



Office of Temporary and Disability Assistance

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Homeless Housing and Assistance Program (HHAP)

2020 Annual Report to the Governor and Legislature

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**Homeless Housing and Assistance Program
2020 Annual Report to the Governor and Legislature**

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Introduction

The Homeless Housing and Assistance Program (HHAP) was created in 1983 to provide capital grants and loans to non-profit corporations, charitable organizations, municipalities, and public corporations to acquire, construct or rehabilitate housing for persons who are homeless and are unable to secure adequate housing without special assistance. Projects eligible for HHAP funding may serve families, single persons, and youth, including those with special needs, such as homeless persons with mental illness, survivors of domestic violence, veterans, and persons living with HIV/AIDS. HHAP funds emergency shelter, transitional housing, and permanent supportive housing projects.

The Homeless Housing and Assistance Corporation (HHAC) is a public benefit corporation created in 1990 to administer HHAP funding. HHAC is a subsidiary of the New York State Housing Finance Agency (HFA), and staffed by the New York State Office of Temporary and Disability Assistance (OTDA). In accordance with Social Services Law section 44(7), the Commissioner of OTDA is required to submit to the Governor, the Temporary President of the Senate, and the Speaker of the Assembly an annual report detailing the progress and evaluating the results, to date, of HHAP.

HHAP was the first program in the country to target substantial financial resources for the development of homeless housing. New York State was the first in the nation to recognize the concept that more than bricks and mortar is needed to appropriately provide housing for the most vulnerable members of society. Through HHAP, New York State pioneered the development of supportive housing for individuals and families living with HIV/AIDS, low-demand housing for persons with mental illness and/or substance use disorders, and re-entry programs for formerly incarcerated men and women.

HHAP is responsive to locally identified community needs. Moreover, HHAP meets a distinct need within New York by developing housing that falls outside the purview of traditional low- and moderate-income housing initiatives. HHAP has provided capital funding for a wide range of housing types for various homeless special needs populations, including but not limited to:

- emergency and transitional facilities for survivors of domestic violence;
- programs for homeless and runaway youth;
- transitional housing for adolescents aging out of foster care;
- transitional programs for people in recovery from substance use; and
- supportive housing for homeless veterans, people living with HIV/AIDS, persons leaving correctional facilities, persons with substance use disorders, chronically homeless individuals, and persons with severe and persistent mental illness.

In many instances, HHAP is the only state resource available to fund the capital development of these types of projects.

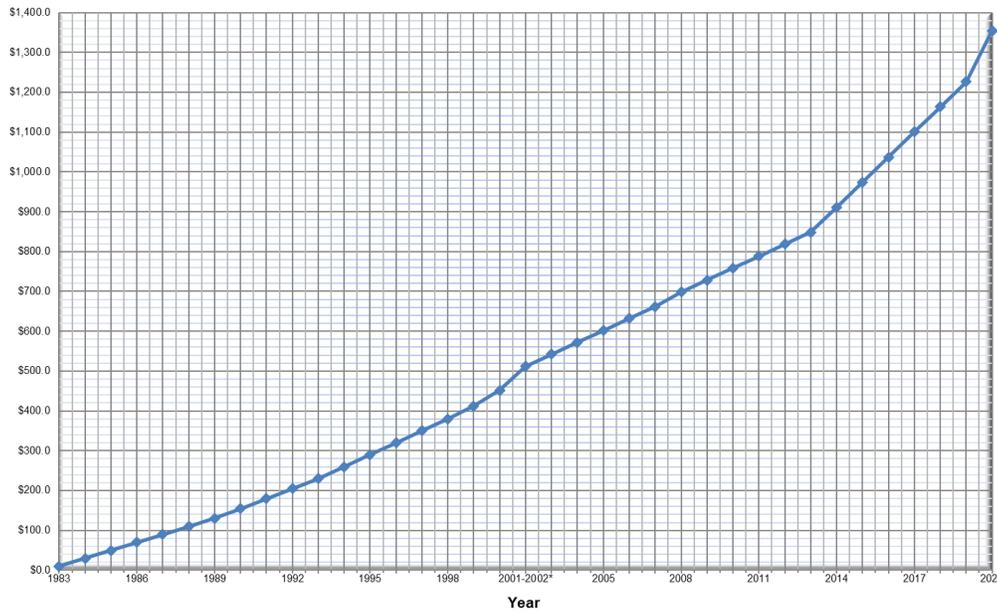
HHAP may be a homeless project's sole source of development funds, or HHAP funds may be combined with other State, federal, or local funding sources, or private funds. HHAP often works in tandem with other funding sources to develop mixed-use housing projects that provide supportive and affordable housing for both low-income and homeless individuals and families. HHAP funds may be used for various housing types, such as emergency, transitional, or permanent supportive housing. Housing types may be combined and designed at a scale that is appropriate to the community and population(s) to be housed.

HHAP funds are awarded through a Request for Proposals (RFP) process. Applicants and awardees represent a broad range of non-profit and charitable organizations and have experience in housing development, management, and/or the provision of social services. A relatively small number of grants have also been made to municipalities.

Summary of Awarded Funds

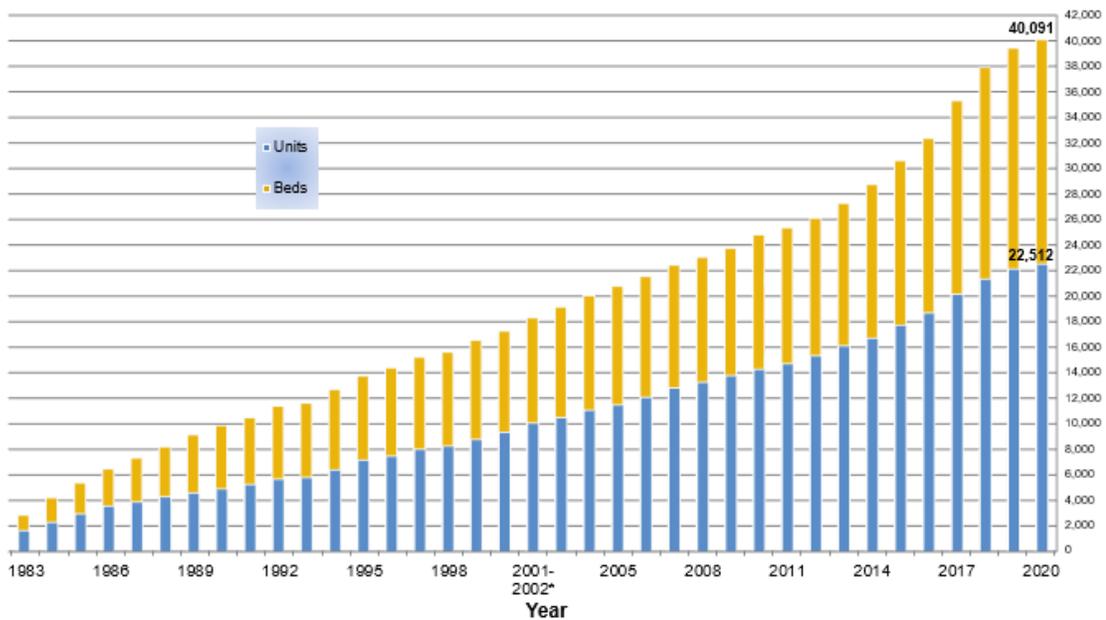
HHAP capital funds are primarily available for costs related to the actual process of housing development: property acquisition; demolition and site work; rehabilitation or new construction; equipment costs; and architectural and other professional fees. From the inception of the program in 1983 through SFY 2020-21, New York State has appropriated \$1,352,500,000 toward the development of 22,512 units of homeless housing.

CUMULATIVE FUNDS APPROPRIATED 1983-2020
(in millions of dollars)



For SFY's 1983-84 through 2020-21, not including MRT or IDDP.
SFY 2001-02 and 2002-03 appropriations were combined into one funding round.

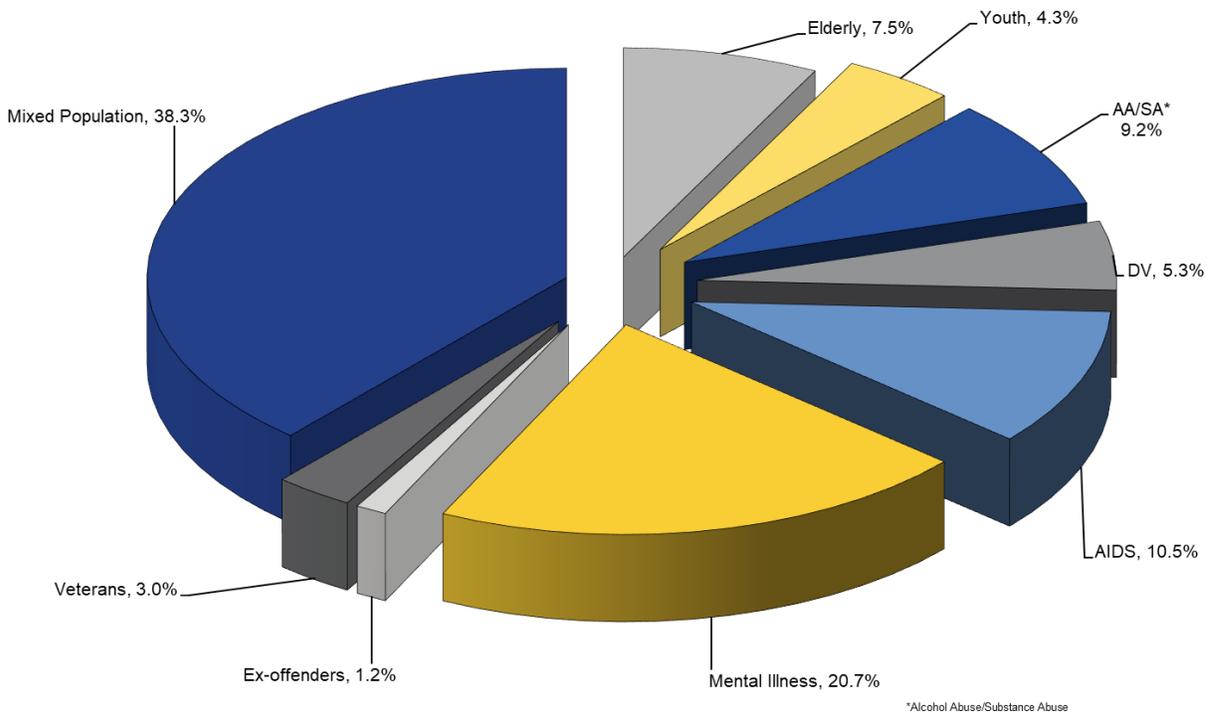
CUMULATIVE HHAP UNITS & BEDS



Populations Served by HHAP

Homelessness is often the result of underlying challenges that families and individuals must address to attain the highest possible level of independence. Based on community need, HHAC selects projects that target specific homeless sub-populations. Over the history of HHAP, funding has been provided to develop housing for homeless single persons and families who have histories of mental illness, substance use disorder, HIV/AIDS, and domestic violence. The program also serves homeless populations such as adolescents aging out of foster care, parenting teens, elderly persons, veterans and persons leaving correctional facilities. The chart below shows the units funded and identifies the special populations served.

Special Population Units Awarded 1983-2020

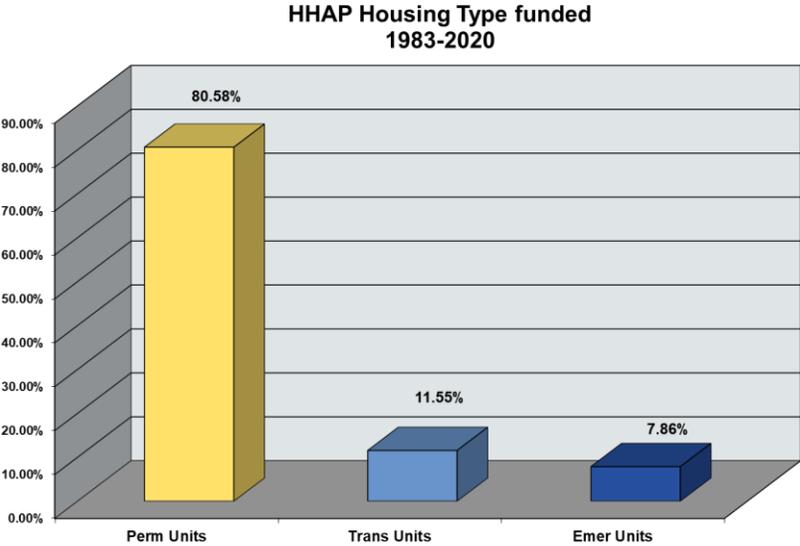


OTDA recognizes that housing is essential to a person's health and well-being and is the foundation upon which a comprehensive service plan is built. The agency also acknowledges that in addition to providing housing to homeless individuals and families, the underlying causes of homelessness for the populations served must be addressed. Therefore, HHAP requires that its programs incorporate appropriate support services for the populations housed. These support services are a distinctive feature of HHAP-funded projects. The provision of housing with support services is designed to help residents move toward increased self-determination and greater economic sufficiency.

HHAP Funding History

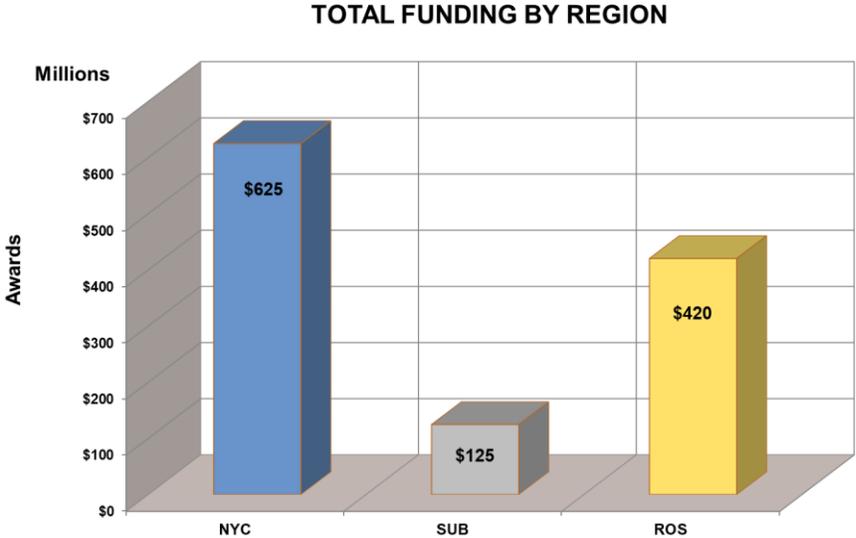
During the 37 years HHAP has been in operation, 795 projects throughout the State were approved for funding. Of these, 60 withdrew their funding reservation, which resulted in a total of 735 funded projects. These funded projects have yielded 22,512 units of housing with a total of 40,091 beds.

Over 80% of the units that HHAP funded provide permanent housing for homeless families and individuals. The remaining units provide housing in a transitional setting (generally up to 24 months) or on an emergency basis (30 days or less).



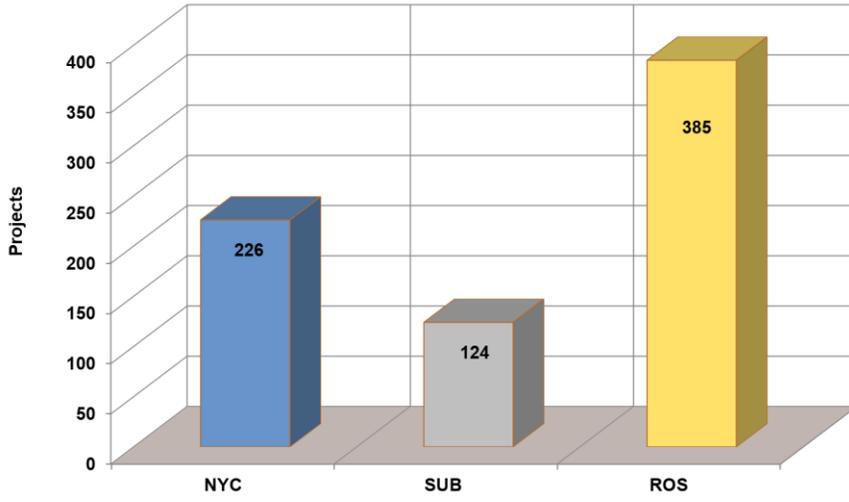
Regional Development HHAP Projects Awarded by Region 1983 – 2020

Approximately 53% of program funds committed to date were awarded to projects located in New York City. This reflects the size of the homeless population in New York City, the higher cost of housing, and the availability of non-profit sponsors. A total of 11% of the funding was committed to projects in suburban areas surrounding NYC (defined as Westchester, Nassau and Suffolk counties), and the remaining 36% was committed to projects in the rest of the state.



*Funds appropriated through SFY 2019-20; no awards made in calendar year 2020 from SFY 2020-21

NUMBER OF PROJECTS BY REGION



HHAP Projects Awarded by County

1983 – 2020*

*Funds appropriated through SFY 2019-20; no awards made in calendar 2020 from SFY 2020-21

New York City & Suburbs

County	Number of Projects	Amount Awarded
New York City		
NYC Total	226	\$624,830,838
Suburban		
Nassau	15	\$11,876,322
Suffolk	58	\$50,636,317
Westchester	51	\$62,035,804
Suburban Total	124	\$124,548,443

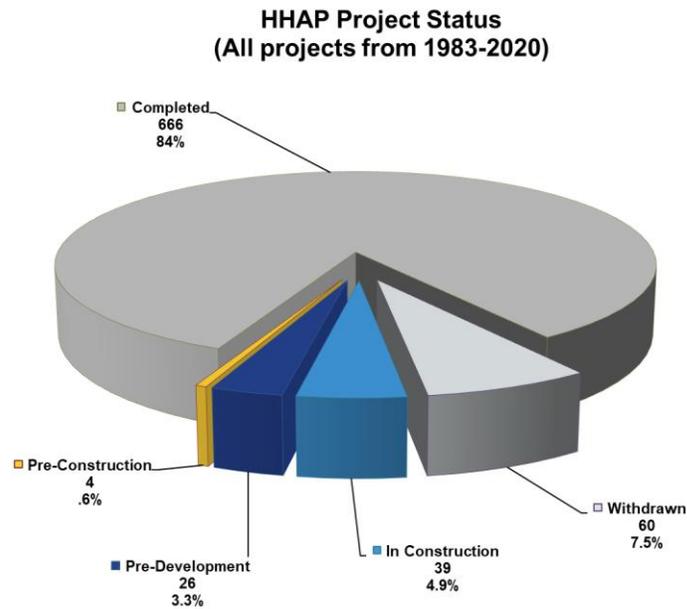
Rest of State

County	Number of Projects	Amount Awarded
Albany	35	\$36,551,376
Allegany	3	1,577,503
Broome	17	31,013,925
Cattaraugus	11	6,902,792
Cayuga	4	6,831,626
Chautauqua	9	5,664,479
Chemung	1	173,012
Chenango	1	198,500
Clinton	5	1,994,840
Columbia	6	3,027,695
Cortland	2	1,658,673
Dutchess	10	7,019,209
Dutchess/Ulster	1	950,000
Erie	42	49,280,068
Essex	1	74,000
Franklin	12	10,259,295
Fulton	3	4,622,858
Greene	1	152,000
Herkimer	1	219,265
Jefferson	7	4,978,814
Livingston	3	1,201,173
Madison	2	1,213,178
Monroe	34	34,872,398
Montgomery	1	550,000
Niagara	10	7,489,137
Oneida	19	28,539,978
County	Number of Projects	Amount Awarded

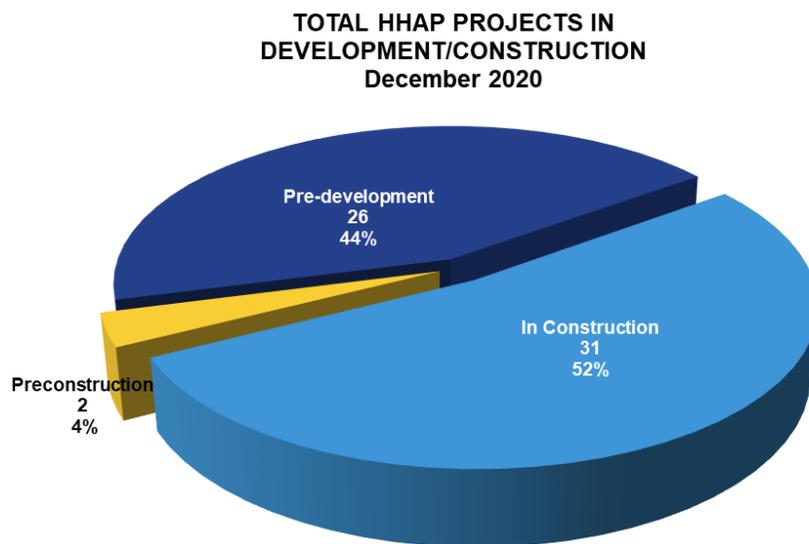
Onondaga	22	26,212,059
Ontario	7	11,194,488
Orange	11	16,481,729
Orleans	1	524,985
Oswego	5	12,007,370
Otsego	3	1,514,559
Putnam	3	1,021,067
Rensselaer	16	26,112,059
Rockland	3	2,540,926
Saratoga	8	7,801,066
Schenectady	7	14,104,135
Schoharie	2	345,290
Seneca	1	1,043,899
St. Lawrence	12	12,809,904
Steuben	8	6,702,482
Sullivan	2	258,321
Tioga	3	1,016,752
Tompkins	7	12,469,985
Ulster	9	4,747,490
Warren	5	7,049,232
Washington	1	2,509,858
Wayne	3	1,344,670
Wyoming	3	1,282,000
Yates	2	2,021,844
Rest of State Total	385	\$420,131,964
Withdrawals	60	\$0
Grand Total	795	\$1,169,511,245

HHAP Project Status

Under the purview of OTDA, HHAP has served as the cornerstone program for the development of housing for homeless individuals and families in New York State. Of all projects awarded HHAP funding to date, 84% have been successfully completed. Approximately nine percent of all HHAP projects are currently in pre-development, preconstruction or in construction, and fewer than eight percent have been withdrawn due to unforeseen problems.



Consistent with the mission of OTDA, HHAP continues to fund safe, affordable housing with services designed to move homeless families and individuals toward self-reliance and economic independence. The following chart denotes the development status of all HHAP projects that were in the development/construction process as of December 31, 2020.



2020 Accomplishments HHAP Projects Completed in 2020

During calendar year 2020, 20 HHAP projects completed construction, which resulted in the preservation or creation of 477 units and 701 beds of supportive housing. This represents an HHAP investment of over \$54 million. Please note that the one completed project with Medicaid Redesign Team (MRT) funding is summarized later in this report under “MRT Projects Completed in 2020.” Additionally, the three completed projects that received existing emergency shelter repair funding are summarized later in this report under “Existing Emergency Shelter Repair Funds.” The following is a summary of the remaining 16 completed projects that included HHAP funds:

The Doe Fund, Inc. (TDF)/ Rogers Apartments LLC (2015-002/HC00857) received a Temporary Certificate of Occupancy (TCO) on January 10, 2020. TDF received a \$5,133,891 HHAP award reservation in August 2015 for the new construction of an eight-story apartment building in Brooklyn, Kings County. The project, Crystal Tower, consists of 74 units of permanent supportive housing (PSH) for NY/NY III Population H, of which 69 are HHAP units and 49 are affordable/low-income units for income-eligible members of the community earning 50% and 60% of the Area Median Income (AMI).

Other sources of development funding include Bond financing through NYC Housing Development Corporation (HDC), NYC Housing Preservation and Development (HPD) low income housing tax credit (LIHTC) equity and Supportive Housing Loan Program (SHLP), HDC’s Extremely Low and Low-Income Affordability Program (ELLA), Reso A funds, New York State Energy Research and Development Authority (NYSERDA) and a deferred developer’s fee. The total project cost is \$57,570,028.

Operating revenues include New York City Housing Authority (NYCHA) Section 8 Project-Based Vouchers (PBV) for 115 units, and a NYC HIV/AIDS Services Administration (HASA) grant to fund support services at the property.

Support services include case management, care coordination, employment, health care, mental health treatment and substance abuse counseling.



Catholic Charities of Oneida/Madison Counties (CCOMC)/ Grady's Way (2017-020/HC00959) received a Certificate of Occupancy (CofO) on January 10, 2020 and completed rent up in July 2020. CCOMC received a \$2,281,972 HHAP award reservation in November 2017 to develop five congregate emergency shelter and three PSH units for male youth/runaways in Utica, Oneida County. Youths/runaways between the ages of 12 and 18 years old are housed in the emergency shelter component (known as Grady's Way), while youth between the ages of 18 and 24 years old are eligible for housing in the permanent units.

Other sources of development funding include a grant from the Community Foundation of Herkimer and Oneida Counties (CFHOC), and CCOMC agency funds, for a total project cost of \$2,344,140.

Operating revenue for the Grady's Way Emergency Shelter includes a per diem contract with the Oneida County Department of Social Services, a NYS Office of Temporary and Disability Assistance (OTDA) Solutions to End Homelessness Program (STHP) grant, and private donor contributions. Operating revenue for the permanent supportive housing units includes an Empire State Supportive Housing Initiative (ESSHI) award for three units, administered by OTDA, HUD-funded tenant-based rental assistance administered through an agreement with Central New York Services (CNYS), and tenant rents.

Support services for both the emergency shelter and permanent housing programs are provided by CCOMC, and include case management, individual and family counseling, peer support and daily living skills training.



Southern Tier Environments for Living, Inc. (STEL)/ Dunkirk Renovation and Ownership L.P. (2016-045/HC00940) completed rent-up in April 2020. STEL received a \$2,222,219 HHAP award reservation in April 2017 for the new construction of ten units of PSH for homeless singles with severe mental illness (SMI) in Dunkirk, Chautauqua County. An additional 39 units are for low-income individuals and families who earn up to 60% of the AMI.

Other sources of development funding include LIHTC, Housing Trust Fund (HTF), and Supportive Housing Opportunity Program (SHOP) through NYS Homes and Community Renewal (HCR), Rural Area Revitalization Project (RARP), NYS Office of Mental Health (OMH) Capital Funds, and a deferred developer fee for a total project cost of \$16,537,046.

Operating revenues include an ESSHI award for 10 units administered by OMH and tenant rents.

Support services will be provided by STEL and include counseling, psychoeducational services, skill development and a supportive living environment.



Utica Municipal Housing Authority (UMHA)/ Roosevelt Residences LLC (2016-029/HC00925) received a CofO for the final HHAP building on April 16, 2020. UMHA received a \$770,000 HHAP award reservation in January 2017 for the new construction of an affordable and supportive housing project in the Corn Hill section of Utica, Oneida County. The Roosevelt Residences consists of 50 housing units with 188 beds. There are eight HHAP units with a total of 19 beds, including five units reserved for homeless veterans. The remaining units target low-income families with incomes at or below 60% AMI.

Other sources of development funding include the City of Utica HOME funds, Housing Finance Agency's (HFA) New Construction Program (NCP), SHOP, Homes for Working Families (HWF) and accrued interest, a State of New York Mortgage Agency (SONYMA) loan, LIHTC equity, NYSERDA funds and a deferred developer's fee for a total project cost of \$15,805,158.

Operating revenues include an ESSHI award administered by OTDA, 25 Section 8 PBVs, and tenant rents.

Support services for the homeless veterans are provided by Central New York Veterans Outreach Center (CNYVOC), Soldier On, and the local Veterans Administration. The remaining homeless residents receive a full range of services through UMHA and local providers.



Rehabilitation Support Services, Inc. (RSS)/ Clinton Avenue Apartments (2018-003/HC00964) obtained a CofO on June 24, 2020 and rent-up of the building was completed in August. RSS received a \$2,536,734 HHAP award reservation in December 2018 for the new construction of 10 units of PSH for homeless individuals living with a SMI in Albany, Albany County. An additional 10 units are reserved for households earning at or below 50% of the AMI.

Other sources of development funding include funding from the HCR HTF, NYSERDA, Federal Home Loan Bank (FHLB), a Project Development Grant (PDG) from OMH and a contribution from the sponsor for a total project cost of \$5,648,373.

Operating revenues include an ESSHI award administered by OMH and tenant rents.

On-site support services are provided by RSS and include case management, budgeting assistance and referrals to various local support service providers through linkage agreements.



The City of Oneida Housing Authority (OHA)/ Jason Gwilt Apartments (2017-019/HC00962) obtained a CofO on July 7, 2020. OHA received a \$2,152,000 HHAP award reservation in October 2017 for the adaptive reuse of a vacant schoolhouse and new construction of a two-story building with 15 units of PSH for homeless frail elderly and disabled seniors in Verona Beach, Oneida County. An additional 35 units are reserved for low-income individuals and families who earn up to 50% of the AMI, for a total of 50 units. The Jason Gwilt Memorial Senior Apartments provides housing for both families and singles, a senior center and commercial space.

Other sources of development funding include HCR SHOP, Community Investment Fund (CIF) and LIHTC, a NYSERDA incentive, sponsor loan, and a deferred developer's fee, for a total project cost of \$16,050,847.

Operating revenues includes an ESSHI award for 15 units administered by the NYS Department of Health (DOH) and tenant rents.

Parkway Center provides support services for this project. Services include case management, financial education, advocacy, transportation, substance use treatment, job readiness training, nutrition education and recreational activities.



Cazenovia Recovery Systems, Inc. (Cazenovia)/ Benedict House (2017-014/HC00947)

obtained a Conditional CofO on July 30, 2020. Cazenovia received a \$4,617,447 HHAP award reservation in 2017 for the substantial rehabilitation of a school building in Buffalo creating 23 new studio units for homeless individuals who are recovering from substance use disorders (SUD).

An additional source of development funding includes a NYS Office of Addiction Services and Supports (OASAS) grant for a total project cost of \$4,667,447.

Operating revenue for the project includes an ESSHI award, administered by OASAS, project rent for office space on the first floor of the building, and tenant rents.

Cazenovia provides support services which include case management, relapse prevention, vocational training, medical/mental health treatment, General Education Diploma (GED) preparation and testing and financial services.



United Veterans Beacon House, Inc. (UVBH) (2016-017/ HC00953) obtained a CofO for the second of two sites on August 4, 2020; the first was received on December 16, 2019. UVBH received a \$1,547,164 HHAP award reservation in October 2016 for the new construction of three units of PSH for homeless veterans and their families in Suffolk County.

An additional source of development funding includes a sponsor contribution, for a total project cost of \$1,620,112.

Operating revenues includes an ESSHI award administered by OTDA and tenant rents.

Support services are provided by UVBH and include medical care, psychiatric care, crisis intervention, substance abuse treatment, employment services and VA benefits.



DePaul Properties, Inc. (DePaul)/ DePaul Utica, LP (2018-021/HC00970) obtained a CofO on September 8, 2020. DePaul received a \$4,689,000 HHAP award reservation in July 2019 for the new construction of 30 units of PSH for homeless individuals with SMI in Utica, Oneida County. This is part of a larger 60-unit project with 30 units for low-income individuals and families who earn up to 60% of the AMI.

Other sources of development funding include HTF, SHOP and LIHTC through HCR, a NYSEDA grant, a PDG from OMH, and a loan and deferred developer's fee from the sponsor, for a total project cost of \$19,354,076.

Operating revenues include an ESSHI award administered by OMH and tenant rents.

Support services are provided by DePaul and include comprehensive case management, mental health treatment, independent living skills training, substance abuse services, medical care, employment and education services.



H.E.L.P. Development Corp, Inc. (HELP)/ HELP Livonia II LLC (2015-016/HC00933) obtained a TCO on September 21, 2020, and has rented up all units. HELP received a \$1,250,000 HHAP award reservation in October 2015 for the new construction of 10 units of PSH for homeless families in Brooklyn, Kings County. Originally, an additional 40 units were set aside for low-income individuals and families, however, a design change resulted in an increase in the HHAP units to 15 and the total project units to 57. The building also contains commercial and community space.

Other sources of development funding include NYC HPD ELLA, Our Space Program and LIHTC equity; a permanent loan, deferred construction interest, a deferred developer fee, a sponsor loan and a Local Initiatives Support Corporation (LISC) loan for a total project cost of \$32,256,876.

Operating revenues include an OTDA New York State Supportive Housing Program (NYSSHP) grant, tenant rent and community space rental income.

Services are provided by HELP Social Service Corporation (HSSC), the social services arm of HELP USA, and include individual assessments, counselling, referrals to nearby HELP family, health, and workforce development services, and early childhood services including facility-based day care and recreational services.



Breaking Ground (BG) and African American Planning Commission (AAPC)/ Edwin's Place LP (2017-021/HC00952) obtained a TCO on September 22, 2020. BG received a \$7,000,000 HHAP award reservation in December 2017 for the new construction of Edwin's Place in Brooklyn, Kings County. This project consists of 80 units of PSH. Of these 80 units, 74 units are NY/ NY III units: 55 units are reserved for a Category A population, chronically homeless individuals with a serious and persistent mental illness (SPMI) and/or are mentally ill and chemically addicted (MICA), and 19 units are reserved for a Category D population, chronically homeless families living with a SPMI and/or MICA. The remaining six HHAP units are reserved for chronically homeless families and are not supported by NY/NY III. An additional 45 units are reserved for individuals and families with incomes at or below 60% AMI. There is also a unit for a live-in superintendent.

Other sources of development funding include 4% tax-exempt bond financing from HFA, HCR SHOP and LIHTC, HPD SHLP and a deferred developer's fee for a total project cost of \$75,051,824.

Operating revenue includes 80 Section 8 PBV administered by HPD, 74 NY/NY III services subsidies administered by NYC Department of Health and Mental Hygiene (DOHMH), eight PBV Veterans Affairs Supportive Housing (VASH) vouchers, tenant rents, commercial rent, and income from laundry services.

AAPC provides support services which include case management, crisis intervention and counseling, medication management, independent living skills, parenting skills, referrals to medical, mental health and substance use treatment services, vocational training and employment services, legal services and financial training.



CAMBA Housing Ventures (CHV)/ CHV 210-214 Hegeman Avenue L.P (2017-010/ HC00938) obtained a TCO on September 30, 2020. CHV received a \$5,498,735 HHAP award reservation in August 2017 to develop 42 units of PSH for formerly homeless individuals with SMI in the Brownsville section of Brooklyn, Kings County. This is part of a larger 71-unit project with the remaining units available to low-income working families earning up to 60% of AMI.

Other sources of development funding include NYC HPD, HCR LIHTC, and a permanent loan for a total project cost of \$28,765,285.

Operating revenue includes an ESSHI award administered by OMH, Shelter Plus Care (S+C) through HPD, resident rents, and Section 8 PBV for eight of the low-income units.

Support services are provided on- and off-site by CAMBA and other local agencies, and include mental health care, substance use disorder services, primary medical care, HIV/AIDS primary care, pre-natal and women's family care, education and youth development, economic development, benefits advocacy, independent living skills and family counseling.



Western New York Veterans Housing Coalition (WNYVHC)/ Stratford Arms Development, LLC (2017-011/HC00961) became fully-operational on October 2, 2020. WNYVHC received a \$1,318,316 HHAP award reservation in August 2017 to renovate 41 units to create 15 units of PSH for homeless veterans in Buffalo, Erie County. An additional 26 units will be reserved for individuals and families who are veterans, some of whom may also be homeless, for a total of 41 units. The project will provide housing for both families and singles.

Other sources of development funding include HTF and CIF from HCR, NYSEDA funding, WNYVHC funds and existing reserves for this project, for a total project cost of \$3,995,982.

Operating revenue includes S+C for the 15 HHAP units, tenant charges, laundry income and tenant rents.

WNYVHC provides support services for this project and includes case management, benefits advocacy, referrals to other agencies, budgeting and money management, independent living skills training, job skills training and social and recreational activities.



The Bridge, Inc./ 3500 Park Apts. L.P. (2017-007/HC00943) obtained a TCO on October 16, 2020. The Bridge received a \$6,500,000 HHAP award reservation in March 2017 for the new construction of a seven-story building including 69 units of PSH in the Bronx, Bronx County. Twenty-three units are for chronically homeless, mentally ill individuals, 23 units for homeless veterans and 23 units for homeless frail and elderly individuals. This is part of a larger 115-unit project with 46 units for low-income individuals and families.

Other sources of development funding include tax-exempt bonds from HFA, LIHTC equity, HCR SHOP, HPD SHLP, NYSERDA, a deferred developer's fee and accrued interest for a total project cost of \$48,245,376.

Operating revenue includes an ESSHI award administered by OMH, and tenant rents.

Support services are provided by The Bridge both on-site and off-site, as well as by local community support service agencies. Services include the development of individualized service plans, case management, benefit assistance, medication management, assistance with securing and maintaining psychiatric services, medical and dental treatment, crisis intervention, vocational services, activities of daily living skills training, peer assistance, family reunification, substance abuse counseling, referrals to recreation/leisure activities, in-home care and creative art therapies.



Finger Lakes United Cerebral Palsy, Inc. (FLUCP)/ Happiness House Apartments II, LLC (2018-005/HC00982) received a CofO on October 23, 2020. FLUCP received a \$1,962,500.00 HHAP award reservation in October 2018 for the new construction of nine units of PSH for homeless individuals in Canandaigua, Ontario County. Five units are reserved for individuals with a history of SUD and four are for homeless seniors over the age of 55. This is part of a larger 30-unit/49 bed project with 21 affordable housing units.

Other sources of development funding include LIHTC and SHOP through HCR, FHLB, Sponsor equity, NYSERDA funds, and a deferred developer's fee, for a total project cost of \$9,760,650.

Operating revenues include an ESSHI award administered by DOH for the nine units and tenant rents.

Support services are provided by FLUCP, Finger Lakes Area Counseling and Recovery Agency (FLACRA), Rochester Rehabilitation Center, and the Ontario ARC. Support services include substance use treatment, representative payee services, case management, benefits advisory and assistance, high school equivalence program, employment services, driving assessment and instruction, daily living skills training, environmental assessments, fall prevention, grief counseling, health care proxy, recreational and social activities for seniors and pet therapy.



Dimitri House, Inc./ Dimitri House Apartments (2019-023/HC00995) obtained a CofO on December 17, 2020. Dimitri House received a \$1,302,627 HHAP award reservation in October 2019 for the substantial rehabilitation of an existing building that will create six units of PSH for chronically homeless individuals in Rochester, Monroe County.

Other sources of development funding include a NYSERDA incentive and a sponsor contribution, for a total project cost of \$1,314,627.

Operating revenues include an ESSHI award administered by OTDA.

Support services are provided by Dimitri House and MC Collaborative, a local service provider, and include case management, mental health and substance use services, activities of daily living, assistance in obtaining entitlements, education and employment services and support networks.



Funds Awarded Through the HHAP Request for Proposals 2020 Calendar Year Awards (SFY 2019-20 and SFY 2020-21 HHAP RFPs)

To address the increased need for supportive housing for homeless families and individuals, the SFY 2020-21 appropriation for HHAP doubled from its appropriation in SFY 2019-20 to \$128 million. Due to the global COVID-19 pandemic, release of the HHAP RFP was delayed until September 2020 and no HHAP awards for SFY 2020-21 were made in calendar year 2020.

HHAP funds are awarded via an “Open Request for Proposals” (RFP) process whereby applications are accepted on a continuous basis and awards are made in the order in which proposals are received. This process allows flexibility in addressing emerging needs and makes it easier for applicants to time applications to coincide with project development timelines. It also allows applicants to coordinate requests for HHAP funding with other funding sources, such as HCR, HPD, HUD, and other entities that provide capital funding. An open RFP also aims to increase the efficiency and speed with which HHAP staff review applications as applications are reviewed on an ongoing basis rather than all at once.

The SFY 2020-21 HHAP RFP established certain funding priorities, including supportive housing projects that:

- Propose supportive housing developed using services and operating funding obtained through the Empire State Supportive Housing Initiative (ESSHI); or
- Propose supportive housing projects targeted to veterans. Such projects may serve single homeless veterans or homeless veterans and their families. In order to obtain priority points, the funding application must propose housing for veterans and: a) demonstrate a need for homeless veteran housing in the proposed community and b) include service agreements with a range of veterans’ service providers and clearly delineate processes for referral, intake, and the provision of supportive services that take into consideration the specific needs of homeless veterans and their families; or
- Applications that propose supportive housing projects targeted to long-staying families in emergency housing; or
- Applications where the majority of funding will come from a source, or sources, other than HHAC and at least 75% of the non-HHAP funding is already committed.

The 2020-21 RFP added a \$5 million set-aside for Housing for Veterans in addition to its historical \$5 million set-aside for Housing for Persons living with AIDS or HIV- Related Illness.

The SFY 2020-21 HHAP RFP continued the Existing Emergency Shelter Repair Initiative, which supports the Governor’s commitment to improve shelter conditions. Eligible applicants are owners or operators of existing emergency shelters outside of New York City. Eligible proposals are limited to those that would undertake critical health and safety improvements or assist with any current non-compliance issues that the shelter does not have the means to remedy. Repair costs of up to \$100,000 per facility are permitted. Four emergency shelter repair awards, totaling \$394,355 were awarded in calendar year 2020. All four awards were made from the SFY 2019-20 appropriation. There has been a great deal of interest in this initiative and it is anticipated that more awards from the SFY 2020-21 appropriation will be made in 2021.

As of December 31, 2020, two awards were made from the SFY 2019-20 HHAP appropriation. These two projects will provide 89 units of permanent supportive housing and 10 units (31 beds) of

emergency housing. The homeless populations served will include chronically homeless individuals, veterans, those suffering from a mental illness, and homeless seniors.

SPONSOR: The Bridge, Inc.

HHAP ID#: 2019-043

County: Kings

HHAP Request: \$6,500,000

Total Project Cost: \$99,164,972

Summary of Project: The Bridge, Inc. (The Bridge) requested \$6,500,000 in HHAP funds for the new construction of a two-tower residential building in the Brownsville section of Brooklyn, Kings County. The project will create 80 new units of permanent supportive housing, of which 16 units will be for single adult veterans, 12 will be for NYC Department of Homeless Services- (DHS) referred single frail/elderly adults and 52 will be for single adults living with SMI. This is part of a larger 174-unit project. The remaining 94 units will be available to low-income members of the community at varying AMIs. The building will also contain a light manufacturing center on the first floor which will be privately financed.

Operating revenue includes NYC 15/15 for the 52 SMI units, an ESSHI grant administered by OTDA for the remaining 28 HHAP units, tenant rents, laundry income, and rental income from the community space.

Support services will be provided by The Bridge and include case management, crisis intervention, vocational services, daily living skills training, peer assistance, family reunification and recreation.

SPONSOR: Shelters of Saratoga, Inc. (SOS)

HHAP ID#: 2019-030

County: Saratoga

HHAP Request: \$3,466,811.00

Total Project Cost: \$3,666,811.00

Summary of Project: SOS requested \$3,466,811 in HHAP funds for two purposes: the first is to rehabilitate two shelters to comply with OTDA's Division of Shelter Oversight and Compliance (DSOC) regulations, and the second is to purchase and rehabilitate a motel that will provide nine units of PSH for chronically homeless individuals. One of the two shelters is currently under contract with HHAP. This contract (HC00444) is for six units (12 beds); with this funding, this shelter's capacity will increase to seven units (21 beds). The second shelter, located next door, will remain two units (10 beds). The third site that is part of the project includes the rehabilitation of the motel and adding a new walkway that will connect the motel to a single-family structure, which will serve as a "Hospitality Center" for residents and include a communal kitchen, laundry facilities, dining room and office space on the first floor. The second floor will provide a one-bedroom apartment for a full-time property manager. Once completed, this project will include a total of 18 units (31 beds): nine units (nine beds) of PSH and nine units (31 beds) of emergency housing.

Operating revenues include shelter reimbursement for the emergency beds, an ESSHI grant administered by OTDA for the nine PSH units, subsidies for various grant sources and fundraising.

Support services will be provided by SOS and include creating an Independent Living Plan (ILP) to address needs and benefit assistance. Referrals are made to off-site community providers for treatment, counseling, legal services, vocational assistance, health, literacy training, care management, youth and DV programs.

Medicaid Redesign Team (MRT) Funds

Since State Fiscal Year 2012-13, the HHAP Request for Proposals (RFP) awarded a portion of capital funds from the Medicaid Redesign Team (MRT) allocation plan. These MRT funds are intended to develop supportive housing targeted to homeless high-cost Medicaid users. This initiative has already shown significant savings by decreasing hospitalizations, shortening length of stay in long-term care facilities, and reducing unnecessary emergency room visits. It is also expected to continue to improve health outcomes by providing support services in stable, supportive housing settings. Projects eligible for MRT funds through the HHAP RFP must provide permanent supportive housing to homeless single individuals who exhibit conditions or histories recognized as associated with high-cost Medicaid usage.

For SFY 2020-21, no MRT funds were allocated to HHAP, however, HHAP continues to support MRT-eligible projects through award of traditional HHAP funds. In 2018, a total of \$2,150,000 million in unspent MRT funding from a prior year was allocated to the CAMBA project, 2018-008. In 2019, an additional \$1,879,975 in MRT funding from a prior year's allocation, was also re-allocated to this same project.

*The chart on the next page lists all MRT-funded projects and the corresponding number of units.

2020 MRT Accomplishments

Projects Completed in 2020

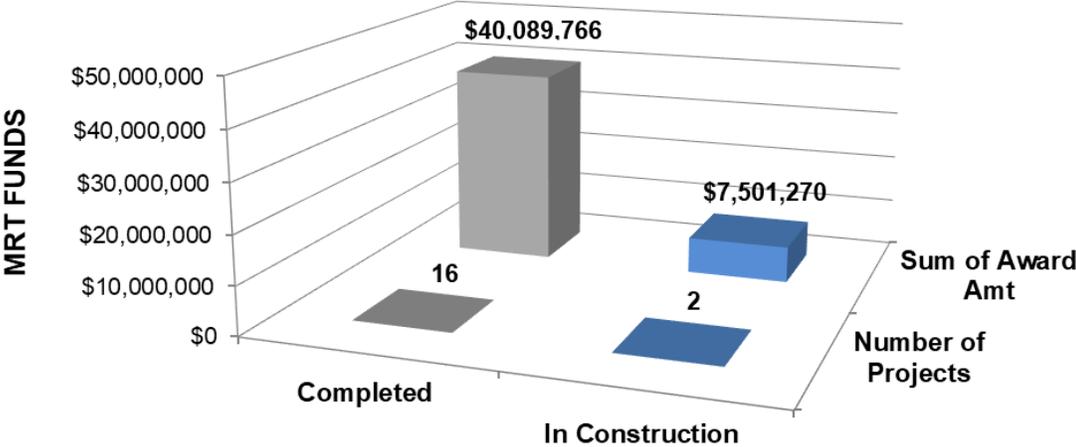
During calendar year 2020, one MRT-funded project was completed. As of December 31, 2020, 18 projects have been awarded funds through MRT, for a total of \$47,591,036. A total of 16 MRT projects have been completed: one in 2013, three in 2014, one in 2016, three in 2017, five in 2018, two in 2019, and one 2020. Two projects are currently in construction.

Below is a chart of all MRT projects and their status:

Sponsor	# of Units	MRT Award	Status
2011-003 Providence Housing	21	\$1,989,957	Completed
2011-009 Opportunities for Broome	22	\$3,482,479	Completed
2012-006 Polish Community Center	20	\$3,655,438	Completed
2012-024 Mercy Haven	17	\$4,240,376	In Construction
2012-028 Finger Lakes UCP	7	\$1,435,535	Completed
2013-028 Evergreen/ STEL	28	\$1,500,000	Completed
2013-030 Concern – Middle Island	37	\$5,423,913	Completed
2013-031 Mental Health Assoc. of Columbia/ Greene	15	\$1,730,131	Completed
2014-016 Common Ground – Park	20	\$2,000,000	Completed
2014-020 PCMH - Marion	50	\$4,230,769	Completed
2014-033 The Doe Fund - Webster	41	\$3,676,351	Completed
2015-003 Albany Damien Center	20	\$4,316,789	Completed
2015-006 Opportunities for Broome – Carroll St.	4	\$741,128	Completed
2015-018 JCTOD	8	\$800,000	Completed
2015-033 Housing Visions – Ethel Chamberlain	10	\$2,320,000	Completed
2015-035 St. Joseph's Addiction Treatment and Recovery Centers, Inc.	5	\$711,189	Completed
2016-006 Polish Community Center of Buffalo	17	\$2,076,087	Completed
2018-008 CAMBA – 202 nd St.	77	\$3,260,894	In Construction
	419	\$47,591,036	

Status of MRT-Funded Projects

SFY 2012-13 to SFY 2020-21



MRT Project Completed in 2020

The Polish Community Center of Buffalo, Inc, d/b/a Lt. Colonel Matt Urban Center (2016-006/HC00951) obtained its CofO on March 30, 2020. The Lt. Colonel Matt Urban Center received a \$3,112,670 HHAP award reservation in June 2016 to create 27 units of PSH for homeless individuals in Buffalo, Erie County, consisting of 11 units for homeless individuals with a SMI and 16 units for homeless individuals with a SUD.

Other sources of development funding include HTF and CIF from HCR, Federal and State Historic Tax Credits, FHLB, HOME funds through the City of Buffalo, NYSEDA and a deferred developer's fee for a total project cost of \$10,725,240.

Operating revenues include an ESSHI award administered by OASAS and tenant rents.

Support services are provided by BestSelf, the ESSHI award recipient, and include budgeting, independent living skills, job skills training/volunteering, medical care and legal services.



Existing Emergency Shelter Repair Funds

Since State Fiscal Year 2017-18, the HHAP RFP has awarded a portion of capital funds to existing emergency shelters for health and safety repairs. In support of the Governor’s initiative to improve shelter conditions, up to \$1,000,000 of the HHAP annual appropriation has been made available for such repairs. Eligible applicants are owners or operators of existing emergency shelters outside of New York City. Funding is limited to proposals that will undertake facility improvements critical to the health and safety of shelter residents and/or assist the shelter with any current non-compliance issue(s), which the shelter does not otherwise have the means to remedy. Repair costs of up to \$100,000 per facility may be requested and no project may be awarded more than \$100,000 under this category.

2020 Shelter Repair Accomplishments Projects Completed in 2020

During calendar year 2020, three shelter repair projects were completed. As of December 31, 2020, 19 shelter repair projects have been awarded funds, for a total of \$1,810,835. One shelter repair project was completed in 2018 and three in 2020. Four projects are currently in construction and 11 projects are in pre-development/awarded.

Status of Existing Emergency Shelter Repair Funded Projects

Sponsor	County	Award Amount	Scope of Work	Status	Application Year
Salvation Army – Syracuse	Onondaga	\$100,000	Windows and HVAC	Completed	SFY 17-18
Tempo Development Company	Monroe	\$100,000	Roof replacement, insulation, replacement of furnace and hot water heater	Completed	SFY 17-18
Family Service League (FSL) – Linkage Center	Suffolk	\$100,000	Repairs to front door and building exterior, adding showers	In Construction	SFY 18-19
FSL – Brentwood	Suffolk	\$100,000	Repair to elevators and lighting in resident’s rooms	Pre-development	SFY 18-19
FSL – Terryville	Suffolk	\$100,000	Replacement of roof and windows	Pre-development	SFY 18-19
Community Housing Innovations (CHI) – 44 Grand	Orange	\$100,000	Renovations of bathrooms and windows	Pre-development	SFY 18-19
CHI – 275 St. Johns	Suffolk	\$100,000	Renovations to the septic system, HVAC, driveway and sidewalk	Pre-development	SFY 18-19
Bethany House – 102 Whitehouse	Nassau	\$90,000	Build a second means of egress	In Construction	SFY 18-19
Family Promise	Erie	\$100,000	Installation of a sprinkler system (including a new 4” water line from the street), construction of three family units, an emergency exit, plumbing and construction of a family sized bathroom and hot water tank	Completed	SFY 18-19
Bethany House – 118 Manhattan	Nassau	\$40,000	Upgrade HVAC and replace flooring	Completed	SFY 18-19
Bethany House – 760 Prospect	Nassau	\$100,000	Build a second means of egress and kitchen upgrades	In Construction	SFY 18-19

CHI – 15 Koren	Suffolk	\$100,000	Eliminate violations identified by the local building department related to improper permits from the previous owner, including: removal of walls and bathroom from illegally finished basement, removing illegal rear deck, bringing 2 nd floor dormer up to code, upgrades to bathroom and electrical to bring up to code.	Pre-development	SFY 18-19
Genesis House of Olean	Cattaraugus	\$86,480	New HVAC and hot water heater. Upgrades to the insulation, security system, bathrooms, deck/stairs, interior and exterior lighting, updated wiring, a new electrical panel and new smoke/carbon monoxide detectors.	Pre-development	SFY 18-19
Volunteers of America	Monroe	\$100,000	Replace flooring and windows. Install eight additional cameras. Repairs to sidewalk and railing replacement.	Pre-development	SFY 18-19
Joseph's House	Rensselaer	\$100,000	Replace windows and flooring	Pre-development	SFY 19-20
Spiritus Christi	Monroe	\$100,000	Structural reinforcement to the kitchen floor framing, replacement of the kitchen floor, cabinets and countertops and upgrades to one bathroom	Pre-development	SFY 19-20
Rescue Mission Alliance of Syracuse	Onondaga	\$100,000	Replacement of the lockers in the facility, providing new lockers at this location will allow residents a safe and secure space for their belongings.	Pre-development	SFY 19-20
Saving Grace Ministries	Erie	\$94,355	Replace the boiler and update the flooring and fire safety system.	Pre-development	SFY 19-20
Lifting Up Westchester	Westchester	\$100,000	Roof replacement	In Construction	SFY 19-20

Bethany House of Nassau County Corporation (Bethany House) (2018-059S/HC00990) completed shelter repairs on May 28, 2020. Bethany House received a \$40,000 HHAP award reservation in July 2019 for repairs to a 19-bed emergency shelter for homeless women and children in Nassau County. Repairs included replacing an air conditioning unit, floor and tiles, door locks and installed surveillance equipment in the playroom.

Operating revenue is based on per diem from Nassau County Department of Social Services, US Department of Federal Emergency Management Agency (FEMA) funds and fundraising, as needed.

Support services are provided by Bethany House and include case management, benefit assistance, food and referrals to community resources and treatment.



The Salvation Army (2017-027/HC00984) completed construction on June 8, 2020. The Salvation Army received an HHAP award reservation of \$100,000 in February 2018 for emergency shelter repairs to an 81-bed shelter for homeless families in the City of Syracuse, Onondaga County. Repairs included replacing 42 windows and improving the HVAC system efficiency and operation. The Salvation Army also provided funding for a total project cost of \$270,565.

Operating revenue includes a reimbursement from the Onondaga County Department of Social Services.

The Salvation Army provides support services for this project and includes case management, educational programs, counseling, parenting supports and referrals to medical, mental health and substance abuse programs.



Family Promise of Western New York (FPWNY) (2018-057/ HC00978) obtained a CofO on July 31, 2020. FPWNY received a \$100,000 HHAP award reservation in July 2019 to remodel their existing Day Center serving homeless families in Buffalo, Erie County, into an overnight shelter. Renovations include the installation of a fire sprinkler system, repair of a damaged emergency exit door, development of additional lavatory and shower amenities and construction of three new family units, effectively doubling housing capacity from three units/fourteen beds to six units/thirty-one beds.

Other sources of development funding include FPWNY agency funds comprised of grants and donations from various private foundations for a total project cost of \$159,096.

Operating revenues include a per diem contract with the Erie County Department of Social Services and OTDA.

Support services are provided by FPWNY and include individualized case management and family enrichment activities.



Operational Portfolio - Summary of 2020 Activities and Accomplishments

HHAC has continued active oversight and support of its portfolio of operating projects through monitoring, reporting, and provision of technical assistance. In addition, HHAC is responsible for the review and approval of requests to draw upon HHAC-funded reserves, the procurement of Technical Assistance (TA) providers, auditing services for HHAC's annual audit, and compliance with the Public Authorities Law.

HHAP's portfolio of operating homeless housing projects currently consists of 375 projects and 546 sites. These projects provide a total of 9,987 units and over 16,315 beds. The value of the portfolio in terms of the HHAP investment is \$841,253,608.63. While several new projects became operational in 2020, the operational phases for five projects ended in 2020. These projects were removed from the portfolio figures.

Oversight

HHAP reviews projects' annual operating reports that include project operating data, budgets, audited financial statements, a description of support services and tenant accomplishments and documentation of insurance and payment of taxes. In addition to reviewing the annual reports, OTDA staff complete monitoring visits annually. This year, due to the COVID-19 pandemic and in order to assure the safety of project residents, site staff, and OTDA Bureau of Housing and Support Services (BHSS) staff, site monitoring visits were conducted remotely beginning in April 2020. Other typical site visits, such as those for newly operational projects, were also conducted virtually. The annual reporting and monitoring process affords the opportunity to correct minor operational and contract compliance issues, as well as provide informal technical assistance to improve the operation and viability of HHAP projects.

Technical Assistance

HHAP manages the procurement and provision of professional Technical Assistance (TA) resources to assist HHAP projects in development and operation. In 2016, a Request for Qualifications (RFQ) for TA services was released to procure TA providers for a five-year period from 2016-2021. HHAP provided a range of technical assistance to various operational projects during 2020 including, but not limited to, board of directors training, capital needs assessment, property management, audit review and legal assistance.

Conclusion

As noted in the introduction, New York was the first state in the nation to create a state-funded program dedicated solely to the development of housing for homeless families and individuals. In creating HHAP, New York developed a unique program with the ability to meet many distinct and dynamic local needs. The population served by HHAP consists of extremely low-income households, typically with multiple barriers to remaining independently housed. Disabilities such as mental illness, substance use disorder, or health conditions often compound issues such as lack of education, negative employment history, and lack of basic skills. These factors often result in an inability to obtain and retain affordable, stable housing. The primary focus of traditional housing programs is to provide housing only. In contrast, the goal of HHAP is to provide housing accompanied by a range of support services needed to assist formerly homeless individuals and families and help them remain stably housed.

The architects of HHAP recognized that New York's most vulnerable, economically disadvantaged people need more than a roof over their heads in order to achieve the greatest level of independence possible. In addition to affordable housing, many homeless families and individuals need assistance connecting with critical baseline services such as public assistance, the Supplemental Nutrition Assistance Program, Supplemental Security Income, and Medicaid in order to achieve basic stability. Once stabilized and in affordable housing, these individuals and families can then focus on long-term objectives such as family reunification, education and employment. Subsequent to the establishment of HHAP, New York created a number of wrap-around support service programs that assist homeless and at-risk households. These programs, also administered by OTDA, are designed to provide critical financial assistance to not-for-profit operators of supportive housing. These services ensure the long-term financial viability of HHAP projects and appropriate services to homeless residents.

OTDA collaborates with social services districts across the state. OTDA also works with federal funders, other State agencies and not-for-profit partners to meet emergent local needs. In many instances, without HHAP funding, critically necessary emergency or transitional housing needs would go unmet because HHAP is the only State funding source available to address them.

The need for HHAP is greater than ever, and the program remains a cost-effective housing solution. The cost effectiveness of supportive housing has been well documented by leading experts who have proven that supportive services can result in reductions in shelter stays, emergency health services, incarceration and institutionalization. (See The National Academic Press 2018; The British Journal of Social Work 2017; the Social Services Review 2014). In summary, HHAP projects provide localities with a cost-effective tool to reduce homelessness in communities across the State.

Glossary

AA/SA- Alcohol Abuse/ Substance Abuse
AMI- Area Median Income
BHSS – Bureau of Housing and Support Services
CIF – Community Investment Fund
CofO- Certificate of Occupancy
DHS – NYC Department of Homeless Services
DOH – NYS Department of Health
DOHMH – NYC Department of Health and Mental Hygiene
DSOC – NYS OTDA Division of Shelter Oversight & Compliance
DV- Domestic Violence
ELLA – NYC Extremely Low and Low-income Affordability
ESSHI- Empire State Supportive Housing Initiative
FEMA – U.S. Department of Federal Emergency Management Agency
FHLB- Federal Home Loan Bank
HASA- NYC HIV/AIDS Services Administration
HCR- NYS Homes and Community Renewal
HDC – Housing Development Corporation
HFA- NYS Housing Finance Agency
HHAC- Homeless Housing and Assistance Corporation
HHAP- Homeless Housing and Assistance Program
HPD- NYC Housing Preservation and Development
HTF- Housing Trust Fund
HUD – U.S. Department of Housing and Urban Development
HWF – Homes for Working Families
IDDP- Infrastructure Development Demonstration Program
ILP – Independent Living Plan
LISC – Local Initiative Supportive Corporation
LIHTC- Federal Low-Income Housing Tax Credits
MICA- Mentally ill and chemically addicted
MRT- Medicaid Redesign Team
NCP – New Construction Program
NYCHA – NYC Housing Authority
NYSERDA- NYS Energy Research Development Authority
NYSSHP – New York State Supportive Housing Program
OASAS- NYS Office of Addiction Services and Supports
OMH- Office of Mental Health
OTDA- Office of Temporary and Disability Assistance
PBV – Project Based Vouchers
PDG – Project Development Grant
PSH- Permanent Supportive Housing
RARP – Rural Area Revitalization Program
RFP- Request for Proposals
RFQ- Request for Qualifications
SFY- State Fiscal Year
SHOP – Supportive Housing Opportunity Program
SHLP- Supportive Housing Loan Program
SMI- Serious Mental Illness
SPMI – Severe and Persistent Mental Illness
SONYMA – State of New York Mortgage Agency
S+C – Shelter Plus Care
SUD – Substance Use Disorder
TA – Technical Assistance
TCO- Temporary Certificate of Occupancy
VASH- Veterans Affairs Supportive Housing