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Governor

## **Office of Temporary and Disability Assistance**

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# **Homeless Housing and Assistance Program (HHAP)**

2021 Annual Report to the Governor and Legislature

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# Homeless Housing and Assistance Program 2021 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.

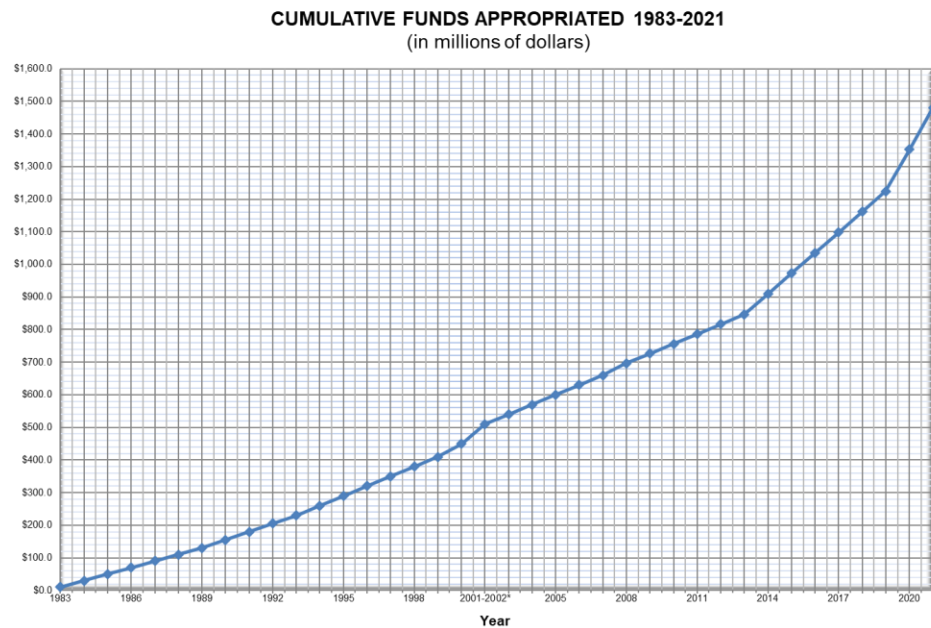
HHAP may be a homeless project's sole source of development funds, or HHAP funds may be combined with other State, federal, or local funding sources, or private funds. HHAP often works in tandem with other funding sources to develop mixed-use housing projects that provide supportive and affordable housing 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.

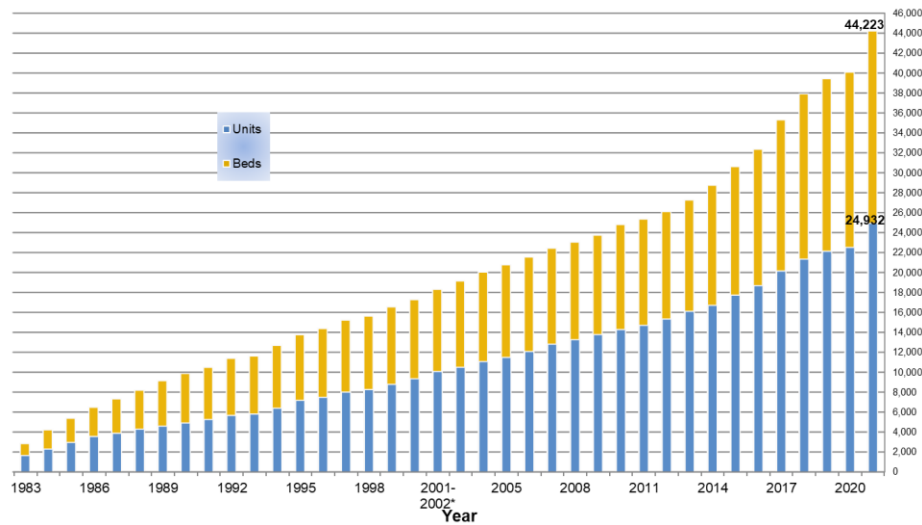
Summary of Awarded Funds

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. Funds are also utilized for HHAP operating and administrative expenses, such as architectural oversight, Technical Assistance (TA) and property management. From the inception of the program in 1983 through SFY 2021-22, New York State has appropriated \$1,478,500,000 toward the development of 24,932 units of homeless housing.



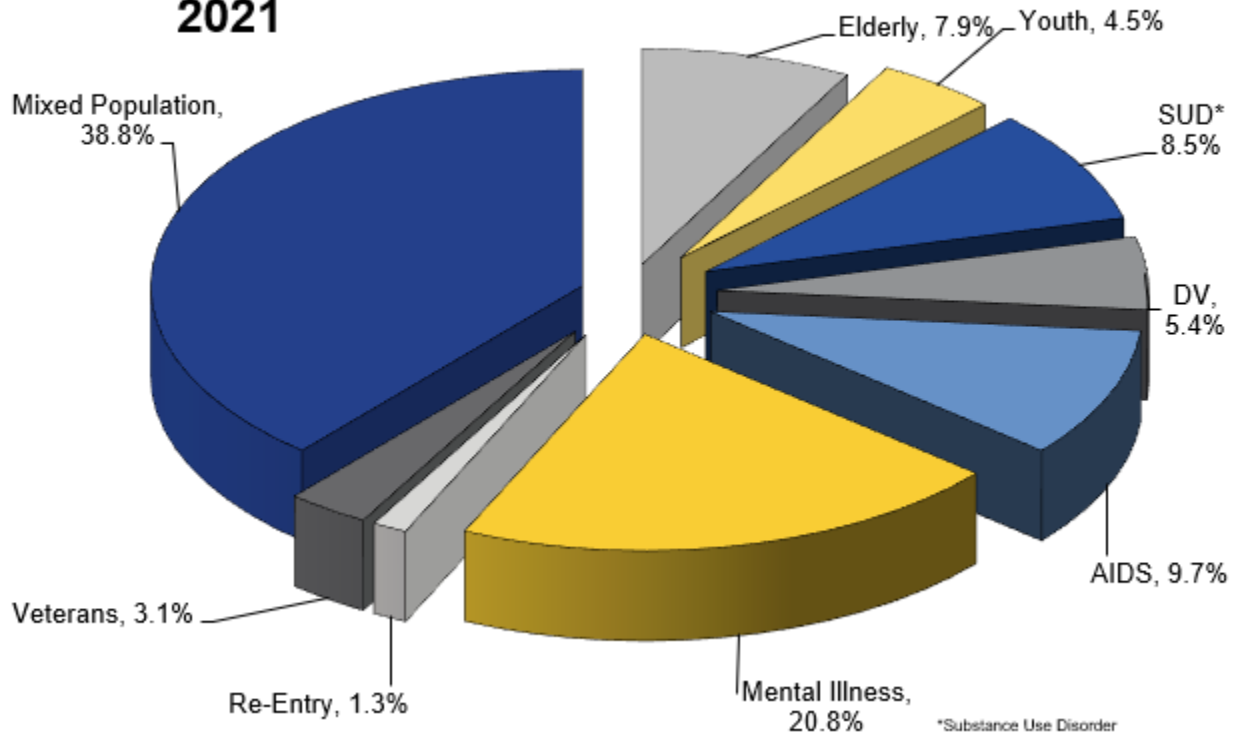
SFY 2001-02 and 2002-03 appropriations were combined into one funding round.

### CUMULATIVE HHAP UNITS & BEDS



### Populations Served by HHAP

#### Special Population Units Awarded 1983-2021



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.

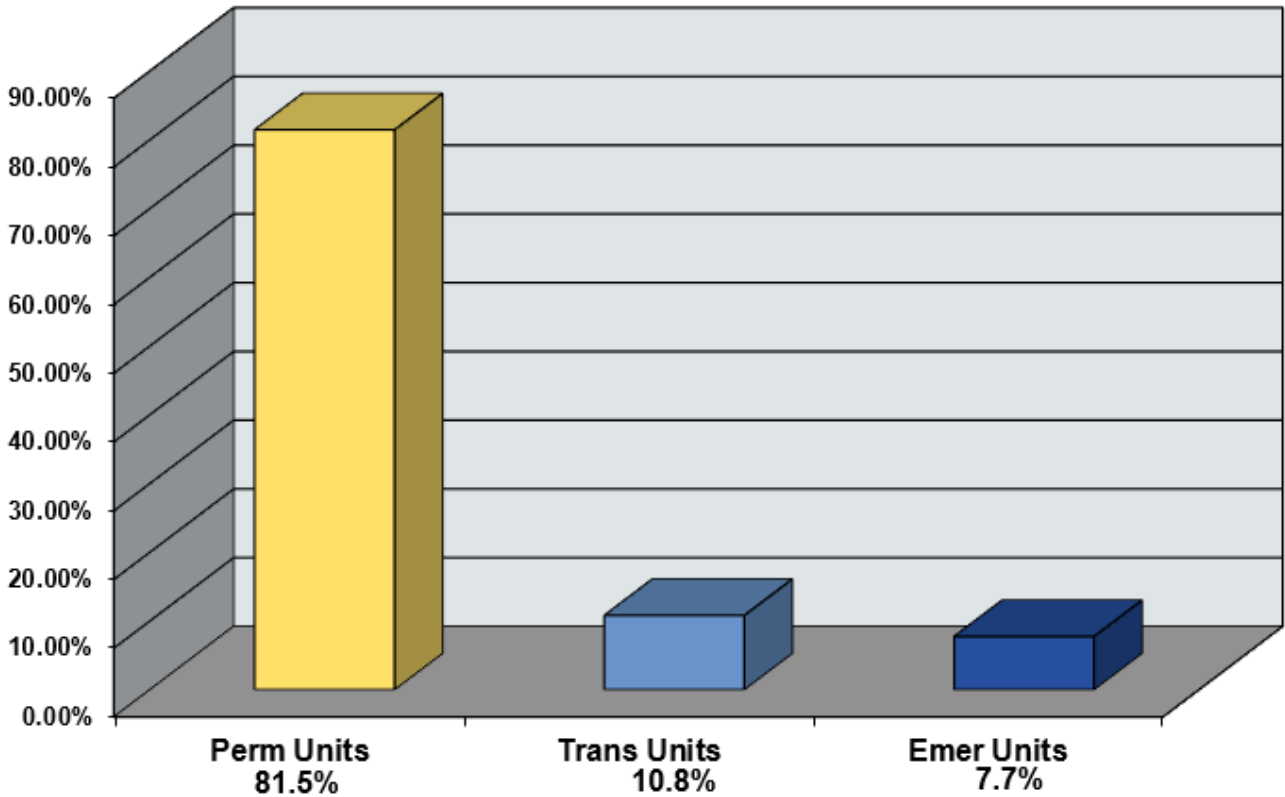
OTDA recognizes that housing is essential to a person's health and well-being and is the foundation upon which a comprehensive service plan is built. The agency also acknowledges that in addition to providing housing to homeless individuals and families, the underlying causes of homelessness for the 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 38 years HHAP has been in operation, 846 projects throughout the State were approved for funding. Of these, 63 withdrew their funding reservation, leaving a total of 783 funded projects. These funded projects have yielded 24,932 units of housing with a total of 44,223 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).

### HHAP Housing Type funded 1983-2021

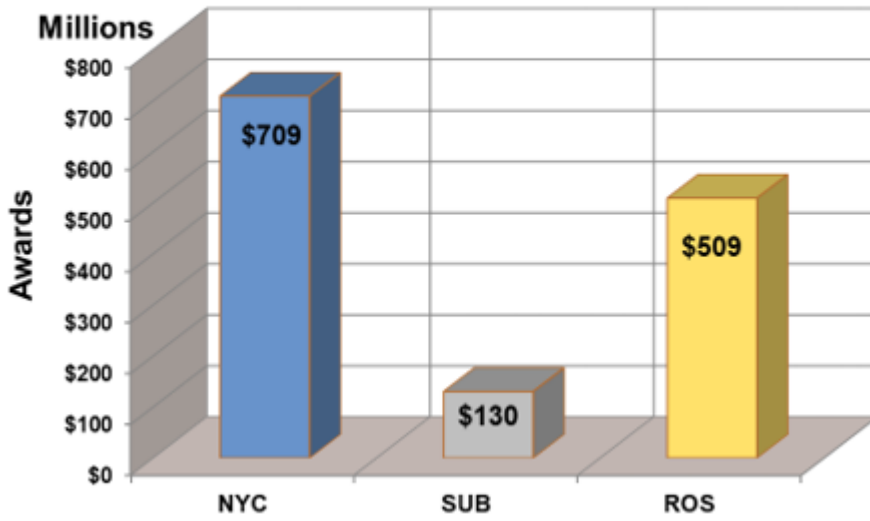


### Regional Development HHAP Projects Awarded by Region 1983 – 2021

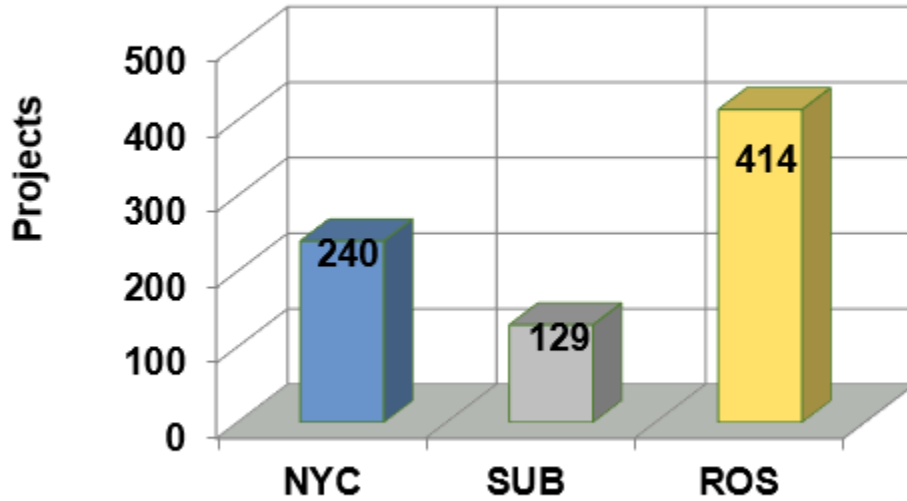
Approximately 52% of program funds committed to date were awarded to projects located in New York City. This reflects the size of the homeless population in New York City, the higher cost of housing, and the availability of non-profit sponsors. A total of 10% of the funding was committed to projects in suburban areas surrounding NYC (defined as Westchester, Nassau and Suffolk counties), and the remaining 38% was committed to projects in the rest of the state. While NYC has the highest costs to develop, ROS has the most funding awards.



### TOTAL FUNDING BY REGION



### NUMBER OF PROJECTS BY REGION



## HHAP Projects Awarded by County 1983 – 2021\*

### New York City & Suburbs

County	Number of Projects	Amount Awarded
<b>New York City</b>		
<b>NYC Total</b>	<b>240</b>	<b>\$708,797,046</b>
<b>Suburban</b>		
Nassau	16	\$17,376,322
Suffolk	60	\$50,784,317
Westchester	53	\$62,190,671
<b>Suburban Total</b>	<b>129</b>	<b>\$130,351,310</b>

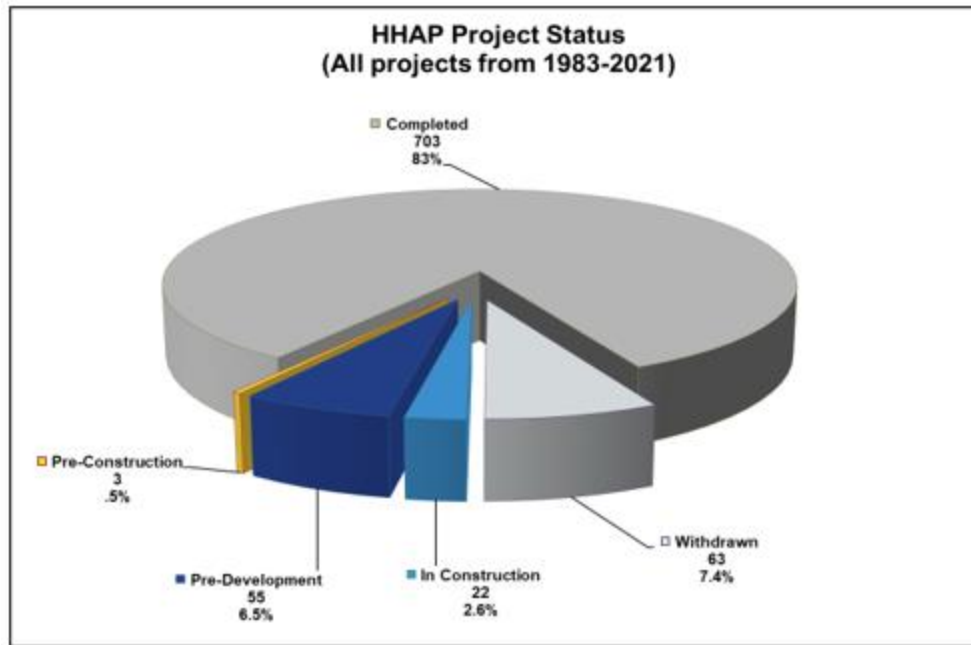
### Rest of State

County	Number of Projects	Amount Awarded
Albany	40	\$44,092,703
Allegany	3	1,577,503
Broome	17	31,013,925
Cattaraugus	12	10,402,792
Cayuga	4	6,831,626
Chautauqua	10	9,846,055
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	46	64,939,552
Essex	1	74,000
Franklin	13	15,059,295
Fulton	3	4,622,858
Genesee	1	4,764,760
Greene	1	152,000
Herkimer	1	219,265
Jefferson	7	4,978,814
Livingston	3	1,201,173
Madison	3	3,213,178
Monroe	39	59,365,207
Montgomery	1	550,000
Niagara	10	7,489,137
Oneida	20	28,636,978
Onondaga	22	26,212,059

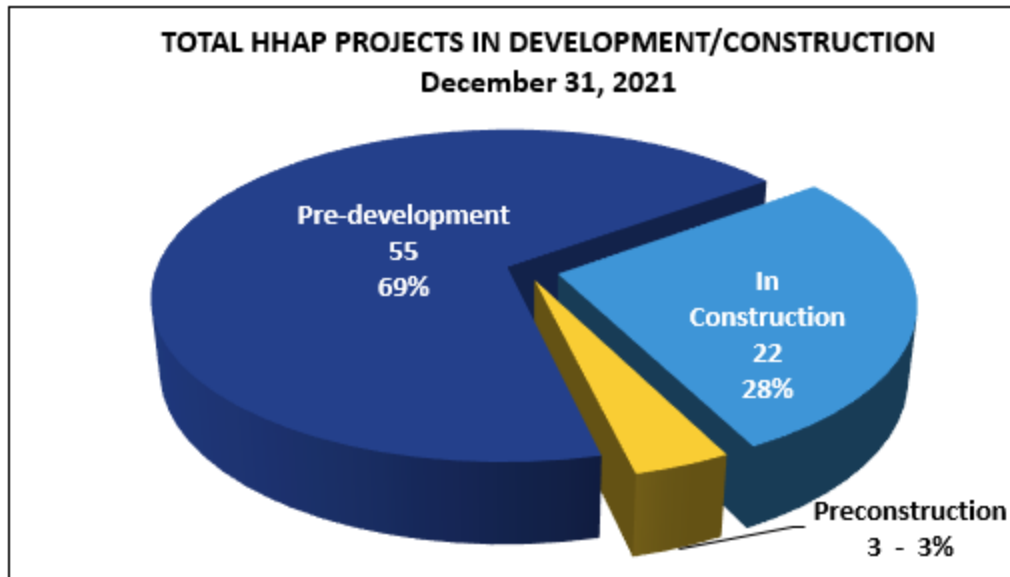
County	Number of Projects	Amount Awarded
Ontario	7	11,194,488
Orange	11	16,481,729
Orleans	1	524,985
Oswego	5	12,007,370
Otsego	3	1,514,559
Putnam	3	1,021,067
Rensselaer	17	28,976,190
Rockland	4	6,904,896
Saratoga	10	7,911,066
Schenectady	10	26,092,904
Schoharie	2	345,290
Seneca	1	1,043,899
St. Lawrence	12	12,809,904
Steuben	9	7,735,307
Sullivan	2	258,321
Tioga	3	1,016,752
Tompkins	8	14,269,985
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
<b>Rest of State Total</b>	<b>414</b>	<b>\$509,328,615</b>
<b>Withdrawals</b>	<b>63</b>	<b>\$0</b>
<b>Grand Total</b>	<b>846</b>	<b>\$1,348,476,971</b>

## 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, 83% have been successfully completed. Over 9% 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.



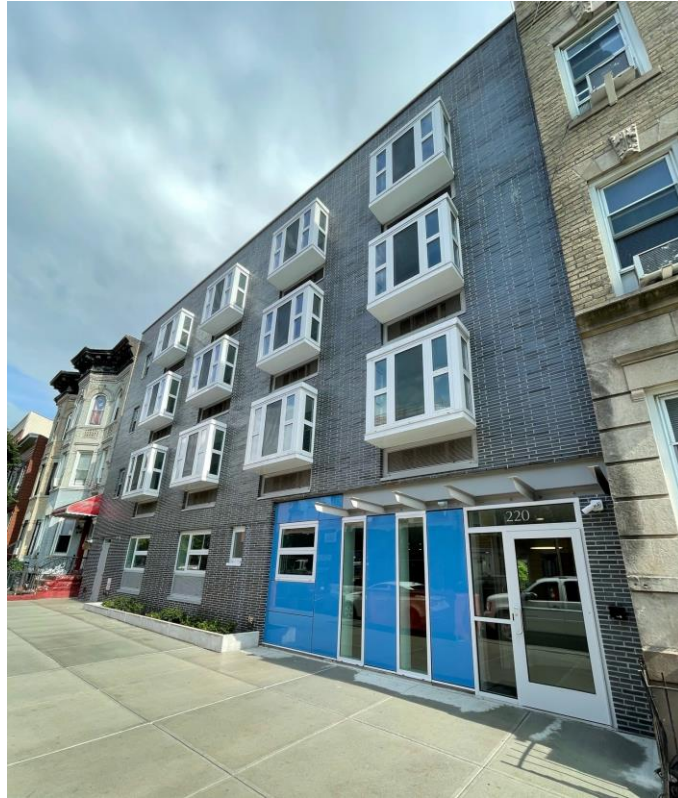
The following chart denotes the development status of all HHAP projects that were in the development/construction process as of December 31, 2021.



**2021 Accomplishments**  
**HHAP Projects Completed in 2021**

During calendar year 2021, 26 HHAP projects completed construction, which resulted in the preservation or creation of 788 units and 1,454 beds of supportive housing. This represents an HHAP investment of over \$82.8 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 2021.” Additionally, the seven 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 18 completed projects that included HHAP funds:

**Housing Works, Inc.  
Hull  
(2012-016/HC00821)  
Brooklyn NYC, Kings County**



Housing Works obtained a Temporary Certificate of Occupancy (TCO) on February 18, 2021. Housing Works received a \$5,940,595 HHAP award reservation in December 2012 for the new construction of 28 units/beds of permanent supportive housing (PSH) in Brooklyn for homeless persons living with HIV/AIDS and who qualify as NY/NYIII Category E. All units in this four-story building are HHAP units.

Other sources of development funding include HCR MRT, the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC), The Robin Hood Foundation, Deutsche Bank Americas Foundation, Federal Home Loan Bank (FHLB) and owner equity, for a total project cost of \$9,858,558.

Operating revenues include NYC Department of Health and Mental Hygiene (DOHMH) NY/NYIII subsidies and tenant rent.

Support services available to residents on or off site through Housing Works include case management, independent living skills training, health care, mental health care, harm reduction services and eligibility to enroll in Housing Works Job Training Program.

**Family Enrichment Network (FEN)  
Family Connections  
(2018-029/HC00986)  
Binghamton, Broome County**



FEN received a Certificate of Occupancy (CofO) on February 22, 2021. FEN received a \$4,139,378 HHAP award reservation in January 2019 which was increased by \$100,000 in November 2019, for the new construction of 19 units (64 beds) of PSH for homeless families and individuals in Binghamton.

Other sources of development funding included a HOME grant from the City of Binghamton and a sponsor commitment, for a total project cost of \$4,364,378.

Operating revenues include an Empire State Supportive Housing Initiative (ESSHI) grant, administered by the NYS Office for People with Developmental Disabilities (OPWDD), and tenant rent.

Support services are provided by FEN and include comprehensive case management, counseling services, crisis intervention, substance use services, employment assistance, vocational services, legal advocacy and childcare assistance.



**St. Paul's Center, Inc. (The Center)  
The Lee Dyer Family Apartments  
(2018-027/HC00987)  
Rensselaer, Rensselaer County**



The Center received a second CofO on March 26, 2021; the first CofO for the adjacent renovated site was received on October 15, 2020. The Center received a \$2,406,037 HHAP award reservation in January 2019 for the renovation of one property and the new construction on an adjacent property in Rensselaer. This project creates five units of PSH for homeless families where the head of the household is living with a severe mental illness (SMI), one for a formerly homeless family in which the head of the household is living with a substance use disorder (SUD), and three units for formerly homeless young adults ages 18-25 with children. The remaining unit is for an on-site property manager.

Other sources of development funding include FHLB, the Community Home Loan Fund (CHLF), sponsor funding and donations from various local organizations, for a total project cost of \$2,971,750.

Operating revenue includes ESSHI, administered by OTDA, for the nine HHAP units.

Support services are provided by The Center and include case management, benefits management, parenting skills development, counseling/crisis intervention, life skills training, medical referrals, and referrals to various local support services through linkage agreements.

**YMCA of Central New York (YMCA)  
(2015-020/HC00275)  
Syracuse, Onondaga County**



The YMCA completed construction on May 3, 2021. The YMCA received a \$4,198,840 HHAP award reservation in December 2015 to preserve 99 units of permanent and transitional supportive housing and to create an additional nine new units of PSH, for a total of 108 units for homeless single men in Syracuse. Of the existing units, 79 were previously under contract with HHAC from a 1996 HHAP grant of \$795,000. The other existing 20 units, and 9 new units are now all under one HHAC contract.

Other sources of development funding include FHLB, the City of Syracuse, Central New York Community Foundation and YMCA agency funds, for a total project cost of \$6,807,017.

Operating revenues include an ESSHI grant administered by OTDA for the nine new units, tenant rents, project-based Section 8 vouchers, public assistance shelter allowance, NYS Supportive Housing Program (NYSSHP), Syracuse Department of Neighborhood and Business Development funding and Community Development Block Grant (CDBG) funds through the City of Syracuse and Onondaga County.

Support services are provided by the YMCA and include counseling, mental health services, substance use disorder intervention and treatment, medical services, crisis intervention, rental subsidy assistance, health and wellness assistance and a range of community-based referrals.



**Warren-Washington Association for Mental Health (WWAMH)  
50 Cooper Street  
(2018-033/ HC00988)  
Glens Falls, Warren County**



WWAMH obtained its CofO and held a ribbon cutting ceremony on May 13, 2021. WWAMH received a \$5,799,892 HHAP award reservation in December 2018 for the new construction of 28 units of PSH for homeless families and individuals and six transitional units for homeless individuals in Warren and Washington Counties. WWAMH received an additional \$511,803 in the form of an HHAP loan to cover additional construction costs that is expected to be fully repaid upon receipt of previously awarded FHLB funding.

Other sources of development funding include New York State Energy Research Development Authority (NYSERDA) and a NYS Office of Mental Health (OMH) Project Development Grant (PDG), for a total project cost of \$6,459,681.

Operating revenues include an ESSHI award administered by OMH for the 28 PSH units, tenant rents, and per diem payments for the six transitional units through the Warren and Washington County's Department of Social Services.

WWAMH provides on-site support services which will include comprehensive case management, wellness self-management, substance use services, medication management, community living skills, representative payee services and education and recreation services.

**Catholic Charities of the Diocese of Rochester d/b/a/ Catholic Family Center (CFC)  
St. Francis Apartments  
(2019-029/HC00996)  
Rochester, Monroe County**



CFC obtained its CofO on June 9, 2021. CFC received a \$4,070,378 award reservation in October 2019 to develop 9 units/beds of PSH for single male adults. The 9 units are broken out as follows: 4 units for individuals re-entering the community after incarceration, 2 units for individuals with SMI, 2 units for individuals with SUD, and 1 unit for a chronically homeless individual in Rochester. The project also preserved another 40 emergency beds for single male adults.

CFC provided \$50,000, for a total project cost of \$4,120,378.

Operating revenues includes ESSHI, administered by OTDA, for the nine PSH units and a per diem through Monroe County for the emergency shelter beds.

Support services are provided by CFC including case management, on-site preventive medical services and treatment for substance use disorder, support system building, financial stabilization assistance, education and employment assistance and opioid overdose prevention.

**Buffalo Federation of Neighborhood Centers, Inc. (BFNC)  
Westminster Commons LLC  
(2017-017/HC00972)  
Buffalo, Erie County**



BFNC received a CofO on June 14, 2021. BFNC received a \$3,426,269 HHAP award reservation in October 2017 to develop 26 units of PSH for homeless single adults aged 55 and over with SMI in Buffalo. The remaining 58 units are for low-income single adults age 55 and over.

Other sources of development funding include NYS Homes and Community Renewal (HCR) Supportive Housing Opportunity Program (SHOP) and Community Investment Fund (CIF), Low-Income Housing Tax Credit (LIHTC) equity and Historic Tax Credit equity, a NYSERDA grant, a deferred developer's fee, City of Buffalo HOME funds and Dormitory Authority of the State of New York (DASNY) funds, for a total project cost of \$22,600,192.

Operating revenues include an ESSHI award for 26 units administered by OMH and tenant rents.

Support services are provided by BFNC and include case management, mental health services, aging in place services, healthcare services, educational/vocational services, food, wellness and recreation, daily living services/life skills training and referrals to other community resources, as needed. The building will also be connected to a satellite office of the Community Health Center of Buffalo, Social Adult Day Care and a pharmacy. Residents will also have access to BFNC's Moot Senior Center and Hope Center.



**The Community Builders, Inc. (TCB)  
Hillside Crossing  
(2018-022/HC00973)  
Schenectady, Schenectady County**



TCB received its final CofO on June 15, 2021. TCB received a \$3,380,000 HHAP award reservation in December 2018 to develop 26 units of PSH for individuals and families in Schenectady over multiple sites. Twelve units will be reserved for chronically homeless individuals or families with SMI, 11 units will be reserved for individuals or families with a SUD, and 3 units will be for youth aging out of foster care. The remaining 59 units will be for income-eligible members of the community earning between 30%-70% Area Medium Income (AMI).

Other sources of development funding include NYS Housing Finance Agency (HFA) tax-exempt bond financing and SHOP, LIHTC, NYS Department of Environmental Conservation (DEC) Brownfield Clean Up tax credit equity, FHLB, and a deferred developer's fee, for a total project cost of \$40,385,567.

Operating revenues include ESSHI for 26 units administered by OMH, subsidies through Schenectady Community Action Program (SCAP), and tenant rents.

Support services are provided by SCAP and including case management, preventative medical and dental care, substance use treatment, crisis intervention, legal assistance, employment and educational services, and referrals to other community resources.

**Breaking Ground  
BG Betances L.P.  
(2018-030/HC00969)  
Bronx NYC, Bronx County**



Breaking Ground obtained its TCO on August 16, 2021. Breaking Ground received a \$2,700,000 HHAP award reservation in December 2018 for the new construction of 47 units of PSH for homeless individuals aged 55 and over in the Bronx. An additional 104 units will be reserved for individuals aged 62 and over who have annual incomes of less than 60% of the AMI. There will be one unit for a live-in superintendent, for a total of 152 units. The building is also Passive House certified (a voluntary standard for energy efficiency in a building which reduces the building's ecological footprint and results in an ultra-low energy building that requires little energy for heating or cooling).

Other sources of development funding include 4% tax-exempt bond financing through NYC Housing Development Corporation (HDC), subsidy loans through HDC and NYC Housing Preservation and Development's (HPD) Senior Affordable Rental Apartments (SARA) program, LIHTC equity, accrued interest, a sponsor loan, General Partner (GP) equity, and a deferred developer's fee, for a total project cost of \$98,188,375.

Support service and operating income for the 47 HHAP units will come from a contract with NYC Housing Resources Administration (HRA) through the NYC 15/15 program. The NYC Housing Authority (NYCHA) has allocated 151 Project- Based Section 8 vouchers to the building. Additional income will come from use of the laundry facility and commercial space.

Center for Urban Community Services (CUCS) holds the NYC 15/15 contract and provides support services. Services include case management, community integration and linkages, assistance with self-administration of medication, medical services through Janian Medical Care, mental health assistance and referrals, therapeutic workshops, substance use treatment services, tobacco cessation, wellness self-management, long-term planning and employment and education services.

**St. Catherine's Center for Children (SCCC)  
North Pearl Street Apartments (2018-001/HC00967)  
Albany, Albany County**



SCCC obtained a CofO on September 9, 2021. SCCC received a \$5,689,841 HHAP award reservation in October 2018 for the new construction of 20 units of PSH for homeless families and individuals in Albany. Of these 20 units, 5 units are reserved for youths aging out of foster care, 5 units are reserved for young adults aged 18-25, 5 units are reserved for homeless families with a head of household living with a SMI, and 5 units are reserved for homeless families with a head of household living with a SUD.

Other sources of development funding include a NYSERDA grant and a sponsor contribution, for a total project cost of \$6,009,841.

Operating revenues include an ESSHI grant, administered by OTDA, and tenant rents.

Support services are be provided by SCCC including comprehensive case management, care coordination, nutritional training, and employment assistance.

**Lakeview Health Services, Inc. (LHS)  
West End Heights LLC (2018-007/HC00992)  
Ithaca, Thompsons County**



LHS obtained a CofO on September 23, 2021. LHS received a \$3,750,000 HHAP award reservation in October 2018 for the new construction of 18 units of PSH, which includes 10 units for individuals with SMI, 6 units for individuals living with a SUD and two units for individuals who are living with HIV/AIDS. An additional 20 units are licensed by OMH. Nine of these units are for individuals coming from a Community Residence that will be closed, and 11 units for individuals in the Supportive Apartment program. The remaining 22 units are for income eligible members of the community, for a total of 60 units.

Other sources of development funding included LIHTC equity and SHOP through HCR, Tompkins County Community Housing Development Fund, OMH capital funding, a NYSEDA grant and a deferred developer's fee, for a total project cost of \$21,711,656.

Operating revenues include an ESSHI grant for 18 units, administered by OMH, rent and operating subsidies through OMH for the 20 licensed units, and tenant and commercial rents.

Support services are provided by LHS including case management, benefits advocacy, budgeting and money management, life skills training, Health Home Care Management, health education, educational assistance, employment/vocational assistance, and one-on-one peer support.



**West Side Federation for Senior and Supportive Housing, Inc. (WSFSSH)  
West 108<sup>th</sup> Street L.P.  
(2017-001/HC00963)  
Manhattan NYC, New York County**



WSFSSH obtained a TCO on September 29, 2021. WSFSSH received a \$8,625,000 HHAP award reservation in April 2017 to develop 115 units of PSH for seniors in Manhattan as part of a 199-unit project. In April 2018, HHAP awarded WSFSSH an additional \$300,000 in funding for its pro-rata share of 4 additional units, bringing the number of HHAP units to 119 and the HHAP award reservation to \$8,925,000. The units consist of 60 units for homeless single adults (seniors) with SMI, 40 units for single frail and disabled seniors, and 19 units for single homeless adults. The remaining 79 units are for families and singles earning below 60% AMI, with one unit for a live-in superintendent.

Other sources of development funding include NYC HDC bonds and an Extremely Low and Low-income Affordability (ELLA) loan, NYC HPD Supportive Housing Loan Program (SHLP) funds and LIHTC equity, a sponsor loan, a deferred developer's fee, and accrued interest, for a total project cost of \$89,611,995.

Operating revenues include an ESSHI grant for 40 units, administered by OTDA, and NYC 15/15 congregate supportive housing subsidy for 60 units.

Support services are provided by WSFSSH including case management, service coordination, crisis intervention, counseling, medication assistance, nutrition services, and assistance with active daily living skills.



**Volunteers of America of Western New York, Inc. (VOA)  
Cooper Union  
(2019-020/HC00690)  
Rochester, Monroe County**



VOA obtained a CofO on November 1, 2021. VOA received a \$1,251,603 HHAP award reservation in October 2019 for the substantial renovation of their existing HHAP funded project to create an additional 7 units of PSH for chronically homeless individuals in Rochester. VOA originally received a \$2,910,960 HHAP award reservation in 2008. This project now contains a total of 52 units, all HHAP.

The only other source of development funding is a NYSERDA grant, for a total project cost is \$4,222,563.

Operating revenues include ESSHI, administered by OTDA, for the seven new units. The remaining 45 units are supported by a HUD grant and local shelter allowance.

Support services are provided by VOA and include case management, assistance obtaining benefits, recovery support, transportation, and employment assistance.

**Steuben Church People Against Poverty, Inc. (SCAP) d/b/a Arbor Housing and Development  
Lamphear Court Townhomes LLC  
(2017-018/HC00968)  
Corning, Steuben County**



SCAP obtained a CofO on November 5, 2021. SCAP received a \$2,850,000 HHAP award reservation in October 2017 to develop 34 units of PSH for homeless individuals and families in Steuben County. The remaining 48 units are for income eligible members of the community. The project included the substantial rehabilitation of 80 existing units and the new construction of two units.

Other sources of development funding include federal and state LIHTC equity, HTF and SHOP through HCR, FHLB, and NYSERDA, for a total project cost of \$25,098,999.

Operating revenues include ESSHI, administered by OMH, and tenant rents.

Support services are provided by SCAP and include case management, transportation, benefits assistance, employment training, daily living skills, mental health services, substance abuse treatment, and parenting classes.

**Project Renewal, Inc.  
10 Minerva Place, LP (Bedford Green I)  
(2016-030/HC00918)  
Bronx NYC, Bronx County**



Project Renewal obtained a TCO on December 10, 2021. Project Renewal received a \$6,222,012 HHAP award reservation in February 2017 to develop 71 units of PSH for homeless families and singles. The 71 NY/NY III units are as follows: 30 family units are reserved for chronically homeless families in which the head of household suffers from a SMI or are mentally ill and chemically addicted (MICA), 16 studio units are reserved for chronically homeless single adults who have a SUD, and 25 studio units reserved for chronically homeless single adults living with HIV/AIDS. The remaining 47 units are affordable units for income eligible members of the community.

Other sources of development funding include HDC loans, HPD SHLP funding, LIHTC equity, and a deferred developer's fee, for a total project cost of \$58,864,080.

Operating revenues include NYC DOHMH funding, NYC HRA HIV/AIDS Services Administration (HASA) funding, and tenant rents.

Support services are provided by Project Renewal or by referral and include primary medical care, mental health treatment and support, substance abuse counseling and treatment, conflict resolution, domestic violence counseling and support, family reunification services, horticultural therapy, nutritional counseling, healthy cooking workshops, and occupational therapy.



**Orange County Safe Homes Project, Inc. d/b/a Fearless! (2016-036/HC00932)** obtained a Certificate of Occupancy (CofO) on February 8, 2021. Orange County Safe Homes received a \$3,858,983 HHAP award reservation in April 2017 to develop an 11-unit (20 beds) emergency shelter for families and singles who are survivors of domestic violence and human trafficking.

Other sources of development funding include a Legislative Grant and sponsor equity, for a total project cost of \$4,017,675.

Operating revenue is based on an established per diem rate from the NYS Office of Children and Family Services (OCFS).

Support services include case management, court/legal advocacy, medical care assistance, counseling and education advocacy.

**New Destiny Housing Corporation (New Destiny)/ Bryant Avenue Owner LLC (The Cordon) (2018-002/HC00966)** obtained a TCO on November 24, 2021 and held a ribbon cutting ceremony on November 17, 2021. New Destiny received a \$5,776,625 HHAP award reservation in October 2018 to develop 37 units for homeless families headed by domestic violence survivors coming directly from shelter. The Corden, located in the Bronx, will provide housing for both families and singles. The remaining 24 units will be affordable to households earning no more than 50% AMI. One additional unit is for a live-in superintendent.

Other sources of development funding include LIHTC and SHOP through HCR, and SHLP from HPD, for a total project cost of \$34,605,068.

Operating revenue includes ESSHI, administered by OTDA. Support services are provided by New Destiny and include case management, individual counseling and safety planning, legal assistance, and medical and health referrals.

**Housing Visions Unlimited, Inc. (HV)/Winston Gaskin Homes, LLC (2016-037/HC00971)** obtained its final CofO for the HHAP funded buildings on November 30, 2021. HV received a \$2,970,000 HHAP award reservation in April 2017 to substantially rehabilitate four buildings containing 18 units of PSH for survivors of domestic violence. This is part of a larger project which includes 20 buildings and an additional 48 units for income eligible members of the community.

Other sources of development funding include federal and state LIHTC equity, SHOP and HTF through HCR, a bank loan, FHLB, and a deferred developer's fee, for a total project cost of \$21,895,496.

Operating revenue includes ESSHI, administered by OTDA. Support services are provided by the YWCA of Syracuse & Onondaga County, Inc. and include case management, domestic violence counseling and crisis intervention services.

***Pictures not provided for tenant safety***

**Funds Awarded Through the HHAP Request for Proposals  
2021 CALENDAR YEAR AWARDS  
(SFY 2020-21 AND SFY 2021-22 HHAP)**

To address the increased need for supportive housing for homeless families and individuals, the appropriation for HHAP doubled from its appropriation in SFY 2019-20 to \$128 million. The SFY 2021-22 appropriation for HHAP continued funding at the \$128 million amount. This increase in funding allowed the HHAP RFP to stay open and rollover from SFY 2020-21 to 2021-22.

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 and SFY 2021-22 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. Both set-asides continued for SFY 2021-22.

The SFY 2020-21 HHAP RFP continued the Existing Emergency Shelter Repair Initiative through the 2021 calendar year. This supports the Governor’s commitment to improve emergency 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. Ten emergency shelter repair awards, totaling \$800,516 were awarded in calendar year 2021. Four awards were made from the SFY 2020-21 appropriation and six from SFY 2021-22.

### **SFY 2020-21 HHAP Awards**

As of December 31, 2021, 26 awards were made from the SFY 2020-21 HHAP appropriation. These 26 projects will provide 793 units of permanent supportive housing, 30 units (44 beds) of transitional housing, and 11 units (16 beds) of emergency housing. The homeless populations served will include chronically homeless individuals, veterans, those suffering from a mental illness, youth aging out of foster care, individuals re-entering the community from incarceration, survivors of domestic violence, individuals suffering from substance use disorder and homeless seniors. In addition, the four Existing Emergency Shelter Repair projects awarded in 2021 from the SFY 2020 - 21 appropriation collectively provide 47 units and 60 beds of emergency shelter for individuals and families in Albany, Franklin, Oneida and Schenectady counties.

**Applicant: DePaul Properties, Inc. (DePaul)**

**HHAP ID#: 2020-001**

Project Name: Batavia Apartments

County: Genesee

Total Project Cost: \$4,894,750

**Summary of Project:** DePaul requested \$4,764,760 in HHAP funds to develop 20 units/beds of PSH with 10 units for homeless individuals over the age of 55 and 10 units for homeless individuals living with a SMI. The new project involves the new construction of a two-story addition to a building already owned and operated by DePaul in Batavia, Genesee County. The project as a whole will have 62 units (66 beds), including 31 Apartment Treatment Program units funded by OMH and 11 units for households with incomes at or below 60% AMI.

Support services will be provided by DePaul Community Services, Inc. and include case management, computer training, resume workshops, mental health groups, education and youth development, benefits advocacy, assistance with daily living skills and family counseling and support.

**Applicant: HELP Development Corp (HELP)**

**HHAP ID#: 2020-003**

Project Name: HELP One: Building A

County: Kings

Total Project Cost: \$92,139,840

**Summary of Project:** HELP requested \$5,000,000 in HHAP funds to develop 111 units (337 beds) of PSH for young adult families with children or pregnant women aged 18-25 where the head of

household is homeless or at risk of homelessness with high-service utilization of Department of Social Services, Department of Youth and Community Development – Runaway Homeless Youth, or Administration of Children’s Services (ACS) Foster Care. This is part of a larger 184-unit (453 beds) project in Brooklyn which will have 72 units marketed to low-income families whose incomes are 40%, 50% or 60% of the AMI. There will also be one unit for the superintendent. The project involves the new construction on land owned by NYC that will transfer to HELP prior to construction closing to accommodate demolition of the existing buildings.

H.E.L.P. Social Service Corporation will provide support services including case management, individual and group counseling, day care and early childhood education programs, mental health services directly and through referral, access to substance abuse services, parenting and independent living workshops, recreation and after school activities, adult educational services, housing readiness and placement assistance, employment services and retention services.

**Applicant: Corning Council for Assistance and Information for the Disabled Inc. dba AIM Independent Living Center (AIM)**

**HHAP ID#: 2020-004**

Project Name: N/A

County: Steuben

Total Project Cost: \$1,232,825

**Summary of Project:** AIM requested \$1,032,825 in HHAP funds to develop five units/beds of PSH in Corning, Steuben County, for four homeless young adults and one youth aging out of foster care. This project involves the gut rehabilitation of a former pediatrician’s office. The first floor will include a community room with kitchen, laundry room and two apartments. The second floor will contain the remaining three studio units.

Support services will be provided by AIM both on and offsite and will include case management, crisis intervention, support groups, financial assistance, independent living skills, mental health services, vocational/employment services and legal assistance.

**Applicant: Housing Works, Inc.**

**HHAP ID#: 2020-006**

Project Name: Pitkin Avenue Residence

County: Kings

Total Project Cost: \$18,203,877

**Summary of Project:** Housing Works requested \$3,891,404 in HHAP funds for the new construction of 21 units/beds of PSH for chronically homeless individuals in Brooklyn living with HIV/AIDS and SMI, SUD, or co-occurring SMI and SUD. This is part of a larger 36 unit/bed project, with 15 units marketed to low-income families with incomes at 60% AMI. This project involves the demolition of an existing two-story building and the new construction of an eight-story building with a cellar. The building will have a large community room, a landscaped rear patio and roof patio, laundry and other amenities.

Support services will be provided by Housing Works and include case management, structured activities and life skills training. Tenants will also be connected to Housing Works' continuum of off-site support services, including access to a Federally Qualified Health Care Center located opposite the building, OMH-sponsored behavioral health services, NYS Office of Addiction Services and Supports (OASAS) certified out-patient treatment services, an Undetectable Program for persons living with HIV/AIDS, harm reduction services, vocational and peer training programs, including Housing Work's "Jail to Jobs" initiative and support groups.

**Applicant: HELP**

**HHAP ID#: 2020-007**

Project Name: HELP One: Building B

County: Kings

Total Project Cost: \$32,002,721

**Summary of Project:** HELP requested \$3,000,000 in HHAP funds to develop 43 units/beds of PSH for chronically homeless single adults who have SMI, SUD, or co-occurring SMI and SUD. This is part of a larger 71-unit (94 beds) project which will have 27 low-income units for individuals with income at 60% AMI. There will also be one unit for the superintendent. The project involves new construction on land owned by NYC that will transfer to HELP prior to construction closing to accommodate demolition of the existing buildings.

H.E.L.P. Social Service Corporation will provide supportive services such as case management, information and referral, individual and group counseling, independent living and overall housing stability services for tenants. These services will be provided directly by on-site staff, as well as through targeted referrals using community-based linkages. All services will be client-centered and trauma-informed.

**Applicant: CAMBA Housing Ventures, Inc. (CHV)**

**HHAP ID#: 2020-013**

Project Name: The Hart

County: Kings

Total Project Cost: \$37,972,810

**Summary of Project:** CHV, with co-applicant CAMBA, Inc., requested \$7,545,630 in HHAP funds to develop 38 units (46 beds) of PSH, including 34 units for homeless individuals over the age of 55, and four units for homeless families where at least one qualifying individual is living with SMI. This is part of a larger project of 57 units/ 66 beds, including 12 units for households earning 60% of the AMI, six units for households earning 80%-90% AMI, and one superintendent's unit. The project involves the new construction of a nine-story building, The Hart, in Brooklyn, Kings County. CHV was awarded the site as designated developer through the NYS HCR Vital Brooklyn Initiative. The mental health outpatient and co-located primary care center on the ground floor will serve as part of Vital Brooklyn's 32 site Ambulatory Care Center network and will be operated by One Brooklyn Health System.



Support services will be provided by CAMBA and will include case management, computer training, resume workshops, mental health groups, education and youth development, benefits advocacy, assistance with daily living skills and family counseling and support.

**Applicant: East House Corporation (East House)**

**HHAP ID#: 2020-014**

Project Name: Canal Street Apartments

County: Monroe

Total Project Cost: \$50,700,136

**Summary of Project:** East House requested \$7,418,822 in HHAP funds to develop 70 units (74 beds) of PSH in Rochester for 25 homeless individuals with SUD, 37 with a SMI, and eight who are chronically homeless. This is part of a larger 123-unit (64 beds) project with the remaining units for households earning up to 60% AMI. The project site is a 120-year-old formerly industrial area that includes a vacant historic building that will be rehabilitated. The site is included in the NYS DEC Brownfield Cleanup Program (BCP).

Support services will be provided by East House on-site and through linkage agreements with other community organizations, and will include individual case management, financial management, daily living skills coaching, peer support, education/employment counseling and social/recreational activities.

**Applicant: West Side Federation for Senior and Supportive Housing, Inc. (WSFSSH)**

**HHAP ID#: 2020-015**

Project Name: Fischer Park

County: Bronx

Total Project Cost: \$62,471,431

**Summary of Project:** WSFSSH requested \$4,800,000 in HHAP funds to develop 32 units/beds of PSH for homeless individuals suffering from SMI who are over the age of 55. This is part of a larger 105-unit (107 beds) project which also includes 72 units for low-income senior households ages 62 and above with incomes below 50% AMI, and one unit for the superintendent. The project involves the new construction of a nine-story building in the Bronx on vacant land owned by NYC. WSFSSH was awarded site control through a competitive RFP issued by NYC HPD.

Support services will be provided on site by WSFSSH and will include financial management, service coordination, community engagement, assistance accessing and maintaining home care services, transportation coordination, crises intervention, counseling, recreation and social activities, nutrition education and support and enhanced care services. The applicant intends to pilot a dedicated "Enhanced Care" living program for 22 of these seniors, 11 of which will be HHAP units. In addition, the project will include a Federally Qualified Health Clinic, which will provide primary health care services to both tenants and residents of the community.

**Applicant: Rockland Homes for Heroes (RHfH)**

**HHAP ID#: 2020-017**

Project Name: Homes for Heroes Veterans Apartments

County: Rockland Project

Total Project Cost: \$4,907,970

**Summary of Project:** RHfH requested \$3,000,000 in HHAP funds to develop 14 units/beds of PSH housing in Rockland County for homeless veterans. RHfH has eight units of permanent supportive housing that have been successfully operating on a former military station, Camp Shanks, in Rockland since 2013. The six acres of land was deeded to RHfH by the federal government specifically to serve homeless veterans. This project represents the second phase of a two-phase process. The project will service veterans in Dutchess, Orange, Putnam, Rockland, Sullivan & Westchester counties.

Support services will be provided by Loeb House on-site and through other community organizations via referrals through linkage agreements and will include case management, job readiness training, job search assistance, housing stability, healthcare, service coordination and act as a liaison between tenant and veteran treatment providers.

**Applicant: Person Centered Housing Options, Inc. (PCHO)**

**HHAP ID#: 2020-018**

Project Name: Cecilia's Place

County: Monroe

Total Project Cost: \$5,756,502

**Summary of Project:** PCHO requested \$4,319,485 in HHAP funds to develop 15 units/beds of PSH for chronically homeless individuals. The application proposes the rehabilitation of a three-story building in Rochester. Once complete, the building will be added to the Historic Register.

Support services will be provided by PCHO and includes care management, peer supports, budgeting and employment activities, medication monitoring, education services, life skills training and transportation.

**Applicant: Buffalo Neighborhood Stabilization Company, Inc. (BNSC)**

**HHAP ID#: 2020-019**

Project Name: West Side Homes

County: Erie

Total Project Cost: \$19,856,535

**Summary of Project:** BNSC requested \$3,000,000 in HHAP funds to develop 15 units (52 beds) of PSH in Buffalo for homeless individuals and families where the head of household has a SMI or SUD. This is part of a larger 49-unit (193 beds) project which will also have 34 affordable housing units, and one non-HHAP ESSHI unit to comply with Olmstead requirements. The project involves the rehabilitation of two buildings and the new construction of 14 buildings, over 11 sites. Four of

these sites will house the 15 HHAP units. A community room with kitchenette will be available to all residents at one of the buildings.

Support services will be provided by BestSelf and include case management, behavioral health services, peer support, educational/vocational services, daily living skills and linkages to childcare resources.

**Applicant: Citizen Advocates, Inc.**

**HHAP ID#: 2020-020**

Project Name: Harrison Place

County: Franklin

Total Project Cost: \$24,602,932

**Summary of Project:** Citizen Advocates requested \$4,800,000 in HHAP funds to develop 20 units (47 beds) of PSH in Malone, Franklin County, for 12 individuals or families where the head of household has a SMI and eight individuals or families where the head of household has a SUD. This is part of a 40-unit (99 beds) project which will also have 20 units (52 beds) of affordable housing for those earning up to 60% AMI. This project involves the new construction of a four-story building with commercial space on the first floor.

Support services will be provided on-site by Citizen Advocates and off-site by other providers through linkage agreements and will include case management, medication management, crisis intervention, mental health advocacy, entitlement advocacy and transportation.

**Applicant: Open Door Mission (ODM)**

**HHAP ID#: 2020-021**

Project Name: The Miller Building

County: Monroe

Total Project Cost: \$6,628,536

**Summary of Project:** ODM requested \$6,598,536 in HHAP funds to develop 24 units/beds of PSH in Rochester, Monroe County including eight units for individuals with a SUD, 4 units for individuals with SMI, 4 units for chronically homeless individuals, 4 units for youth ages 18-25, and 4 units for survivors of domestic violence (DV). The project involves the substantial rehabilitation of a vacant historic property, the Miller Building, which is owned by the applicant. This project is located one building away from ODM's Samaritan House emergency shelter.

Support services will be provided by ODM on-site and through linkage agreements with other community organizations, and will include case management, job readiness training, job search assistance, money and resource management education, housing stability, healthcare, service coordination, recovery support, community engagement, and life skills support.

**Applicant: Catholic Charities of the Diocese of Albany (CCDA)**

**HHAP ID#: 2020-024**

Project Name: The Mary Ann

County: Albany

Total Project Cost: \$2,396,252

**Summary of Project:** CCDA requested \$2,246,252 in HHAP funds for the substantial rehabilitation of a one-story building in the city of Albany with 12 units/beds of PSH for the re-entry of homeless ex-offenders.

Support services will be provided by CCDA on-site and by other community organizations via referrals through linkage agreements. Services include case management, counseling, entitlement assistance, meals, homeless prevention planning and self-help groups.

\*This project has subsequently withdrawn their award reservation.

**Applicant: St. Paul's Center, Inc. (SPC)**

**HHAP ID#: 2020-027**

Project Name: Senior Housing Options

County: Albany

Total Project Cost: \$4,522,976

**Summary of Project:** SPC requested \$4,077,391 in HHAP funds to develop 16 units/beds of PSH in Colonie, Albany County. Eight units will be for homeless individuals aged 55 and over, six units for homeless individuals with a SMI, and two units for those with SUD or a co-occurring diagnosis. All units in this project will be HHAP units. The project involves the renovation of the second floor of this two-story building and add an addition. The first floor is occupied commercial space. There will also be residential community space, a laundry room, meeting rooms, and office space for support staff.

Support services for this project will be provided by SPC, both on-site and off-site, through linkage agreements with various area support service providers. Support services for this project include case management, medication management, crisis intervention, mental health advocacy, entitlement advocacy and transportation.

**Applicant: Interfaith Partnership for the Homeless, Inc. (IPH)**

**HHAP ID#: 2020-030**

Project Name: Sheridan Hollow Housing III

County: Albany

Total Project Cost: \$1,326,497

**Summary of Project:** IPH requested \$1,326,497 in HHAP funds to create 3 units (15 beds) of PSH for families in which the head of household is chronically homeless in Albany. An existing three-story building will be substantially rehabilitated.

Support services will be provided by IPH and through other community organizations via linkage agreements and will include case management, life skills development, transportation, budgeting assistance, meal planning, coordination of education services and support for school-aged children, assistance with securing child-care, socialization activities, assistance with furniture, clothing and household items and referrals for supportive services.

**Applicant: Community Access, Inc. (CA)**

**HHAP ID#: 2020-031**

Project Name: Baez Place

County: Bronx

Total Project Cost: \$80,054,516

**Summary of Project:** CA requested \$7,000,000 in HHAP funds to develop 86 units/beds of PSH in the Bronx for 54 individuals living with SMI and 32 frail and elderly seniors. This is part of a larger project with 154 units (192 beds) which will also have 68 low-income units. This project involves the new construction of two high-rise buildings, one eight-story and the second a nine-story, connected on the ground floor by a corridor. There will be support services office space on the ground floor, outdoor space, common space, a greenhouse, garden and an exercise room.

Support services will be provided by CA and other local support service agencies and will include case management and referrals, behavioral health services, medication management, cognitive behavioral therapy, conflict resolution, nutrition services, educational, vocational and employment services, home health aides, visiting nurses and public benefit assistance.

**Applicant: Fortune Society, Inc.**

**HHAP ID#: 2020-032**

Project Name: Castle III

County: New York

Total Project Cost: \$44,250,146

**Summary of Project:** Fortune Society requested \$6,998,467 in HHAP funds for the new construction of The Castle III with 58 units/beds of PSH for homeless, formerly incarcerated individuals. This is part of a larger project with 82 units (100 beds), which will also have 23 units for low-income individuals and families earning between 27-60% of the AMI and one superintendent's unit. Fortune Society proposes tenants for 23 units will be referred from NYS prisons, these units will be supported by ESSHI. Another 35 units will be referred from NYC shelters and jails, these units will be supported by NYC 15/15. The site was awarded to Fortune Society by HPD following a Request for Qualifications (RFQ).

Support services will be provided by Fortune Society on-site and through linkage agreements with other community organizations, and will include individual case management, education and employment services, OASAS-licensed outpatient substance abuse treatment, health care management and coordination, OMH-licensed outpatient mental health treatment, family services, HIV/AIDS services and court advocacy.

**Applicant: Veterans Outreach Center, Inc. (VOC)**

**HHAP ID#: 2020-034**

Project Name: Richard's House

County: Monroe

Total Project Cost: \$4,000,000

**Summary of Project:** VOC requested \$2,000,000 in HHAP funds to preserve 30 beds and add an additional 14 beds, for a total of 30 units (44 beds) of emergency and transitional housing in Rochester for homeless veterans with a mental health diagnosis, who are physically disabled, and/or have a substance use disorder. In October 2020, the Veterans Administration (VA) increased VOC's funding to expand Richard's House from 20 to 30 beds. After the substantial rehabilitation and construction, VOC will have the capacity for 30 units (44 beds), as some units will be large enough for double occupancy. VOC plans to demolish a neighboring building that it currently uses as office space. Once demolished, VOC will add an addition to Richard's House.

Support services will be provided by VOC on-site and through other community organizations. Services will include case management, housing search and placement, budgeting, peer mentoring, education counseling, family reunification counseling, individual and group substance abuse counseling, benefits counseling, legal services and counseling, job placement and training services, transportation services and mental health services.

**Applicant: Bethesda House of Schenectady, Inc. (BH)**

**HHAP ID#: 2020-035**

Project Name: Cara House

County: Schenectady

Total Project Cost: \$7,833,521

**Summary of Project:** BH requested \$6,238,769 in HHAP funds to develop 37 units (42 beds) of supportive housing in Schenectady. Twenty-six permanent studio units will house 10 chronically homeless individuals and 16 ex-offenders re-entering the community. Eleven emergency studio units will shelter 16 homeless individuals. This project involves the new construction of a three-story building in Schenectady. The emergency units will be located on the first floor, and the permanent units will be located on the second and third floors, with separate entrances.

Support services will be provided on and off-site by BH and through referrals to community providers and will include case management, specialized case management, physical and mental health care services, life skill education, sexual assault services/support, DV support, substance abuse screening, representative payee program, eligibility screening and application assistance and job training.

**Applicant: Women's Prison Association (WPA)**

**HHAP ID#: 2020-040**

Project Name: The Rise

County: Kings

Total Project Cost: \$47,032,229

**Summary of Project:** WPA requested \$10,000,000 in HHAP funds to develop 47 units (91 beds) of PSH for criminal-legal involved women and their families. This is part of a larger 72-unit (130 beds) project in Brooklyn which will have 24 units marketed to low-income families whose incomes range from 27% to 57% of the AMI. There will also be one unit for the superintendent. This new construction is part of HCR's Vital Brooklyn Initiative. The site was awarded to joint venture (JV) for-profit developer, Xenolith Partners LLC, in January 2020.

WPA and the Osborne Association will provide the following onsite support services: case management, parenting education, family counseling, employment readiness, job training, civil legal services, recreational/afterschool programming for resident children, opioid overdose prevention and safety planning.

**Applicant: Albany Housing Authority (AHA)**

**HHAP ID#: 2020-047**

Project Name: Steamboat 20

County: Albany

Total Project Cost: \$25,081,412

**Summary of Project:** AHA requested \$1,947,790 in HHAP funds to create 14 units (18 beds) of PSH for families and singles who are homeless and have a SMI in Albany. This is part of a larger 88-unit project that will preserve 51 units and create 37 new units. The project, Steamboat 20, is one of four historic high-rise buildings that make up Steamboat Square. The remaining units will target households at 50%, 60% and 70% of AMI.

Support services will be provided by CARES of NY, Inc. on-site and through linkage agreements with other community organizations, and will include individual case management, financial management, daily living skills coaching, peer support, education/employment counseling and social/recreational activities.

**Applicant: Housing Visions Consultants, Inc. (HV)**

**HHAP ID#: 2020-050**

Project Name: The Landing at Burke Meadows

County: Madison

Total Project Cost: \$18,766,157

**Summary of Project:** HV requested \$2,000,000 in HHAP funds to develop 10 units (24 beds) of PSH in Cazenovia. The unit breakdown is as follows: 3 units for DV, 5 units for those living with an SMI, and 2 units for youth aging out of foster care. This is part of a larger project with 49 units (115

beds) which will also have low-income units for homeless individuals aged 55 and over. This project will consist of the new construction of five buildings on a single parcel of land.

Support services for this project will be provided by Community Action Program of Madison County which is also a supporting organization. Services include case management, employment assistance, housekeeping skills development, healthcare, adult education, and entitlements advocacy among others.

**Applicant: Ibero American Development Corporation (IADC)**

**HHAP ID#: 2020-054**

Project Name: Alta Vista at St. Joseph's Park

County: Monroe

Total Project Cost: \$25,727,874

IADC requested \$2,628,082 in HHAP funds to develop 14 units (30 beds) of PSH in Rochester. These family units are broken out as follows: five units where the head of household has a SMI, four units for DV, and five units where the head of household has a substance use disorder (SUD). This is part of a larger project with 67 units (151 beds) that will also have 53 units for families with incomes between 30-80% of the AMI. This new six-story building will have onsite laundry, staff offices, a commercial space, a community room, onsite parking, tenant storage and a fitness area.

Support services will be provided by the YWCA of Rochester and Monroe County and will include case management, fostering of coping skills, parenting support and resources, budgeting and money management skills, assistance obtaining benefits and entitlements and advocacy to assist tenants in their recovery process.

**Applicant: Rochester Housing Authority (RHA)**

**HHAP ID#: 2020-055**

Project Name: Federal Street Scattered Site Housing

County: Monroe

Total Project Cost: \$19,534,606

**Summary of Project:** RHA requested \$1,627,884 in HHAP funds to develop nine units (27 beds) of PSH in Rochester for formerly incarcerated homeless individuals and their families. This is part of a larger project with 54 units (222 beds) that will also have 45 low-income units. The project involves the rehabilitation and/or new construction of 27 buildings across numerous sites of which 23 are new units and 31 are preserved. HHAP units will be limited to four sites, including the main site on Federal Street which will contain two low-rise buildings and a single-family home.

Support services will be provided by Spiritus Christi Prison Outreach and will include case management, financial education and support, life skills training, employment services, childcare and peer support.



**Applicant: Urban Pathways (UP)**

**HHAP ID#: 2020-058**

Project Name: The Crossroads Project

County: Bronx

Total Project Cost: \$33,313,506

**Summary of Project:** UP requested \$10,000,000 in HHAP funds to develop 70 units/beds of PSH in the Bronx. The unit breakout is as follows: 33 units for those living with SMI, 10 units for formerly incarcerated individuals, and 27 units for homeless frail elderly. This is part of a larger 79 unit/ bed project which will also have nine units set aside for members of the community with incomes set at 60% AMI. This application proposes the new construction of a seven-story building with community space.

Support services will be provided by UP and will include case management, mental health services, health skills training, behavior management, crisis response services, life skills training, care coordination, self-help and peer services and therapeutic recreation services

**SFY 2021-22 HHAP Awards**

As of December 31, 2021, 15 awards have been made from the SFY 2021-22 HHAP appropriation. These 15 projects will provide 573 units of permanent supportive housing, 14 units/beds of transitional housing, and seven units (19 beds) of emergency housing. The homeless populations served will include chronically homeless individuals and families, veterans, those suffering from a SMI, individuals suffering from SUD, survivors of domestic violence, individuals re-entering the community from incarceration and homeless seniors. In addition, the six Existing Emergency Shelter Repair projects awarded in 2021 from the SFY 2021-22 appropriation collectively provide 29 units and 96 beds of emergency shelter for families in Albany, Saratoga, Suffolk and Westchester counties.

**Applicant: The Bridge, Inc.**

**HHAP ID#: 2021-001**

Project Name: The Bishop

County: New York

Total Project Cost: \$47,562,885

**Summary of Project:** The Bridge requested \$6,900,000 in HHAP funds to develop 71 HHAP units/beds of permanent supportive housing in Central Harlem. Thirty HHAP units funded through ESSHI will serve 11 homeless adults with SMI and 19 homeless adults re-entering the community after incarceration. Forty-one HHAP units funded through NYC 15/15 will support chronically homeless adults with SMI. This is part of a larger 88-unit (106 beds) project, which will have 16 one-bedroom apartments marketed to low-income seniors whose incomes are 50% of the AMI. There will also be one two-bedroom unit for a live-in superintendent. This project involves the demolition of

an existing 20-unit HUD 202 building and the new construction of a nine-story building with a cellar level. The new building will contain service offices and administration space, large outdoor recreational areas, community lounges, laundry amenities and two crisis bed transitional housing units.

Support services will be provided by The Bridge, Inc. and will include case management, daily living skills training, physical and mental health care services, substance use treatment and vocational training.

**Applicant: Jericho Project (Jericho)**

**HHAP ID#: 2021-004**

Project Name: Jericho House

County: New York

Total Project Cost: \$7,384,396

**Summary of Project:** Jericho Project requested \$4,004,396 in HHAP funds for the moderate rehabilitation of a supportive housing project which will preserve 56 units/beds of PSH for homeless adults with SUD in Harlem.

Support services will be provided by Jericho and will include case management, relapse prevention, assistance with daily living skills, individual counseling, crisis intervention, financial management skills, assistance obtaining benefits, career counseling, resume writing, job readiness and placement, career counseling and referrals to substance use counseling and treatment. Off-site services, provided by Jericho or through linkage agreements, will include peer counseling, and Alcoholic and Narcotics Anonymous groups.

**Applicant: BestSelf Behavioral Health, Inc. (BestSelf)**

**HHAP ID#: 2021-012**

Project Name: Manhattan Village

County: Erie

Total Project Cost: \$23,412,406

**Summary of Project:** BestSelf requested \$6,154,899 in HHAP funds to develop 33 units (67 beds) PSH in Buffalo. The 33 units consist of 20 units for those with SMI and 13 units for those with SUD. This is part of a larger project with 66 units (137 beds), which will also have 33 low-income units at or below 50% AMI. This project involves the new construction of a four-story building that includes one, two, and three-bedroom units. There will be a community room with kitchen, on-site laundry facilities, support service and property management offices, an activity room, bike storage, playground, and outdoor green space.

Support services will be provided by BestSelf Behavioral Health Inc. and will include case management, educational/vocational services, daily living skills, methadone treatment and mental health services.

**Applicant: Concern for Independent Living, Inc. (Concern)**

**HHAP ID#: 2021-014**

Project Name: Concern Logan

County: Kings

Total Project Cost: \$39,698,106

**Summary of Project:** Concern requested \$6,450,000 in HHAP funds to construct a mixed-use nine-story building in Brooklyn with 40 units for homeless individuals with SMI. Veterans will be served in 15 of these 40 units. This is part of a larger project where another 25 units will be available to low-income households at or below 60% AMI and one unit will be set aside for the building superintendent.

Support services will be provided on-site by Concern and will include case management, goal planning, benefits assistance, crisis intervention, life skills training, parenting skills training, budgeting and financial planning assistance, vocational counseling, job placement and supported employment, wellness self-management, and linkages to other necessary services.

**Applicant: The YWCA of the Greater Capital Region (YWCA-GCR)**

**HHAP ID#: 2021-015**

Project Name: N/A

County: Rensselaer

Total Project Cost: \$3,132,099

**Summary of Project:** YWCA-GCR requested \$2,880,045.87 in HHAP funds for the substantial rehabilitation of an operational HHAP project in the city of Troy. The project will preserve 94 units of housing for homeless women and children, of which 80 units are used as PSH and the remaining 14 units are used as transitional housing.

Support services are provided by the YWCA-GCR and include case management, daily living skills training, employment assistance, on-site food pantry/weekly community meals, family reunification services and mental health counseling.

**Applicant: The YWCA of Northeastern (YWCA-NENY)**

**HHAP ID#: 2021-016**

Project Name: Harbor House

County: Schenectady

Total Project Cost: \$19,570,187

**Summary of Project:** The YWCA-NENY requested \$5,650,000 in HHAP funds to develop 54 units (62 beds) of PSH in Schenectady for women and their families. The breakdown of units is as follows: 32 of the units will be for DV, 8 units for a re-entry population, 8 units for chronically homeless individuals and 6 units will serve a SMI population. This project involves the new

construction of a three-story building which will be located on the YWCA's campus in the Stockade District in Schenectady. The building will be located adjacent to the YWCA's main administration building, providing an extra layer of security and convenience for tenants in accessing YWCA staff and services.

Support services will be provided by the YWCA and include individual and family case management, counseling/family counseling, economic empowerment counseling, transportation, advocacy, legal support, addiction services and health services.

**Applicant: The Salvation Army, Inc.**

**HHAP ID#: 2021-018**

Project Name: Jamestown Anew Center

County: Chautauqua

Total Project Cost: \$4,821,576

**Summary of Project:** The Salvation Army requested \$3,821,576 in HHAP funds for the relocation of their existing DV shelter. The project includes the new construction of a two-story building in Jamestown with seven units (19 beds) for homeless individuals and families who are victims of DV and/or sexual assault. This new structure will replace the existing shelter, be compliant with the Americans with Disabilities Act (ADA), create 6 additional beds and allow services' staff to have offices in the same building.

Support services will be provided by The Salvation Army and include case management, goal and safety planning, advocacy, accompaniment to appointments, domestic violence education, crisis intervention, support groups and linkage to other community resources.

**Applicant: CDS Monarch, Inc. (CDS)**

**HHAP ID#: 2021-022**

Project Name: State Street Apartments

County: Cattaraugus

Total Project Cost: \$15,746,559

**Summary of Project:** CDS requested \$3,500,000 in HHAP funds to develop 14 units (35 beds) of PSH in Olean for singles and families who are survivors of DV. Cattaraugus Community Action (CCA) dba Connecting Communities in Action is the supporting organization on the project. This is part of a larger project with 46 units (116 beds), which will also have 32 low-income units, 14 units for households whose incomes are 50% AMI and 18 units for households with incomes at 60% AMI. The project involves the substantial rehabilitation of a two-story warehouse which will include a lobby/lounge, community room with kitchen, fitness center, computer room and common laundry on the first floor. In addition, there will be on-site offices for CCA support service staff.

Support services will be provided by CCA and will include case management, counseling, support groups, mental health services, advocacy, legal aid, employment/education support and family and child services.

**Applicant: Mt. Olive Development Corp. (Mt. Olive)**

**HHAP ID#: 2021-023**

Project Name: Mt. Olive Senior Manor

County: Erie

Total Project Cost: \$28,769,979

**Summary of Project:** Mt. Olive requested \$4,000,000 in HHAP funds to develop 20 units/beds of PSH in Buffalo for homeless individuals aged 55 or older. This is part of a larger project with 65 units (114 beds) which will have 45 affordable units for members of the community with incomes at or below 50% or 60% AMI. This project involves the new construction of a three-story building with community space and laundry facilities. The project will be co-developed with supporting organization People, Inc.

Support services will be provided by People, Inc. and will include case management, daily living skills training, public benefits management and advocacy, counseling, crisis intervention, and housing assistance. Other services to be provided via local linkage agreements include home healthcare services, representative payee services, senior adult day program, and home healthcare services.

**Applicant: Community Services for Every1, Inc. (CSE1)**

**HHAP ID#: 2021-024**

Project Name: Apartments at the Lyceum

County: Erie

Total Project Cost: \$28,769,979

**Summary of Project:** CSE1 requested \$2,504,585 in HHAP funds to create 12 units (16 beds) of PSH for singles and families who are survivors of DV in Buffalo. This is part of a larger project with 42 units (64 beds), with 30 affordable units for income eligible members of the community earning up to 50% and 60% AMI. The project will involve the substantial rehabilitation of a former community center and athletic facility and must comply with NYS State Historic Preservation Office (SHPO) and Secretary of Interior Standards for Historic Preservation. The existing kitchen, cafeteria, and gymnasium will be moderately rehabbed to provide space for vocational training, recreational programming, and skill building training. There will be parking, a green space, interior community space, laundry facilities, indoor bike storage and an Electric Van charging station.

Support services will be provided on-site by CSE1 and include intensive case management, safety planning, advocacy, group counseling, financial empowerment, workforce development, and linkage to other community resources.

**Applicant: Samaritan Daytop Village (SDV)**

**HHAP ID#: 2021-026**

Project Name: SDV East 243<sup>rd</sup> Street Cluster

County: Bronx

Total Project Cost: \$63,074,437

**Summary of Project:** SDV requested \$3,500,000 in HHAP funds for the substantial rehabilitation of two apartment buildings in the Wakefield neighborhood of the Bronx. The project will create four new units and renovate/preserve 122 units of housing. Of the 122 units, 86 units will be PSH for chronically homeless individuals and families. The remaining units will be rented to individuals earning 60% AMI.

Support services will be provided by SDV and other providers via referrals. Services include case management, benefits assistance, financial assistance, medical and mental health referrals, and job training services.

**Applicant: Ithaca Neighborhood Housing Services, Inc. (INHS)**

**HHAP ID#: 2021-028**

Project Name: Village Grove

County: Thompsons

Total Project Cost: \$19,271,820

**Summary of Project:** INHS requested \$1,800,000 in HHAP funds to develop 7 units (8 beds) of PSH in Trumansburg. The breakdown of units is as follows: 3 units will be for homeless veterans and 4 units will be for singles and families who are survivors DV. This is part of a larger project with 46 units (76 beds), including 39 units for income eligible members of the community earning between 50% to 90% AMI. This project involves the new construction of a two-story building along with two townhomes. The PSH units will be located in the multifamily building.

Support services will be provided by The Salvation Army of Ithaca and include case management, independent living skills training, budgeting assistance, individualized safety plans, monthly group meetings, life skills workshops and social wellness projects.

**Applicant: Southern Tier Environments for Living, Inc. dba STEL, Inc., and Options for Community Living, Inc. (OCL)**

**HHAP ID#: 2021-029**

Project Name: Hempstead House

County: Nassau

Total Project Cost: \$30,185,097

**Summary of Project:** STEL and co-applicant, OCL, requested \$5,500,000 in HHAP funds to develop 52 units/beds of PSH in Hempstead for homeless individuals. The breakdown of units is as follows: 32 units will be for homeless individuals with SMI and 20 units for individuals who are

chronically homeless. This is part of a larger project with 65 units (73 beds) which will also have 13 units for members of the community with incomes at or below 60% AMI. This project involves the new construction of a three-story building with a community room, on-site laundry facilities, support service offices and outdoor green space.

Support services will be provided by OCL and will include case management, individual service planning, independent living skills, mental health services, benefit maintenance, wellness and self-management and housing stability.

**Applicant: New Destiny Housing Corporation (New Destiny)**

**HHAP ID#: 2021-030**

Project Name: Lily House

County: Bronx

Total Project Cost: \$8,202,327

**Summary of Project:** New Destiny requested \$4,876,311 in HHAP funds for the rehabilitation of an existing HHAP project in the Bronx. The building was originally used as a DV shelter. The shelter opted out of their lease and relocated to an alternate location. The building will now be converted in to 30 units of PSH for survivors of DV. There will also be a community room, social service offices, a laundry room, food pantry, and an outdoor garden with a play area for children.

Support services will be provided by New Destiny and include case management, children and family programming, domestic violence counseling, assistance with obtaining benefits, financial literacy, and economic empowerment.

**Applicant: Ithaca Neighborhood Housing Services, Inc. (INHS)**

**HHAP ID#: 2021-031**

Project Name: Pine View Circle II

County: Seneca

Total Project Cost: \$18,706,648

**Summary of Project:** INHS requested \$3,708,000 in HHAP funds to develop 18 units/beds of PSH for homeless single adults with SUD in Tyre. This is part of a larger 59-unit (116 beds) project which will also have 41 units for households with incomes at or below 50% and 60% AMI. This project involves the new construction of a three-story building, Pine View Circle II, which will also have greenspace, a playground and parking.

Support services will be provided by Finger Lakes Area Counseling and Recovery Agency, Inc. (FLACRA), and will include case management, financial management, independent living skills/assistance with daily living services, behavioral and mental health services, physical health/medical care, education and employment services, benefits management, peer support services, crisis services/DV services, and referrals.

## **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 2021-21, 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.



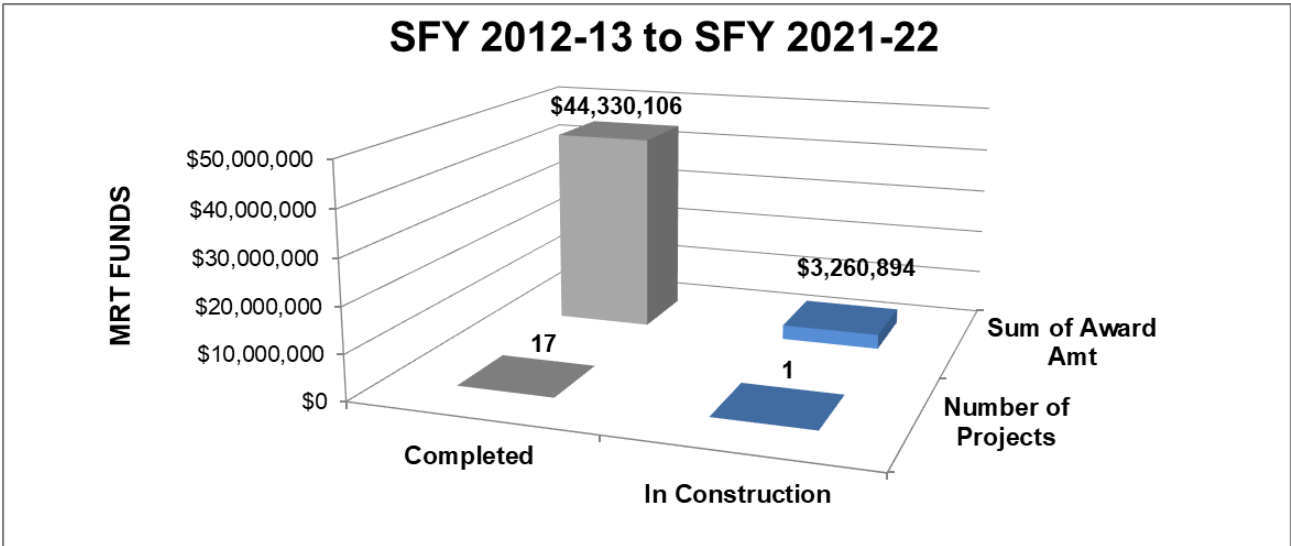
## 2021 MRT Accomplishments

During calendar year 2021, one MRT-funded project was completed. As of December 31, 2021, 18 projects have been awarded funds through MRT, for a total of \$47,591,036. A total of 17 MRT projects have been completed: one in 2013, three in 2014, one in 2016, three in 2017, five in 2018, two in 2019, one 2020, and one in 2021. One project is currently in construction.

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

<b>Sponsor</b>	<b># of Units</b>	<b>MRT Award</b>	<b>Status</b>
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	Completed
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 <sup>nd</sup> St.	77	\$3,260,894	In Construction
	<b>419</b>	<b>\$47,591,036</b>	

Status of MRT-Funded Projects



## **MRT Project Completed in 2021**

**Mercy Haven Inc.  
(2012-024/HC00844)  
Suffolk County**



Mercy Haven obtained a CofO on December 7, 2021. Mercy Haven received a \$3,989,867 HHAP award reservation, which included \$3,491,003 in MRT funding, in February 2013 to develop 16 units of PSH for homeless individuals in Suffolk County. An additional \$749,336 in MRT funding was awarded in April 2013 which generated an additional three units. In August 2019, Mercy Haven received an additional \$433,530 in HHAP funding after delays in obtaining permits resulted in significant price escalations. The total HHAP award of \$5,172,733 provides 14 units of housing for individuals with SMI and five units of housing for chronically homeless families and individuals across two buildings.

Other sources of development funding included sponsor equity, HUD PSH funding, NYS OMH capital funds, and FHLB, for a total project cost of \$5,758,704.

Operating revenue includes an OMH subsidy for the 14 single units and NYSSHP for the remaining families and singles units.

Support services are provided by Mercy Haven and include case management, assistance obtaining benefits, educational and vocational training, medical and symptom management, assistance with ADLs and referrals to community providers, as needed.

## 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.

### 2021 Shelter Repair Accomplishments

During calendar year 2021, seven shelter repair projects were completed. As of December 31, 2021, 29 shelter repair projects have been awarded funds, for a total of \$2,611,351. One shelter repair project was completed in 2018, three in 2020, and seven in 2021. Four projects are currently in construction, one award was withdrawn, and the remaining 13 projects are in pre-development.

## STATUS OF EXISTING EMERGENCY SHELTER REPAIR FUNDED PROJECTS

Sponsor	County	Award Amount	Scope of Work	Status	Application Year
FSL – Brentwood	Suffolk	\$100,000	Repair to elevators and lighting in resident's rooms	In Construction	SFY 18-19
FSL – Terryville	Suffolk	\$100,000	Replacement of roof and windows	Pre-development	SFY 18-19
CHI – 275 St. Johns	Suffolk	\$100,000	Renovations to the septic system, HVAC, driveway and sidewalk	Completed	SFY 18-19
Bethany House – 102 Whitehouse	Nassau	\$90,000	Build a second means of egress	In Construction	SFY 18-19
Bethany House – 760 Prospect	Nassau	\$100,000	Build a second means of egress and kitchen upgrades	In Construction	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
Joseph's House	Rensselaer	\$100,000	Replace windows and flooring	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

<b>Sponsor</b>	<b>County</b>	<b>Award Amount</b>	<b>Scope of Work</b>	<b>Status</b>	<b>Application Year</b>
Mental Health Association of Franklin County	Franklin	\$63,000	New doors and windows; install handicap ramp; bathroom renovation; replace light fixtures and gutters	Pre-development	SFY 20-21
Salvation Army of Schenectady	Schenectady	\$100,000	Replace windows, update electrical outlets and bathroom renovations	Pre-development	SFY 20-21
IPH S. Ferry St.	Albany	\$100,000	Install an elevator	Pre-development	SFY 20-21
JCTOD Shelter	Oneida	\$97,000	Structural integrity of porch and water infiltration in basement	In Construction	SFY 20-21
Caring for Hungry & Homeless of Peekskill (CHHOP)	Westchester	\$54,867	Roof repair and bathroom renovation	Pre-development	SFY 21-22
St. Catherine's Center for Children/ Marillac Family Shelter	Albany	\$90,469	Replace gutters and HVAC	Pre-development	SFY 21-22
Soul Saving Station for Every Nation of Saratoga/ Mother Anderson 60 Caroline St.	Saratoga	\$40,000	Roof replacement, install security cameras, kitchen renovations, install tankless hot water heater, and a new fire alarm system	Pre-development	SFY 21-22
Soul Saving Station for Every Nation of Saratoga/ Mother Anderson 60 Henry St.	Saratoga	\$70,000	Roof replacement, install security cameras, install tankless hot water heater, and a new fire alarm system	Pre-development	SFY 21-22
Providence House/ New Rochelle Shelter	Westchester	\$100,000	HVAC, windows and electrical upgrades	Pre-development	SFY 21-22
SCO Peconic Heights Family Shelter	Suffolk	\$85,000	Install new HVAC and related electrical upgrades	Pre-development	SFY 21-22

## **Existing Emergency Shelter Repair Projects Completed in 2021**

**Volunteers of America of Western New York, Inc. (VOA)  
Ward Street Shelter  
(2018-063S/HC01010)  
Rochester, Monroe County**



VOA completed all proposed repairs to its shelter. VOA received a \$100,000 HHAP emergency shelter repair award reservation to renovate its 53-bed emergency shelter serving up to 8 homeless families in Monroe County. Renovations included repairs to the exterior concrete stairs and ramp, replacing and repairing damaged windows and replacing worn flooring.

Other sources of development funding include a Home Depot Foundation grant for \$35,888 and a sponsor contribution of \$1,200, for a total project cost of \$137,088.

Operating revenue includes a per diem from the Monroe County Department of Human Services.

Support services are provided by VOA and include case management, benefits assistance, transportation, recovery support and employment assistance.



**Family Service League, Inc. (FSL)  
The Linkage Center Emergency Shelter  
(2018-040S/HC01016)  
Suffolk County**



FSL completed all repairs to its shelter on October 7, 2021. FSL received a \$100,000 HHAP emergency shelter repair award reservation in December 2018 to renovate The Linkage Center emergency shelter which provides 375 beds in 95 congregate units for homeless families in Brentwood, Suffolk County. Renovations included replacing the flooring in all hallways and the light fixtures in the resident rooms with LED lighting.

Operating revenue includes a per diem through Suffolk County Department of Social Services.

Support services are provided by FSL and include overnight shelter, case management services, housing relocation assistance, transportation services, and other concrete supports.

**Community Housing Innovation, Inc. (CHI)  
(2018-053S/HC01004)  
Orange County**



CHI completed all repairs to its shelter on November 19, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation in March 2019 to substantially renovate 6 full bathrooms at their 30-unit/bed emergency shelter for homeless single men in Orange County.

Operating revenue includes a per diem through Orange County Department of Social Services.

Support services are provided by CHI and include comprehensive case management, assistance securing permanent housing, support groups, medical/mental health services, and employment services.

**CHI  
(2018-055S/HC01005)  
Suffolk County**



CHI completed all repairs to its shelter on November 19, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation to renovate their existing 18-bed emergency shelter serving up to eight homeless families in Suffolk County. Renovations included replacement of the cesspool, boiler, blacktop driveway, flooring, and kitchen and bathroom fixtures.

Operating revenue includes a per diem through Suffolk County Department of Social Services.

Support services are provided by CHI and include comprehensive case management, assistance securing permanent housing, support groups, medical/mental health services, and employment services.



**CHI  
(2018-061S/HC01006)  
Suffolk County**



CHI completed all repairs to its shelter on November 19, 2021. CHI received a \$100,000 HHAP emergency shelter repair award reservation in August 2019 to renovate their existing seven unit/bed emergency shelter serving homeless single men in Suffolk County. Renovations addressed building code violations cited by the local building department, such as removing a full bathroom and walls in an illegally finished basement, bringing a second-floor dormer up to code, and replacing a backyard deck with a landing and steps. Additional work included replacing the roof, bathroom fixtures and hardware, repairing/replacing flooring, moldings and trims throughout the building, and installing a new kitchen wall, cabinets and countertop.

Operating revenue includes a per diem through Suffolk County Department of Social Services.

Support services are provided by CHI and include comprehensive case management, assistance securing permanent housing, support groups, medical/mental health services, and employment services.

**Lifting Up Westchester (LUW)  
(2019-048S/HC00999)  
Westchester County**



LUW completed repairs to its emergency shelter in November 2021. LUW received a \$100,000 HHAP emergency shelter repair award reservation in October 2020 to make repairs to their 17- bed shelter in White Plains, Westchester County. Repairs included replacing the roof and making necessary repairs to a bathroom. These repairs also resolved citations made by the City of White Plains Department of Health (DOH) for a compromised roof and for leaks in the bathrooms.

LUW provided a sponsor contribution, for a total project cost of \$105,600.

Operating revenue includes a per diem through the Westchester County Department of Social Services.

Support services are provided by LUW and include case management, food, referrals, family reunification, benefit eligibility, therapeutic groups, housing, and employment assistance.

**Rescue Mission Alliance of Syracuse (The Mission)  
(2019-044S/HC00831)  
Onondaga County**



The Mission completed the replacement of 185 lockers to secure resident belongings on December 9, 2021. The Mission received a \$100,000 HHAP emergency shelter repair award reservation in July 2020 to purchase new lockers for shelter residents. The Mission originally received a \$3,442,924 HHAP award reservation in October 2013 to develop 183 beds of emergency housing for homeless single adults in Syracuse, Onondaga County. The Mission had also converted a fitness center into nine additional beds. This conversion was not a part of the shelter repair award but increased the bed count to 192.

Operating revenues include a per diem through Onondaga County Department of Social Services and income from an on-site thrift store. In addition, Onondaga County Department of Mental Health provides operational funding for a day center located in the building.

Support services are provided by The Mission and include case management, meals, employment/job training, mental health and substance use services, transportation services, assistance in obtaining entitlements, and medical services.



## **OPERATIONAL PORTFOLIO - SUMMARY OF 2021 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 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 393 projects and 568 sites. These projects provide a total of 10,581 units and 17,287 beds. The value of the portfolio in terms of the HHAP investment is \$919,690,383.63. While 23 new projects became operational in 2021, the operational phases for five projects ended in 2021. 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 continued to be conducted remotely through July 2021, and then were conducted in a combination of remote and in-person visits according to transmission rates across the state. Other 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 2021, a Request for Qualifications (RFQ) for TA services was released to procure TA providers for a five-year period from 2021-2026. HHAP provided a range of technical assistance to various operational projects during 2021 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 COVID-19 pandemic has had an undeniable impact on HHAP and its not-for-profit partners. While supportive housing construction was deemed essential – and continued throughout the pandemic – HHAP experienced cost increases, delays in obtaining materials, and social distancing constraints that impacted the availability of the trades workforce. The current labor market also continues to present staffing challenges to our community partners.

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**

ACS – NYC Administration for Children’s Services  
ADA - Americans with Disabilities Act  
AMI- Area Median Income  
BCP – Brownfield Cleanup Program  
BHSS – Bureau of Housing and Support Services  
CDBG – Community Development Block Grant  
CHLF – Community Housing Loan Fund  
CIF – Community Investment Fund  
CoC- Continuum of Care  
CofO- Certificate of Occupancy  
DASNY – Dormitory Authority of the State of NY  
DEC – NYS Department of Environmental Conservation  
DOH – Department of Health  
DOHMH – NYC Department of Health and Mental Hygiene  
DV- Domestic Violence  
ELLA – NYC Extremely Low and Low-income Affordability  
ESSHI- Empire State Supportive Housing Initiative  
FHLB- Federal Home Loan Bank  
GP – General Partner  
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  
HRA – NYC Human Resource Administration  
HTF- Housing Trust Fund  
HUD – U.S. Department of Housing and Urban Development  
IDDP- Infrastructure Development Demonstration Program  
LIHTC- Low-Income Housing Tax Credits  
MICA- Mentally ill and chemically addicted  
MRT- Medicaid Redesign Team  
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  
OCFS – NYS Office of Children and Family Services  
OMH- NYS Office of Mental Health  
OPWDD – NYS Office for People with Developmental Disabilities  
OTDA- NYS Office of Temporary and Disability Assistance  
PDG – Project Development Grant  
PSH- Permanent Supportive Housing  
RFP- Request for Proposals  
RFQ- Request for Qualifications  
SARA – NYC Senior Affordable Rental Assistance  
SFY- State Fiscal Year  
SHOP – Supportive Housing Opportunity Program

SHPO - NYS State Historic Preservation Office  
SHLP- Supportive Housing Loan Program  
SMI- Serious Mental Illness  
SUD – substance use disorder  
TA – Technical Assistance  
TCO- Temporary Certificate of Occupancy