolk County. Elaine Houlihan is the project manager.

- Rescue Mission of Utica, Inc. (RMU) (2022-018S/HC01105) executed a FAA on April 17, 2024. RMU received a \$100,000 HHAP emergency shelter repair award reservation in February 2023 for repair work on a 59-bed shelter for homeless single adults in Utica. Other sources of development funding include an agency contribution from RMU for a total project cost of \$125,100. Rachel Gaffey is the project manager.

### **Amendments**

- The Doe Fund (TDF) (2019-014/HC01041) executed an amendment to their FLA on April 2, 2024. TDF received a \$4,900,000 HHAP award reservation in October 2019. TDF requested and received an award increase of \$620,875 in April 2023 due to unforeseen subsurface conditions and cost overruns in the current market, for a total HHAP investment of \$5,520,875. The project proposes the new construction of 98 units /171 beds of PSH in the Bronx. Forty-nine units will be for homeless individuals living with HIV/AIDS. An additional 48 units will be reserved for low-income individuals and families and one superintendent's unit, for a total of 98 units. The project will provide housing for homeless families and singles. Other sources of development funding include HCR LIHTC and Supportive Housing Opportunity Program (SHOP) funds, HOME Federal funding, All Affordable NYC (ANYC), Solar Tax Credit Equity, a Merchant Capital Corporation Permanent Loan, NYS Energy Research and Development Authority (NYSERDA) funding, accrued interest, deferred developer fee, developer funded reserves, and reserves funded from the developer fee for a total project cost of \$49,977,035. Heather Lombardo is the project manager.

### **Completed**

- Joseph's House & Shelter, Inc. (2019-037S/HC01085) completed their emergency shelter repairs on March 28, 2024. Joseph's House received a \$98,500 HHAP emergency shelter repair award reservation in January 2020 for the moderate rehabilitation of an existing 15 unit/39 bed emergency shelter. The repairs included new vinyl flooring throughout the building and replacement of 46 economy windows. Heather Lombardo is the project manager.
- Penates, Inc. (2021-034S/HC01080) completed their emergency shelter repairs on March 14, 2024. Penates received a \$100,000 HHAP emergency shelter repair award reservation in February 2022 for the moderate rehabilitation of three units/17 beds of emergency housing for homeless families in Bay Shore. The repairs included installing new kitchen cabinets, countertops, two new sinks,

a stove, two refrigerators/freezers in the kitchen, and new flooring. Ryan Szalkowski is the project manager.

- Penates, Inc. (2021-035S/HC01081) completed their emergency shelter repairs on March 14, 2024. Penates received a \$100,000 HHAP emergency shelter repair award reservation in February 2022 for the moderate rehabilitation of four units/17 beds of emergency housing for homeless families in Bay Shore. The repairs included installing new kitchen cabinets, countertops, two new sinks, a stove, two refrigerators/freezers in the kitchen, and new flooring. Ryan Szalkowski is the project manager.

### **Events and Ceremonies**

- Ibero-American Development Corporation (IADC)/Alta Vista Housing LLC (2020-054/HC01099) held a groundbreaking ceremony on April 4, 2024. IADC received a \$2,628,082 HHAP award reservation in April 2021 for the new construction of 14 units/30 beds of PSH in Rochester. Five of these units will be for homeless persons with a SMI, five units for homeless persons with a SUD and four units for survivors of domestic violence. The remaining 62 units will be for households with incomes at or below 30%, 50%, 60% and 80% of the AMI, for a total of 76 units. Other sources of development funding include LIHTC and SLIHTC equity, Clean Energy Initiative (CEI), HTF, Federal Housing Trust Fund (FHTF), and Community Investment Fund (CIF) through HCR, City of Rochester HOME funds, a loan through Community Preservation Corporation (CPC), Rochester Downtown Revitalization Initiative (DRI) funds, solar incentives, a managing member contribution, and a deferred developer fee for a total project cost of \$35,835,618. Amanda Diller is the project manager.

### **Withdrawn**

- DePaul Properties, Inc. (DePaul) Granary Apartments (2022-029) withdrew their HHAP award reservation on March 6, 2024. DePaul received a \$6,920,000 HHAP award reservation in June 2023 for the new construction of 25 units/50 beds of PSH in Wheatfield for five homeless adults over the age of 55 and 20 homeless adults living with a SMI. This was part of a larger project with 80 units/143 beds which included 20 units set aside for individuals living with a SMI, operated by Community Missions Niagara Frontier, Inc. and licensed and funded through OMH's Treatment Apartment Program (TAP). Thirty-five units were also set aside for income-eligible members of the community with incomes at or below 60% of the AMI. The projected development budget and funding sources changed substantially since the HHAP award reservation, causing DePaul to rework the project. A letter from DePaul withdrawing the award reservation was received on March 6, 2024. Amanda Diller was the project manager.

There was no further discussion or comment.

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

### **Comptroller's Report**

Mike 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, 2024, which is 90 days after the end of HHAC's fiscal year, through the Public Authorities Reporting Information System (PARIS) and posted on the Office of Temporary and Disability Assistance (OTDA) website. The law also required documents to be approved by the Board prior to submitting the reports.

Mike Washburn introduced Thomas Smith of EFPR Group, CPAs, PLLC to present the SFY 2023-24 Audit & Report for HHAC. Thomas Smith provided an overview and summarized the Report and the financial statements to the Board. Thomas Smith stated that no issues were identified in the financial statements and the audit resulted in an "unqualified opinion" also known as a clean opinion.

Mike Washburn then presented the Annual Investment Report and the Schedule of Investments. Mike Washburn shared that there have been no changes in the Investment Policy from previous years. Investments continued in the money market and T-Bill accounts, and the amount available for investing remained consistent with previous years.

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

Mike 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.**

Rick Umholtz requested a motion to approve the resolution. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

Mike 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 2023-24.

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.**

Rick Umholtz requested a motion to approve the resolution on the disposition of property. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

**Treasurer's Report**

Connie Adsitt provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash balance available as of the date of the meeting was \$27,788,038.02. This included \$1,723,645.57 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Martin Robinson presented the following projects to the Board:

- Project Name: Dutchess County 2023-029
- Project Name: Cortland Housing Assistance Council 2023-030
- Project Name: Regional Economic Community Action Program, Inc. 2023-024
- Project Name: Samaritan Daytop Village, Inc. 2024-001
- Project Name: RUPCO, Inc. 2024-005

Martin Robinson reported that the Dutchess County, Cortland Housing Assistance Council, Regional Economic Community Action Program, Samaritan Daytop Village and RUPCO projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended at that time.

There was no further discussion or comment.

Rick Umholtz requested a motion to approve the SEQRA resolution. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

## **A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards**

Brenda McAteer explained that the purpose of the resolution was to request the Board's approval of six awards from the state fiscal year (SFY) 2024-25 funding round totaling \$44,972,406 to the following organizations:

- Standing Together Effectively for People by Standing Together Effectively for People (S.T.E.P. by S.T.E.P.)-Knox Street #2
- Steuben Church People Against Poverty, Inc. dba Arbor Housing and Development/Stately Apartments
- DePaul Properties, Inc.- Columbia Square Apartments
- Brownsville Partnership, Inc.- 372 Livonia
- Rehabilitation Support Services, Inc.- The Meadow on Seneca
- DePaul Properties, Inc.- Pan American Apartments

Four applications were reviewed and not recommended for funding at that time:

- New York Institute for Human Development/Catholic Homes New York
- BestSelf Behavioral Health/The Chalmers Apartments at Highland Park
- Spanish Action League of Onondaga aka La Liga/La Liga Westside Village
- Unique People Services, Inc./Ogden Theater

These applicants will be offered technical assistance.

Brenda McAteer stated that the \$44,972,406 in project funding recommended at the meeting will create 227 units/ 313 beds of permanent supportive housing (PSH).

Brenda McAteer noted that the SFY 2023-24 enacted State Budget contained a \$128 million appropriation for HHAP, including \$2 million for administrative expenses. Funds are awarded via an open Request for Proposals (RFP), which means that applications are reviewed, and awards are considered, in the order in which they are received, subject to the availability of funds. The RFP was issued on May 4, 2023, with applications being accepted starting May 25, 2023.

Brenda McAteer reported that there were 10 applications under review at the time of the Board meeting, requesting approximately \$76.3 million in HHAP funding. The remaining uncommitted appropriation balance of approximately \$33 million may be utilized for future awards, which includes up to \$1 million for emergency shelter repairs and \$2 million for HHAC operating and administrative expenses.

Brenda McAteer also 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 there is one application under review that qualifies for the HIV/AIDS set-aside. Five million dollars is also set aside for projects that will provide supportive housing for veterans. The Utica Center for Development was allocated the full \$5 million veterans' set aside. 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.

Brenda McAteer reported on the geographic distribution of HHAP awards made to date from the SFY 2024-25. Thirty-nine percent of the funding was awarded to projects in the NYC region and 61% to the rest of state region. To date, no awards have been made to projects in the suburban region of Suffolk, Nassau, and Westchester counties.

Brenda McAteer stated that the \$95 million awarded to new projects in SFY 2024-25 will create 591 units/863 beds of PSH and preserve 17 units/29 beds of emergency housing.

There was no further discussion or comment.

Rick Umholtz requested a motion to approve the Resolution Authorizing Awards. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried.

## **Agency Reports:**

### **HCR**

Brett Hebner reported that HCR is working towards construction closing with their new awardees from their most recent 9% RFP that was released in March. They are also working on a new 9% RFP which is anticipated to be released at the end of July.

Brett Hebner reported that to date this year, HCR has had 13 permanent closings and nine construction closings, eight of which involve a supportive component. HCR is targeting another 22 construction closings during 2024.

### **OASAS**

Esteban Ramos reported that OASAS is reviewing responses received on the guidelines for recovery residences. Through the Transitional Safety Unit Initiative, there have been 20 transitions that have occurred. This initiative assists individuals in residential treatment programs or correctional facility settings throughout the state to secure permanent housing.

Esteban Ramos concluded his report by reporting that OASAS continues to work with the ESSHI workgroup and assist OTDA in reviewing HHAP applications.

**OMH**

Suzanne Cook reported that OMH made awards in April under the Short -Term Transitional Residence RFP for units in Long Island, NYC, and the Hudson River region serving a re-entry population. In May, they awarded Treatment Apartment Program Units statewide and Short-Term Transitional Residence units in Manhattan.

**OTDA**

Rick Umholtz reported that HHAP has reviewed nine concept papers requesting \$53 million in funding. In response to the Solutions to End Homelessness Program (STEHP) RFP, it was reported that 92 applications were received requesting more than double the available appropriation. Applications were currently under review.

In conclusion, Rick Umholtz thanked the Bureau for their continued work in making a difference in the lives of New Yorkers.

**New/Other Business:**

The next HHAC Board meeting is scheduled to take place on Wednesday, August 14, 2024, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m.

Rick Umholtz asked for a motion to adjourn the meeting. Brett Hebner made the motion, which was seconded by Suzanne Cook. The motion carried. Rick Umholtz adjourned the meeting at 2:14 p.m.

# **216th HHAC Board Meeting Minutes**

## **Meeting date: August 14, 2024**

### **Call to Order:**

The 216th 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 14, 2024. The meeting was called to order by Rick Umholtz, Deputy Commissioner for Housing and Refugee Services at the NYS Office of Temporary and Disability Assistance (OTDA).

### **Members in Attendance:**

Suzanne Cook, Board Member Designee representing Board Member Commissioner Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Chinazo Cunningham, M.D. of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
Connie Adsitt	HHAC Assistant Comptroller
John Cucinelli	HHAC Treasurer
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Teresa Eddy	OTDA Division of Legal Affairs (DLA)
Brett Hebner	NYS Homes and Community Renewal (HCR)
Ryan Szalkowski	HHAP Project Manager

### **Items of Discussion:**

#### **Approval of Minutes**

Rick Umholtz made a motion to accept the minutes of the 215th HHAC Board Meeting that took place on June 5, 2024, which was seconded by Suzanne Cook. The motion carried.

#### **President's Report**

Dana Greenberg presented the President's Report and began with an overview of the status of all projects under development as of June 30, 2024, when there were 100

projects in various stages of development. Forty-nine of these projects were in construction, eight of which were over 90% complete. Furthermore, 37% of the projects in development at that time were in New York City, 9% 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**

### **Pre-Construction Agreements**

- Breaking Ground II Housing Development Fund Corporation (Breaking Ground)/1760 Third Avenue Housing Development Fund Corporation (2023-001/HC01107) executed a Preconstruction Agreement (PCA) on June 12, 2024, for the acquisition of a dormitory style building in Manhattan. Breaking Ground received a \$10,000,000 HHAP award reservation in August 2023 for the substantial renovation of a dormitory style building into 261 units/beds of permanent supportive housing (PSH) for homeless individuals with severe mental illness (SMI) and homeless youth aging out of foster care. The remaining 172 units will be reserved for income eligible households earning 60% of the area median income (AMI). There will also be one superintendent's unit, for a total of 434 units. Other sources of development funding include NYS Housing Finance Agency (HFA) tax-exempt bonds; Supportive Housing Opportunity Program (SHOP), Housing Trust Fund Corporation (HTFC), and Housing Our Neighbors with Dignity Act (HONDA) subsidy from NYS Homes and Community Renewal (HCR); NYS Office of Mental Health (OMH); NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP); sponsor equity; and a deferred developer fee for a total project cost is \$242,997,394. Ryan Szalkowski is the project manager.

### **Final Award and Final Loan Agreements**

- Comunilife, Inc./El Hogar L.P. (2022-001/HC01106) executed a Final Loan Agreement (FLA) on May 3, 2024. Comunilife received a \$5,948,127 HHAP award reservation in August 2022 for the new construction of 50 units/beds of PSH in the Bronx for homeless individuals who are aged 55 and older. An additional 32 units will be affordable units for low-income seniors. There will also be one superintendent's unit, for a total of 83 units. The 10-story building will include an outdoor space with a garden, a community room with a kitchen, computer stations, and laundry facilities. Other sources of development funding include State and Federal Housing Trust Fund and Low-Income Housing Tax Credit (LIHTC) equity from HCR; NYC Reso A; NYC HPD Senior Affordable Rental Apartments (SARA) Program; a bank loan; and deferred developer fee for a total project cost of \$60,055,082. Heather Lombardo is the project manager.

- Family of Woodstock, Inc. (FOW)/Golden Hill Owner LLC (2023-011/HC01108) executed a FLA on June 25, 2024. FOW received a \$15,000,000 HHAP award reservation in December 2023 for the new construction of 48 units/96 beds of PSH in Kingston for homeless individuals over the age of 55 (22 units) and for survivors of domestic violence and their families (26 units). An additional 116 units are reserved for low-income individuals and families who earn between 30% to 60% of the AMI, for a total of 164 units. Other sources of development funding include tax-exempt bond financing, 4% LIHTC, Clean Energy Initiative (CEI), Senior Housing Program (SENR), and New Construction Program (NCP) from HFA; Federal Home Loan Bank of New York (FHLBNY); and a deferred developer fee, for a total project cost of \$87,128,656. Susan Troiano is the project manager.
- Geel Community Services, Inc. (Geel) (2022-028/HC01109) executed a Final Award Agreement (FAA) on June 18, 2024. Geel received a \$2,800,000 HHAP award reservation in April 2023 for the preservation of their Union Avenue project in the Bronx. The project will preserve 29 units/beds of PSH for homeless individuals with a diagnosed SMI. The rehabilitation of the four-story building will include replacement of the roof, HVAC system, and all windows and plumbing throughout the building, in addition to necessary repairs and improvements to the stairs, sidewalks, and lighting on the property. Other sources of development funding include HPD Participation Loan Program, bank loan, and deferred developer fee for a total project cost of \$8,238,760. Heather Lombardo is the project manager.
- Samaritan Daytop Village, Inc. (SDV)/Samaritan Highbridge II L.P. (2024-001/HC01110) executed a FLA on June 26, 2024. SDV received a \$15,000,000 HHAP award reservation in April 2024 for the new construction of 190 units/262 beds of PSH in the Bronx for homeless singles and families living with a SMI and/or substance use disorder (SUD), including 60 units for families leaving from long stays in emergency housing. An additional 126 units will be reserved for households in the community earning between 40% to 80% of the AMI. The project also includes 106 transitional units (Tier II shelter), serving both individuals and families. The financing for the Tier II shelter is separate from the permanent units. Other sources of development funding for the PSH include tax-exempt bond financing, 4% LIHTC, Extremely Low- & Low-Income Affordability (ELLA) program through NYC Housing Development Corporation (HDC); HPD SHLP; a NYS Energy Research and Development Authority (NYSERDA) Buildings of Excellence grant; Solar Tax Credit equity; 45L Credit equity; sponsor loans; and a deferred developer fee. The total project cost for the permanent residential units is \$248,325,385. Amanda Diller is the project manager.

## **Amendments**

- Person Centered Housing Options, Inc. (PCHO)/Cecilia's Place LLC (2020-018/HC01047) executed an amendment to their FLA on May 3, 2024. PCHO received a \$4,319,485 HHAP award reservation in February 2021 for the rehabilitation of a historic building in Rochester. In March 2023 and in January 2024, PCHO requested and received a \$635,144 award increase and an additional \$444,727 award increase, respectively, due to unforeseen construction costs, for a total HHAP investment of \$5,399,356. The project, Cecilia's Place, will create 15 units/beds of PSH for chronically homeless individuals. Other sources of development funding include State and Federal Historic Tax Credit (HTC) equity, a NYSEDA incentive, and a Wilson Foundation grant, for a total project cost of \$7,267,108. On May 10th, PCHO held a ribbon-cutting ceremony. Amanda Diller is the project manager.

## **Completed**

- Albany Housing Authority (AHA)/Steamboat 20 LLC (2020-047/HC01069) received a Certificate of Occupancy (CofO) on June 27, 2024. AHA executed a FLA on December 28, 2022. AHA received a \$1,947,790 HHAP award reservation in April 2021 and received an additional \$486,948 in HHAP funding in December 2022, bringing the total HHAP investment to \$2,434,738. The project created 14 new units/18 beds of PSH in Albany for homeless singles and families where the head of household is diagnosed with a SMI. The Steamboat Square Revitalization Phase 1 (SSR-P1) preserved an additional 51 units for individuals earning up to 50% of the AMI and created an additional 23 new units for community members earning up to 70% of the AMI, for a total of 88 units. Other sources of development funding include LIHTC, CEI, SHOP, and Public Housing Preservation (PHP) funds from HCR; an Empire State Development Grant; a NYSEDA agreement executed via the NYS Office of the Attorney General; Clean Heat Incentives; HOME funds and an America Rescue Plan (ARPA) grant from the City of Albany; loans from Community Preservation Corporation (CPC) and KeyBank; and a deferred developer fee for a total project cost of \$42,072,931. Rachel Gaffey is the project manager.
- Buffalo Neighborhood Stabilization Company (BNSC)/West Side Homes, LLC (2020-019/HC01051) received a CofO on May 31, 2024. BNSC received a \$3,000,000 HHAP award reservation in February 2021 and requested and received a \$612,021 HHAP award increase in February 2022, due to an increase in construction costs, bringing HHAP's total investment to \$3,612,021. West Side Homes involved the gut rehabilitation and new construction of four sites, to create 15 units/52 beds of PSH Buffalo. Eleven of these units are for homeless individuals with a SUD and four units are for homeless individuals and families

where the head of household has a SMI. There are also 34 units, over 10 additional sites, set aside for households earning 60% or less of the AMI, for a total of 49 units. Other sources of development funding include LIHTC and SHOP from HCR, a NYSERDA incentive, City of Buffalo HOME funds, FHLBNY, a sponsor loan from the developer fee and a deferred developer fee, for a total project cost of \$21,013,051. Megan Van Geest is the project manager.

- CDS Monarch, Inc. (CDS)/CDS State Street Apartments, LLC (2021-022/HC01056) received a CofO on May 24, 2024. CDS executed a FLA on June 24, 2022. CDS received a \$3,500,000 HHAP award reservation in December 2021 for the substantial rehabilitation of a two-story warehouse in Olean, to develop 14 units/35 beds of PSH for survivors of domestic violence and their families. An additional 32 units are reserved for low-income individuals and families who earn up to 50% of the AMI, for a total of 46 units. Other sources of development funding include LIHTC and SHOP from HCR, NYSERDA incentive, a loan through Five Star Bank, and a deferred developer fee for a total project cost of \$16,143,014. Rachel Gaffey is the project manager.
- Community Services for Every1 (CSE1)/Community Services Sixth Housing LLC (2021-024/HC01062) received a Temporary Certificate of Occupancy (TCO) on April 18, 2024. CSE1 received a \$2,129,585 HHAP award reservation in December 2021 for the substantial rehabilitation of the Apartments at the Lyceum, an existing historic structure in Buffalo. The project includes 12 units/16 beds of PSH for survivors of domestic violence and their families, as well as an additional 30 units for community members earning up to 50% and 60% of the AMI, for a total of 42 units. Other sources of development funding include HTF, CEI, Community Investment Fund (CIF), and LIHTC equity through HCR; State and Federal HTC; City of Buffalo Urban Renewal Agency (BURA) HOME funds; Better Buffalo Fund (BBF); a sponsor loan, and deferred developer fee for a total project cost of \$23,147,543. Heather Lombardo is the project manager.
- JCTOD Outreach, Inc. (JCTOD)/Johnson Park Green Living LLC (JPGL) (2019-005/HC01073) received a CofO on April 8, 2024. JCTOD executed a FLA on February 15, 2023. JCTOD received a \$4,500,000 HHAP award reservation in November 2019 and requested and received a \$1,125,000 award reservation increase in November 2022 due to pandemic related increases in construction costs, for a total HHAP investment of \$6,625,000 for the new construction of 31 units of PSH. Twenty-one of the HHAP units are for homeless individuals aged 55 and over and 10 are for single adults with a SMI. The remaining 31 units are reserved for low-income individuals and families who earn up to 60% of the AMI, for a total of 62 units. Other sources of development funding include LIHTC equity, CIF, and SHOP through HCR; NYSERDA; City of Utica HOME and ARPA

funds; the Community Foundation; a Seller Note; Solar Tax Credit equity; and a deferred developer fee for a total project cost of \$27,790,081. Elaine Houlihan is the project manager.

- Rescue Mission of Utica, Inc. (RMU) (2022-018S/HC01105) completed repairs to its emergency shelter on June 4, 2024. RMU executed a FAA on April 17th, 2024. RMU received a \$100,000 HHAP emergency shelter repair award reservation in February 2023 for repairs to their 59-bed shelter for homeless single adults in Utica. Repairs included window replacement, masonry work to repair and repoint spalling on brick/concrete areas on the exterior of the building, exterior wood trim repairs, and painting. Other sources of development funding include an agency contribution for a total project cost of \$125,100. Rachel Gaffey is the project manager.

## **Events and Ceremonies**

- East House Corporation (East House)/East House Canal Street LLC (2020-014/HC01054) held a ribbon-cutting ceremony on June 25, 2024. East House received a \$7,418,822 HHAP award reservation in February 2021 for the new construction of 70 units/74 beds of PSH in Rochester. Twenty-three of units are for individuals living with a SUD, two units are for families where the head of household is living with a SUD, 37 units are for individuals living with a SMI, and eight units are for individuals who are chronically homeless. The remaining 53 units/90 beds are for members of the community earning below 50% AMI. Other sources of development funding include tax-exempt bond financing, 4% LIHTC, and SHOP funds through HFA; Brownfield Tax Credits; FHLBNY; NYSEDA incentives; and a deferred developer fee, for a total project cost of \$64,260,662. Amanda Diller is the project manager.
- Helio Health, Inc. (Helio)/200 Court Street Apartments, LLC (2022-009/HC01098) held a groundbreaking ceremony on June 11, 2024. Helio received a \$4,975,000 award reservation in October 2022 and requested and received a \$1,085,000 HHAP award increase in September 2023 due to construction cost increases, for a total HHAP investment of \$6,060,000. The project includes the substantial rehabilitation and new construction of 60 units/61 beds of PSH in Binghamton. Thirty units are for homeless individuals with a SUD, 16 units for homeless individuals with a SMI and 14 units for homeless veterans. The remaining 51 units are for members of the community earning up to 80% of the AMI, for a total of 111 units. Other sources of development funding include tax-exempt bonds, LIHTC, SHOP and CEI through HFA; Federal HTC; a sponsor loan; and deferred developer fee, for a total project cost of \$44,768,105. Ryan Szalkowski is the project manager.

- Person Centered Housing Options, Inc. (PCHO)/Cecilia's Place LLC (2020-018/HC01047) – See Amendments above.

### **Withdrawn**

- Women's Prison Association (WPA) Hopper Home (2014-026/HC00852) WPA received a \$5,573,222 HHAP award reservation in February 2015 for rehabilitation work and to pay off an existing mortgage on Hopper House, a five unit/39 bed emergency shelter in New York City for homeless single women with previous involvement in the criminal justice system. On November 12, 2015, WPA entered into a PCA for \$3,969,053 to pay off the existing mortgage and related fees. A FAA was not completed due to many delays, including a fire in an adjacent building in 2020 that damaged the property and the COVID-19 pandemic. The WPA Board decided in January 2023 that the sale of the building and reimbursing HHAC for the funds that were used would best assist the ongoing operations of the agency. On May 21, 2024, WPA reimbursed HHAC the PCA award amount of \$3,969,053. Michael Washburn was the project manager.

There was no further discussion or comment.

Rick Umholtz made a motion to accept the President's Report which was seconded by Suzanne Cook. The motion carried.

### **Treasurer's Report**

John Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash balance available as of the date of the meeting was \$35,028,149.48. This included \$8,036,360.30 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

Rick Umholtz made a motion to accept the Treasurer's Report which was seconded by Suzanne Cook. The motion carried.

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

Ryan Szalkowski presented the following projects to the Board:

- Project Name: Bowery Residents' Committee. 2022-048
- Project Name: Interfaith Partnership for the Homeless. 2023-008
- Project Name: Steuben Churchpeople Against Poverty, Inc, d/b/a Arbor Housing and Development. 2024-011
- Project Name: DePaul Properties, Inc. 2024-012
- Project Name: Brownsville Partnership, Inc. 2024-014

- Project Name: Rehabilitation Support Services, Inc. 2024-017
- Project Name: DePaul Properties. 2024-019

Ryan Szalkowski reported that The Bowery Residents' Committee, Interfaith Partnership for the Homeless, Arbor Housing and Development, Brownsville Partnership, Inc., Rehabilitation Support Services and both DePaul Properties projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended at that time.

There was no further discussion or comment.

Rick Umholtz made a motion to approve the SEQRA resolution which was seconded by Suzanne Cook. The motion carried.

**A Resolution of the Homeless Housing and Assistance Corporation Authorizing an Extension of the Memorandum of Understanding with the Office of General Services for Internet Broadcast Services**

Dana Greenberg explained that the purpose of the resolution is to authorize an extension of the Memorandum of Understanding (MOU) with the Office of General Services (OGS) for the provision of and payment for internet broadcast services of meetings of the Corporation.

There was no further discussion or comment.

Rick Umholtz made a motion to approve the resolution authorizing the extension of a MOU with the OGS for internet broadcast services which was seconded by Suzanne Cook. The motion carried.

**A Resolution of the Homeless Housing and Assistance Corporation Authorizing Awards**

Brenda McAteer explained that the purpose of the resolution was to request the Board's approval of five awards from the state fiscal year (SFY) 2024-25 funding round totaling \$35,989,599 to the following organizations:

PathStone Housing Action Corporation/Baird Road Senior Apartments  
 Providence Housing Development Corporation/Dana Lyons Apartments  
 Episcopal Community Housing Development Organization, Inc./St. Paul's Apartments II  
 DePaul Properties, Inc. and DePaul Community Services, Inc./Pine Camp Apartments  
 Breaking Ground II Housing Development Fund Corporation/Kingsboro Phase 1  
 Supportive Housing

Five applications were reviewed and not recommended for funding at that time:

Albany Housing Authority/Steamboat Square Phase 2

PathStone Housing Action Corporation/Site 7 Apartments

Concern Housing/Liberty Gardens

Eagle Star Housing, Inc./Cheektowaga Veteran's Home

DePaul Properties Inc. and Schenectady Community Action Program/ SCAP Campus Apartments

These applicants will be offered technical assistance.

Brenda McAteer reported that there were seven applications under review at the time of the Board meeting, requesting approximately \$54 million in HHAP funding.

Brenda McAteer noted that the SFY 2024-25 enacted State Budget contained a \$128 million appropriation for HHAP, including \$2 million for administrative expenses. Funds were awarded via an open Request for Proposals (RFP), which means that applications were reviewed, and awards are considered, in the order in which they are received, subject to the availability of funds. With the approval of the HHAP awards presented, the total funds committed in SFY 2024-25 is \$133,811,188. There were projects that did not come to fruition and sponsors who withdrew their award reservations which allowed the awards to exceed the appropriation.

Brenda McAteer stated that HHAC stopped accepting applications on July 25, 2024. There are applications still under review and if they meet the threshold for funding will be held on a waitlist until the end of the SFY. If funding becomes available through a new appropriation, the recapture of funds, or otherwise, projects on the waitlist will be considered for funding in the order of the date of initial receipt. If there is no further funding, these applicants will have to reapply in the next SFY. The RFP for emergency shelter repairs remains open.

Brenda McAteer also 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. One application was submitted and not recommended for funding. Five million dollars is also set aside for projects that will provide supportive housing for veterans. The Utica Center for Development was allocated the full \$5 million veterans' set aside. Up to \$1 million of the appropriation is allocated for existing emergency shelter repairs outside of NYC. Emergency shelter repair awards do not require HHAC Board approval pursuant to the policy adopted by the Board in August 2019. There were no new emergency shelter repair awards to report.

Brenda McAteer stated that the \$35,989,599 in project funding recommended at the meeting will create 249 units/319 beds of PSH.

Brenda McAteer stated that the \$131,048,872 million awarded to new projects in SFY 2024-25 will create 823 units/1,153 beds of PSH and preserve 17 units/29 beds of emergency housing. Brenda McAteer further explained that \$2,762,316 went to three projects in construction for award increases and three emergency health and safety amendments for operational projects.

Brenda McAteer reported on the geographic distribution of HHAP awards made to date from the SFY 2024-25. Forty percent of the funding was awarded to projects in the NYC region and 60% to the rest of state region. An emergency shelter amendment for \$250,000 was executed in the Suburban region (Nassau, Suffolk and Westchester Counties). There were three award increases and three amendments for health and safety concerns made from the SFY 2024-25 appropriation.

There was no further discussion or comment.

Rick Umholtz made a motion to approve the Resolution Authorizing Awards which was seconded by Suzanne Cook. The motion carried.

## **Agency Reports:**

### **HCR**

Brett Hebner reported HCR has released their new Multifamily Finance 9% LIHTC RFP on July 25, 2024, with applications due by September 18, 2024. The RFP offers up to \$40 million in LIHTC allocations, \$12 million in State LIHTC allocations and over \$200 million in loan subsidy sources. HCR has received 55 Dropbox requests to date.

Brett Hebner also reported that HCR is targeting to close 16 supportive housing projects by the end of the calendar year.

Finally, Brett Hebner reported HFA approved six 4% bond financed projects and three subsidy financed projects, including new affordable and supportive housing units in Brooklyn, the Bronx, Saratoga Springs, and Buffalo. HFA will also preserve and enhance existing affordable housing developments in Staten Island, Kingston, Troy, Utica, Rochester and Plattsburgh. These projects encompass over \$309 million in tax-exempt bonds and \$197 million in subsidies, contributing to the creation or preservation of over 1,200 units of supportive and affordable housing.

### **OMH**

Suzanne Cook reported OMH, in conjunction with the NYS Office for People with Developmental Disabilities (OPWDD), released an RFP seeking not-for-profits to operate Enhanced Step-Down Programs for individuals with a co-occurring SMI and intellectual and/or developmental disabilities. OMH will release two RFPs at the end of August with additional RFPs to be released by the end of the calendar year.

## **OASAS**

Esteban Ramos reported OASAS is working on certifying Recovery Residences. The regulations were revised and posted for public comments which are due by August 17, 2024.

## **OTDA**

Rick Umholtz thanked the team for their continued efforts in the Bureau. Rick Umholtz further stated HHAP stopped accepting applications on July 25, 2024, but continues to accept concept papers. Six concept papers have been received since the June Board meeting requesting \$26 million.

Rick Umholtz reported the Notice of Funding Opportunity (NOFO) for the Continuums of Cares (CoC) was released. The Balance of State CoC (BoS), through OTDA, was in the process of preparing an application. The CoC competition is now operating on a two-year cycle instead annually.

Rick Umholtz also reported that the Solutions to End Homelessness Program (STEHP) award recommendations were under review with award announcements to follow. Contracts are slated to commence on October 1, 2024.

## **New/Other Business:**

The next HHAC Board meeting is scheduled to take place on Wednesday, October 2, 2024, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m.

Rick Umholtz made a motion to adjourn the meeting which was seconded by Suzanne Cook. The motion carried. Rick Umholtz adjourned the meeting at 2:17 p.m.

## **217th HHAC Board Meeting Minutes**

### **Meeting date: October 2, 2024**

#### **Call to Order:**

The 217th 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 October 2, 2024. The meeting was called to order by Rick Umholtz, Deputy Commissioner for Housing and Refugee Services at the NYS Office of Temporary and Disability Assistance (OTDA).

#### **Members in Attendance:**

Brett Hebner, Board Member Designee representing Board Member Steven Weiss, Chairman of the NYS Housing Finance Agency (HFA); Suzanne Cook, Board Member Designee representing Board Member Commissioner Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Esteban Ramos, Advisory Board Member Designee representing Advisory Board Member Commissioner Chinazo Cunningham, M.D. of the Office of Addiction Services and Supports (OASAS).

#### **Others in Attendance:**

Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
John Cucinelli	HHAC Treasurer
Michael Washburn	HHAC Comptroller
Connie Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Martin Robinson	HHAP Project Manager

#### **Items of Discussion:**

##### **Approval of Minutes**

Brett Hebner made a motion to accept the minutes of the 216th HHAC Board Meeting that took place on August 14, 2024, which was seconded by Suzanne Cook. The motion carried.

## **President's Report**

Dana Greenberg presented the President's Report and began with an overview of the status of all projects under development as of August 30, 2024, when there were 98 projects in various stages of development. Forty-seven of these projects are in construction, six of which were over 90% complete. Furthermore, 36% of the projects in development at that time were in New York City, 8% were in the suburban regions of Westchester, Nassau, and Suffolk counties, and the remaining 56% were in the rest of the state.

## **Project-Related Milestones**

### **Final Award and Final Loan Agreements**

- The Altamont Program, Inc./Schuyler Inn (2022-021S/HC01111) executed a Final Award Agreement (FAA) on July 2, 2024. The Altamont Program received a \$100,000 HHAP emergency shelter repair award reservation in April 2023 for repair work on an existing 96 unit/334-bed shelter. The Schuyler Inn is a 2-story building that serves homeless families with children in Albany County. The emergency shelter repair funding will be used to commercially clean the onsite kitchen and replace the walk-in freezer and refrigerators. Rachel Gaffey is the project manager.
- The Young Women's Christian Association of Rochester and Monroe County, NY (YWCA) (2023-010/HC01112) executed a FAA on July 16, 2024. YWCA received a \$4,066,513 HHAP award reservation in December 2023 for the substantial rehabilitation of a vacant former youth shelter to create 12 units/30 beds of emergency housing in Rochester for homeless families. The proposed renovations include health, safety, and accessibility upgrades; updated laundry facilities; a playroom and game room for children; and onsite support service space. Other sources of development funding include a sponsor loan for a total project cost of \$4,526,513. Katherine Blake is the project manager.
- St. Catherine's Center for Children (St. Catherine's) (2022-008S/HC01113) executed a FAA on August 9, 2024. St. Catherine's received a \$90,649 HHAP emergency shelter repair award reservation in June 2021 for the moderate rehabilitation of an existing 24 bed emergency shelter in Albany for homeless families. The proposed renovations include replacing the shelter's gutters and the current heating system. Other sources of development funding include a loan from Albany County and a sponsor loan for a total project cost of \$235,500. Katherine Blake is the project manager.

## Amendments

- Regional Economic Community Action Program, Inc. (RECAP) (J002/HC00104) executed an amendment to their FAA on May 16, 2024. RECAP previously received awards totaling \$1,150,430. RECAP received an additional sum of \$250,000 in May 2024 for repairs to address health and safety risks, bringing HHAP's total investment to \$1,400,430. The project includes 23 single room occupancy units of permanent supportive housing (PSH) for homeless individuals recovering from substance use disorder (SUD) or serious mental illness (SMI) in Middletown. The health and safety funding will include repairs to the following: retaining wall, the front facade, the main entrance drain and courtyard, plumbing, the drywall, drop ceilings, and flooring. Deadbolts will also be installed on all unit doors. Kate Jackett is the project manager.
- ETC Housing Corporation (ETC)/Evergreen Townhomes (2023-009S/HC00106) executed an amendment to their FAA on August 15, 2024. ETC previously received awards totaling \$3,143,960. ETC received a \$107,525 HHAP emergency shelter repair award reservation in December 2023, bringing HHAP's total investment to \$3,251,485. Evergreen Townhomes provides 21 units/58 beds of PSH and 12 units/24 beds of emergency housing for homeless singles and families in Plattsburgh. The emergency shelter repair funding will be used to replace hot water tanks, furnaces, ground-fault circuit interrupter (GFCI) outlets, bathroom flooring, smoke detectors, security cameras, and the removal of dead trees. Amanda Diller is the project manager.
- Cattaraugus Community Action d.b.a., Connecting Communities in Action (CCA)/Jefferson House Apartments (JHA) (L020/HC00242) executed an amendment to their FAA on August 16, 2024. CCA previously received HHAP award reservations totaling \$1,819,022. In June 2024 CCA received \$250,000 in HHAP health and safety funds, bringing HHAP's total investment to \$2,069,022. JHA is an eight unit/28 bed project for individuals and families experiencing homelessness. The funding will be used to upgrade building elevators and improve the building's security and the fire response systems. Other sources of funding include sponsor reserves for a total project cost of \$281,811. Qinesha Ayala is the project manager.
- Community Services for Every1 (CSE1)/ Community Services Sixth Housing LLC (2021-024/HC01062) held a ribbon cutting on July 12, 2024, and executed an amendment to their Final Loan Agreement (FLA) on August 27, 2024. See "Events and Ceremonies."

## Completed

- CAMBA/CAMBA Housing Ventures, Inc. (CHV)/ CHV Bedford Park L.P./ Bronx Grove (2018-008/HC01001) received a Temporary Certificate of Occupancy (TCO) for the building on 203rd Street on July 2, 2024, and a TCO for the building on 202nd Street on August 21, 2024. CHV received a \$7,500,000 HHAP award reservation in October 2018, and requested and received award increases of \$750,000 in December 2019 and \$500,000 in December 2023 for increased costs due to project delays, for a total HHAP investment of \$8,750,000. The Bronx Grove involved the new construction of 194 units of PSH for homeless families and individuals in the Bronx. Forty-eight units are reserved for chronically homeless families with one qualifying member living with a SMI, 19 units are reserved for homeless individuals aged 55 and over, 30 units are reserved for chronically homeless single adults living with an SMI, and 97 units are reserved for chronically homeless families. An additional 127 units are set aside for individuals and families who earn up to 80% of the AMI. There will be two, two-bedroom units for live-in superintendents, for a total of 323 units. Other sources of development funding include NYS Housing Finance Agency (HFA) bond financing, 4% Low-Income Housing Tax Credit (LIHTC) equity, and Supportive Housing Opportunity Program (SHOP) from Homes and Community Renewal (HCR); NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP), a deferred developer fee, and sponsor loans for a total project cost of \$165,538,218. Amanda Diller is the project manager.
- The Bridge, Inc./ Bridge Rockaway, L.P./ The Rockaway (2019-043/HC01027) received a TCO on July 22, 2024. The Bridge received a \$6,500,000 HHAP award reservation in February 2020 for the new construction of a two-tower residential building in Brownsville. The Rockaway includes 87 new units of PSH for single adults experiencing homelessness, of which 20 units are reserved for veterans with disabling conditions, 15 units are reserved for frail/elderly seniors, and 52 units are reserved for individuals living with an SMI. This is part of a larger 174-unit project, with the remaining units available to individuals and families earning 70% or less of the AMI. Other sources of development funding include NYS HFA bond financing, 4% LIHTC equity, and SHOP funds from HCR; Extremely Low & Low-Income Affordability (ELLA) funds through HPD; a sponsor loan; accrued interest, and a deferred developer's fee for a total project cost of \$106,194,475. Kathryn Andros is the project manager.
- The Doe Fund (TDF)/ 4519 WPR Apartments LLC/ White Plains Road (2019-014/HC01041) received a TCO on August 1, 2024. TDF received a \$4,900,000 HHAP award reservation in October 2019 and an award increase of \$620,875 in April 2023, for a total HHAP investment of \$5,520,875 for the new construction

of 98 units/171 beds of PSH in the Bronx. Forty-nine units will be for homeless individuals living with HIV/AIDS. An additional 48 units will be reserved for low-income individuals and families. There is also one unit for a live-in superintendent, for a total of 98 units. Other sources of development funding include LIHTC, SHOP funds, and HOME funding from HCR; New York State Energy Research and Development Authority (NYSERDA) Multi-Family New Construction Program funding; All Affordable NYC (ANYC); Solar Tax Credit Equity; a Merchant Capital Corporation Permanent Loan, deferred developers fee and funded reserves and accrued interest for a total project cost of \$49,977,035. Heather Lombardo is the project manager.

## **Events and Ceremonies**

- CSE1/ Community Services Sixth Housing LLC/ Apartments at the Lyceum (2021-024/HC01062) held a ribbon cutting on July 12, 2024, and executed an amendment to their FLA on August 27, 2024. CSE1 received a \$2,129,585 HHAP award reservation in December 2021 and received an award increase of \$418,590 in August 2024 due to cost overruns in the current market and delivery delays, for a total HHAP investment of \$2,548,175 for the substantial rehabilitation of the Apartments at the Lyceum, an existing historic structure in Buffalo. The project includes 12 units/16 beds of PSH for survivors of domestic violence and 30 additional units for community members earning up to 50% and 60% of the AMI, for a total of 42 units. Other sources of development funding include Clean Energy Initiative (CEI), Community Investment Funds (CIF), LIHTC equity, and Housing Trust Fund (HTF) from HCR; Federal and State Historic Tax Credits; City of Buffalo Urban Renewal Agency (BURA) HOME funds; Better Buffalo Fund (BBF); a sponsor loan; and a deferred developer fee for a total project cost of \$23,147,543. Heather Lombardo is the project manager.
- Comunilife, Inc./ El Hogar L.P. (2022-001/HC01106) held a groundbreaking ceremony on August 6, 2024. Comunilife received a \$5,948,127 HHAP award reservation in August 2022 for the new construction of 50 units/beds of PSH in the Bronx for homeless individuals who are age 55 and older. An additional 32 units will be affordable units for low-income seniors. There will also be one superintendent's unit, for a total of 83 units. The 10-story building will include an outdoor space and garden, a community room with a kitchen, computer stations, and laundry facilities. Other sources of development funding include

Federal and State HTF and LIHTC from HCR; NYC Resolution A; NYC HPD Senior Affordable Rental Apartments (SARA) Program; a bank loan; and a deferred developer fee for a total project cost of \$60,055,082. Heather Lombardo is the project manager.

There was no further discussion or comment.

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

### **Treasurer's Report**

John Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash balance available as of the date of the meeting was \$23,882,437.29. This included \$3,699,119.53 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Martin Robinson presented the following projects to the Board:

- Project Name: Catholic Charities of the Roman Catholic Diocese of Syracuse, Inc, d/b/a Catholic Charities of Chenango County. 2023-028
- Project Name: WellLife Network, Inc. 2023-033
- Project Name: PathStone Housing Action Corporation. 2024-021
- Project Name: Providence Housing Development Corporation. 2024-026

Martin Robinson reported that Catholic Charities, WellLife Network, PathStone, and Providence Housing projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended for each of these projects at that time.

There was no further discussion or comment.

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

### **Summary of State Fiscal Year 2024-25 HHAP Awards**

Brenda McAteer explained to the Board the status of applications reviewed in the period since the August Board meeting where the full appropriation of funding was awarded. The applications below were scored and, while they meet the threshold for funding, no additional funds were available at that time. These applicants were notified that their proposals will be held on a waitlist until the end of the state fiscal year and each

applicant will be offered technical assistance. If funding becomes available, either through a new appropriation for this state fiscal year or the recapture of funds, projects on the waitlist will be considered for funding in the order of the date of initial receipt. If no additional funding is available, these applicants will need to reapply after the passage of a new State Budget and the re-opening of the RFP. The RFP for existing emergency shelter repairs, however, remains open.

Settlement Housing Fund, Inc./Coney Landing

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

- Community Access Inc./Bryant Avenue
- The Doe Fund/ Casanova Residences

These applicants will be offered technical assistance.

Brenda McAteer reported that there were three applications under review at the time of the Board meeting, requesting approximately \$20 million in HHAP funding.

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. One emergency shelter repair application was included in the Board package.

There was no further discussion or comment.

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

## **Agency Reports:**

### **HCR**

Brett Hebner reported that HCR received 74 applications under the Multi-family Finance 9% LIHTC RFP. Award announcements are expected to be made in January. Brett Hebner also reported that HFA approved five 4% LIHTC and bond financed projects and one subsidy financed project in the Bronx, Albany, and Westchester counties as well as a preservation project in Binghamton. These projects encompass \$264 million in tax-exempt bonds and \$205 million in subsidies which contribute to the creation/preservation of over one thousand units of affordable and supportive housing.

### **OMH**

Suzanne Cook reported that OMH has four procurement opportunities currently available. Two opportunities are for the reallocation of apartment treatment programs,

one for the development and operation of a Community Residence single room occupancy in Broome County and one for the development of two short term transitional residence programs in Broome and Columbia counties. Suzanne Cook also reported that OMH is working with the ESSHI Interagency Committee on the RFP and locking in projects that have secured capital funding.

### **OASAS**

Esteban Ramos reported that the Office of Addiction Services and Supports (OASAS) continues to provide technical assistance and work with their colleagues on the ESSHI workgroup.

Esteban Ramos also reported that the Recovery Residences (Part 860) regulations had been adopted as of September 25, 2024, and can be found on the OASAS website.

Esteban Ramos stated that the first applications for voluntary certification of recovery residence are expected later this year. OASAS is also looking to expand their Transitional Safety Unit initiative.

### **OTDA**

Rick Umholtz thanked the team for their continued work as well as the work done during the Regional Meetings that were recently held with providers.

Rick Umholtz reported that the Solutions to End Homelessness Program (STEHP) award letters recently went out. Ninety-two applications were received, and 76 awards were made.

Rick Umholtz also reported that the Balance of State Continuum of Care (BoS CoC) is currently working on the application to HUD which is due at the end of October.

### **New/Other Business:**

The next HHAC Board meeting is scheduled to take place on Wednesday, December 4, 2024, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m.

Brett Hebner made a motion to adjourn the meeting which was seconded by Suzanne Cook. The motion carried. Rick Umholtz adjourned the meeting at 2:04 p.m.

## **218th HHAC Board Meeting Minutes**

### **Meeting date: December 4, 2024**

#### **Call to Order:**

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

#### **Members in Attendance:**

Brett Hebner, Board Member Designee representing Board Member Steven Weiss, Chairman of the NYS Housing Finance Agency (HFA); James Lupoli, Board Member Designee representing Board Member Commissioner Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Maggie Taylor, Advisory Board Member Designee representing Advisory Board Member Commissioner Chinazo Cunningham, M.D. of the Office of Addiction Services and Supports (OASAS).

#### **Others in Attendance:**

Dana Greenberg	HHAC President
Brenda McAteer	HHAC Vice President
John Cucinelli	HHAC Treasurer
Michael Washburn	HHAC Comptroller
Connie Adsitt	HHAC Assistant Comptroller
Amanda Diller	HHAC Secretary
Megan Van Geest	HHAC Assistant Secretary
Barbara Guzman	OTDA Division of Legal Affairs (DLA)
Ryan Szalkowski	HHAP Project Manager

#### **Items of Discussion:**

##### **Approval of Minutes**

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

## **President's Report**

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

## **Project-Related Milestones**

### **Pre-Construction Agreements**

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

### **Final Award and Final Loan Agreements**

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

- Credits (LIHTC); a sponsor loan, sponsor equity from the developer's fee, and a deferred developer fee for a total project cost of \$25,284,806. Martin Robinson is the project manager.
- WellLife Network, Inc. (WellLife)/ White Plains Road Apartments, LLC (2023-033/HC01116) executed a FLA on October 24, 2024. WellLife received a \$9,885,000 HHAP award reservation in April 2024 for the new construction of 82 units/beds of PSH housing in the Bronx. Forty-two units are for homeless individuals with a SMI and forty units are reserved for chronically homeless families and individuals. The remaining 53 units/122 beds will be for community members earning 30% to 80% of the AMI. One additional unit is reserved for a live-in superintendent, for a total of 136 units. The eight-story building will include laundry on each floor, an exercise room, bike storage, bike/scooter charging, a community room, playground, community space outdoors and 24/7 front desk staff. Other sources of development funding include NYS Housing Finance Agency (HFA) tax-exempt bonds, FHTF, SHOP, and LIHTC equity from HCR; a bank loan, and deferred developer fee for a total project cost of \$87,545,225. Katherine Blake is the project manager.

## **Amendments**

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

## **Completed**

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

## **Events and Ceremonies**

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

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

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

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

There was no further discussion or comment.

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

### **Comptroller's Report**

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

There was no further discussion or comment.

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

### **Treasurer's Report**

John Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash balance available as of the date of the meeting was \$29,813,614.14. This included \$8,839,665.69 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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

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

Ryan Szalkowski presented the following projects to the Board:

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

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

There was no further discussion or comment.

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

### **Summary of State Fiscal Year 2024-25 HHAP Awards**

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

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

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

- Housing Plus Solutions, Inc. - Keeping Families at Home
- ACMH, Inc. - Ilse Hoffman House.

These applicants will be offered technical assistance.

Up to \$1 million of the appropriation is allocated for existing emergency shelter repairs outside of NYC. Emergency shelter repair awards do not require HHAC Board approval pursuant to the policy adopted by the Board in August 2019. There were no emergency shelter repair applications under review at the time of the meeting.

There was no further discussion or comment.

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

## **Agency Reports:**

### **HCR**

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

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

### **OMH**

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

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

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

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

## **OASAS**

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

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

## **OTDA**

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

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

## **New/Other Business:**

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

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