



**Office of Temporary  
and Disability Assistance**

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

2014 Annual Report to the Governor and Legislature

# Introduction

The Homeless Housing and Assistance Program (HHAP) was created in 1983 to provide capital grants and loans to not-for-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, youth, and the elderly, as well as a range of persons with special needs such as homeless persons with mental illness, victims of domestic violence, veterans and persons with HIV/AIDS.

The Homeless Housing and Assistance Corporation (HHAC) is a public benefit corporation created in 1990 to administer the HHAP. HHAC is a subsidiary of the New York State Housing Finance Agency (HFA), and is administered by staff of 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 the program.

HHAP was the first program in the country to target substantial financial resources for the development of homeless housing. Since the inception of HHAP, New York State has led the nation in the advancement of the idea that more than bricks and mortar is needed to humanely provide housing for the more vulnerable members of society. Through HHAP, New York was a pioneer in the development of supportive housing for people (including families) living with HIV/AIDS, low demand housing for persons with mental illness and/or chemical dependency, and transitional re-entry programs for formerly incarcerated men and women.

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 victims of domestic violence;
- transitional housing for adolescents aging out of foster care;
- programs for homeless and runaway youth;
- transitional programs for people in recovery; and
- supported housing for veterans, people living with HIV/AIDS, persons leaving correctional facilities, persons who are chemically dependent, 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.

Program funds are awarded through a Request for Proposals process. Applicants and awardees represent a broad range of not-for-profit and charitable organizations, generally with experience in housing development, management, and/or in the provision of social services. A relatively small number of grants have also been made to municipalities.

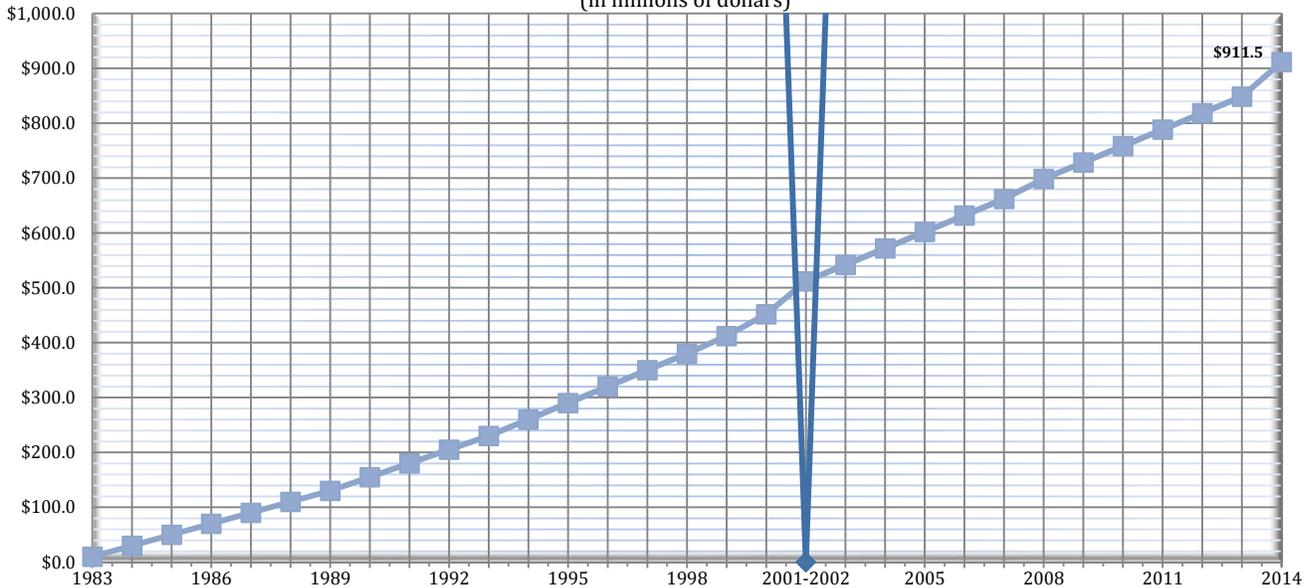
# Summary of Awarded Funds

HHAP, in conjunction with all of the programs administered by the Bureau of Housing and Support Services within OTDA, is designed to move families and individuals from homelessness and poverty toward the greatest level of self-reliance and economic independence they are capable of achieving.

HHAP capital funds are primarily available for those costs related to the actual process of housing development: property acquisition; demolition and site work; rehabilitation or new construction; equipment costs; and architectural and other professional fees. From the inception of the program in 1983 through SFY 2014-15, the State has appropriated \$911.5 million to contribute toward the development of 16,959 units of housing.

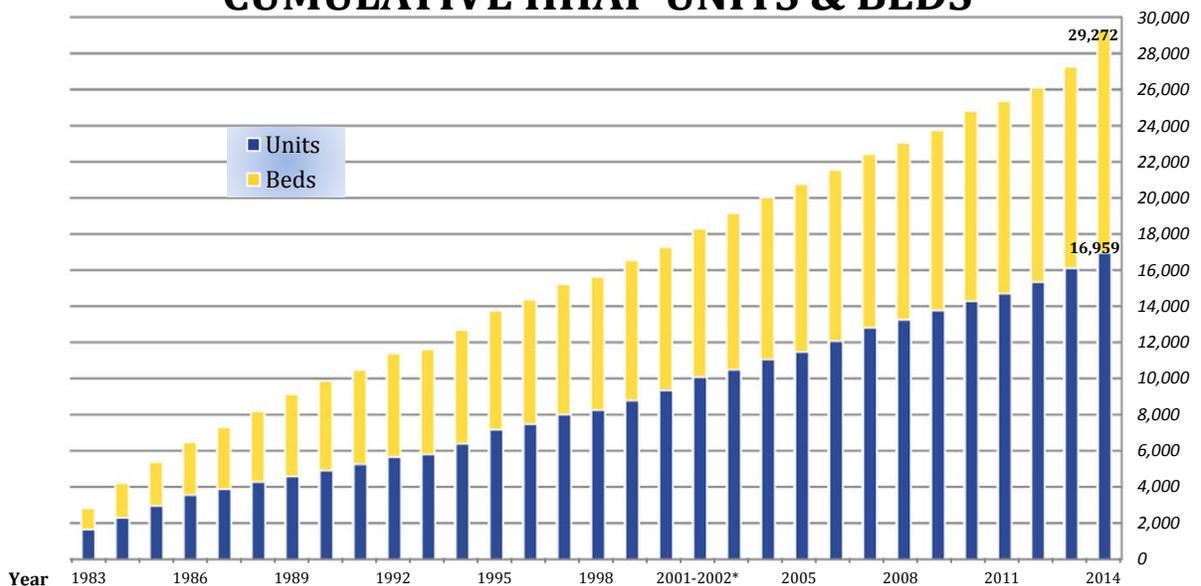
## CUMULATIVE FUNDS APPROPRIATED 1983-2014

(in millions of dollars)



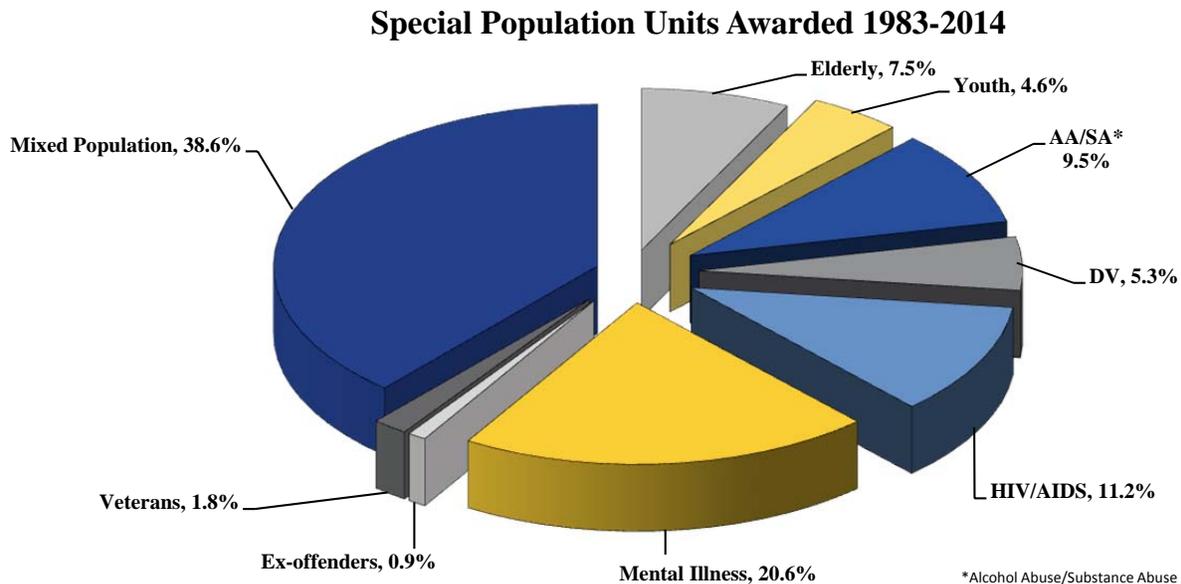
For SFY's 1983-84 through 2014-15 not including MRT or IDDP  
 \*SFY 2001-02 and 2002-03 appropriations were combined into one funding round.

## CUMULATIVE HHAP UNITS & BEDS



# Populations Served by HHAP

Homelessness is often the result of underlying challenges that families and individuals must address in order to attain the highest level of independence possible. Each year, HHAC selects projects that assist specific homeless sub-populations based on the community need demonstrated by the applicants. Over the history of HHAP, funding has been provided to develop supported housing for homeless single persons and families; homeless persons with mental illness; persons with substance abuse issues; homeless persons with HIV/AIDS; adolescents aging out of foster care; parenting teens; domestic violence (DV) victims and their families; elderly persons; veterans; and persons leaving correctional facilities. The chart below shows the units funded and identifies the special populations they serve.



OTDA recognizes that in order to be successful and impactful in developing housing for homeless and special needs households, the underlying causes of homelessness for the population served must be addressed beyond just providing housing. HHAP therefore requires that support services appropriate to the population housed be incorporated into the operation of each program. Housing is the foundation upon which a comprehensive service plan is built. These support services are a distinctive feature of HHAP-funded projects that promote a range of outcomes in keeping with the particular population. These could range from maintaining housing stability, sobriety, and medication compliance for a chronically homeless adult with a mental illness and chemical addiction, to safety planning, legal services, counseling and employment readiness for a family victimized by domestic violence. The provision of housing and support services are designed to assist tenants to move toward greater self-determination and economic sufficiency.

HHAP is a flexible program that may be used by itself in order to develop a homeless project, or in combination with other State, Federal, or local sources as well as private funds. HHAP is responsive to locally identified community needs, and may be used to fund various housing types: emergency, transitional, and/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 projects are frequently collaborative efforts with other funding sources in order to develop mixed-use housing projects that provide supportive and affordable housing for both low-income and homeless individuals and families

# New York/New York III

On November 3, 2005 New York State and the City of New York signed the New York/New York III Supportive Housing Agreement. Under this agreement, the State and City mutually agreed that supportive housing is a cost effective tool to address the multiple challenges faced by many homeless persons and that the portfolio of supportive housing programs in New York City needs to be increased to address the problem of chronic homelessness among individuals and families.

New York/New York III includes nine target populations. OTDA, through the Homeless Housing and Assistance Program, has committed to develop 1,000 units of housing for chronically homeless single adults who suffer from a serious and persistent mental illness or who are diagnosed as Mentally Ill and Chemically Addicted (MICA) ("Population A").

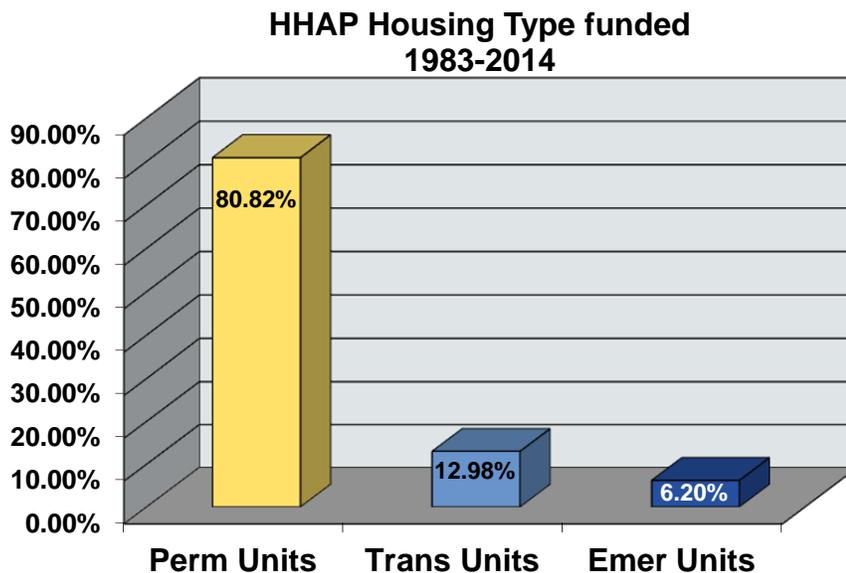
The HHAP RFP includes supportive housing for chronically homeless single adults who suffer from a serious and persistent mental illness or who have a MICA diagnosis, developed in accordance with the New York/New York III Agreement, as a priority for funding. During calendar year 2014 two proposals were received requesting funding for 126 units of the HHAP-identified priority population, as well as units of other populations eligible under New York/ New York III.

To date, HHAP has funded 1,940 units of housing under the various populations identified in the New York /New York III agreement, including 853 units of OTDA's priority, "Population A", in collaboration with other funders.

## HHAP Funding History

During the 31 years HHAP has been in operation, 683 projects throughout the State have been funded. Of these, 57 have been withdrawn, resulting in 626 projects remaining funded, yielding over 16,900 units of housing.

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

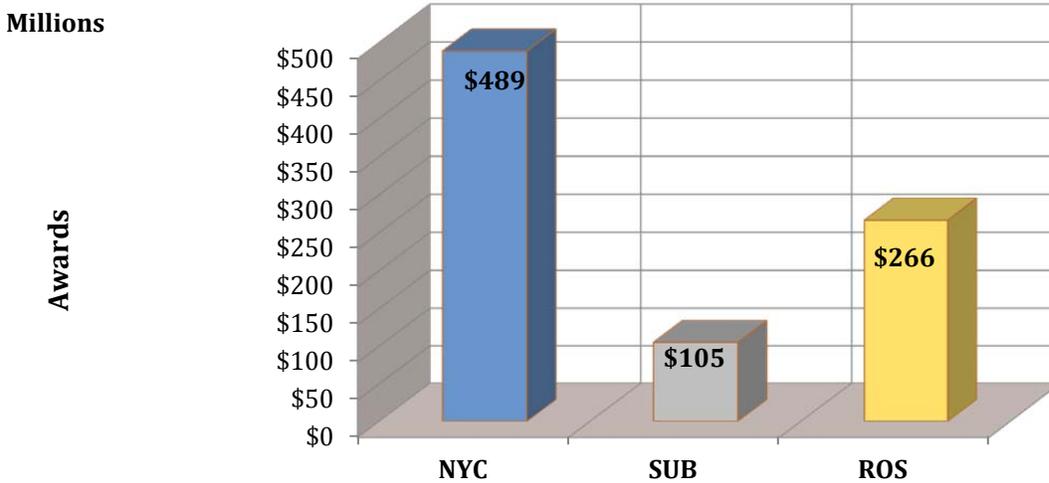


# Regional Development

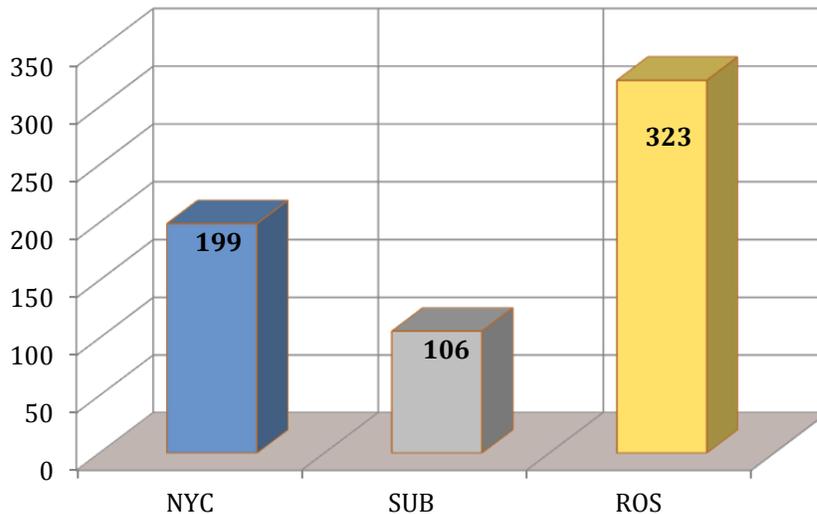
## HHAP Projects Awarded by Region 1983 – 2014

Approximately fifty-seven percent (57%) of program funds committed to date have been awarded to projects located in New York City, while the greatest number of projects has been developed in the rest of the state. This reflects the extent of the homeless population in the metropolitan area, the higher cost of housing and the availability of non-profit sponsors. Twelve percent (12%) of funding has been committed to projects in suburban areas (Westchester, Nassau and Suffolk counties) and the remaining 31% has been committed to projects in the rest of the state.

### TOTAL FUNDING BY REGION



### NUMBER OF PROJECTS BY REGION



\*Funds appropriated through SFY 2014-15.

# HHAP Projects Awarded by County

1983 – 2014\*

\*Funds appropriated through SFY 2014-15

## *New York City & Suburbs*

County	Number of Projects	Amount Awarded
<b>New York City</b>		
<b>NYC Total</b>	<b>199</b>	<b>\$488,697,530</b>
<b>Suburban</b>		
Nassau	10	5,478,141
Suffolk	48	42,067,363
Westchester	48	57,470,676
<b>Suburban Total</b>	<b>106</b>	<b>\$105,016,180</b>

## *Rest of State*

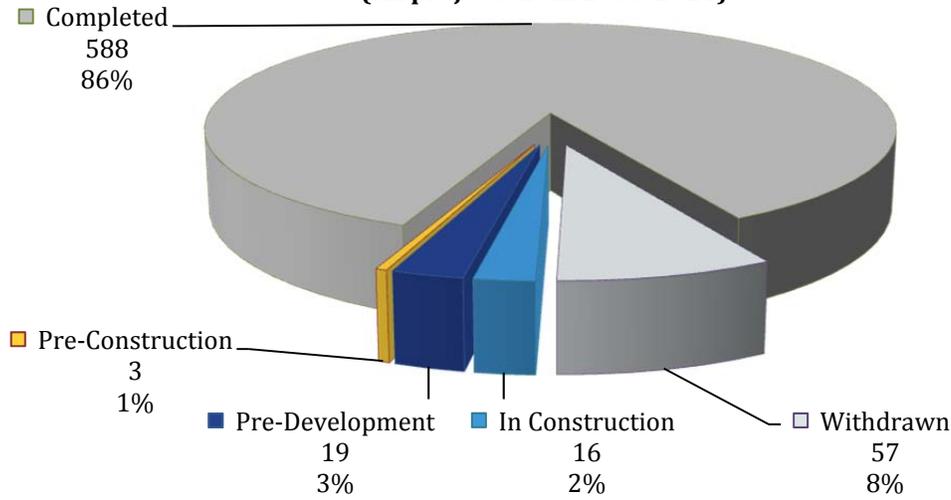
County	Number of Projects	Amount Awarded
Albany	29	\$ 20,550,594
Allegany	3	1,577,503
Broome	14	18,226,284
Cattaraugus	10	6,816,312
Cayuga	4	6,831,626
Chautauqua	8	3,442,260
Chemung	1	173,012
Chenango	1	198,500
Clinton	5	1,994,840
Columbia	6	3,027,695
Cortland	1	158,673
Dutchess	9	5,982,233
Dutchess/Ulster	1	950,000
Erie	35	32,918,981
Essex	1	74,000
Franklin	10	4,606,399
Fulton	3	4,622,858
Greene	1	152,000
Herkimer	1	219,265
Jefferson	7	4,978,814
Livingston	3	1,201,173
Madison	2	1,213,178
Monroe	26	23,960,933
Montgomery	1	550,000
Niagara	9	6,040,971
Oneida	11	7,458,945

County	Number of Projects	Amount Awarded
Onondaga	16	15,192,604
Ontario	6	9,231,988
Orange	9	12,487,746
Orleans	1	524,985
Oswego	3	1,313,103
Otsego	3	1,514,559
Putnam	3	1,021,067
Rensselaer	13	19,135,055
Rockland	3	2,540,926
Saratoga	7	4,334,255
Schenectady	6	10,724,135
Schoharie	2	345,290
St. Lawrence	11	8,244,457
Steuben	7	3,852,482
Sullivan	2	258,321
Tioga	3	1,016,752
Tompkins	5	4,987,516
Ulster	9	4,747,490
Warren	4	1,249,340
Washington	1	2,509,858
Wayne	3	1,344,670
Wyoming	3	1,282,000
Yates	1	452,331
<b>Rest of State Total</b>	<b>323</b>	<b>\$266,237,979</b>
<b>Withdrawals</b>	<b>57</b>	<b>\$1,701,435</b>
<b>Grand Total</b>	<b>685</b>	<b>\$ 859,951,689</b>

# HHAP Project Status

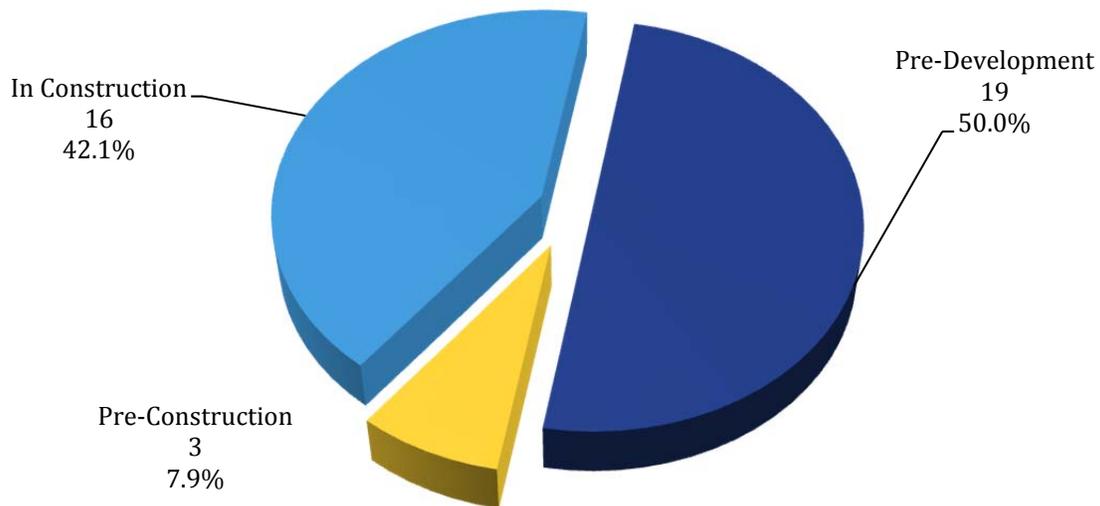
Under the purview of the Office of Temporary and Disability Assistance, HHAP has served as the cornerstone program for the development of affordable supported housing for homeless individuals and families in New York State. Of all projects awarded HHAP funding to date, 86% have been successfully completed. Over 5% of all HHAP projects are currently in pre-development, preconstruction or in construction and about 8% have been withdrawn due to unforeseen problems.

## HHAP Project Status (All projects from 1983-2014)



Consistent with its mission, OTDA continues to fund safe, affordable housing with services that will move homeless families and individuals toward self-reliance and economic independence. The following chart denotes the development status of all HHAP projects that were progressing through the development/construction process as of December 2014.

## Total HHAP Projects in Development/Construction December 2014



# 2014 Accomplishments

## HHAP PROJECTS COMPLETED IN 2014

During calendar year 2014, 14 HHAP projects completed construction resulting in the preservation or creation of 601 units with 937 beds of housing and representing an HHAP investment of over \$36 million. Following is a summary of those projects.

- **Housing Visions/Van Keuren Square, LLC (2011-012/ HC00788)** received an HHAP award reservation of \$3,500,000 in April 2012 to develop 50 units of permanent supportive housing in Syracuse for homeless single veterans and their families. Other sources of development funding include Housing Trust Fund (HTF) and Low-Income Housing Tax Credit (LIHTC) equity, both through New York Housing and Community Renewal (HCR); and the City of Syracuse. The total project cost is \$11,402,629.

Operating income includes Veterans Affairs Supportive Housing (VASH) rental subsidies through the Syracuse Housing Authority. Referral sources for the project are from the Syracuse Veterans Affairs Medical Center.

On December 31, 2013, Van Keuren Square obtained a Temporary Certificate of Occupancy and began renting up. On May 30, 2014 Housing Visions held a ribbon cutting ceremony.

- **Hope of Buffalo, Inc. (2010-018/ HC00795)** received an HHAP award reservation of \$737,798 in May 2011 to rehabilitate a former rectory building in Buffalo to develop 10 units of transitional housing for formerly homeless single men, along with related program space. Other sources of development funding include Federal Home Loan Bank (FHLB) and the sponsor's own funds.

Operating income is from a New York State Supportive Housing Program (NYSSHP) grant through OTDA, Erie County Department of Social Services (DSS) and private grants.

On January 21, 2014, Hope of Buffalo, Inc. received a Certificate of Occupancy from the City of Buffalo and began renting up.

- **The YWCA of Rochester and Monroe County, Inc. (2011-002/ HC00807)** received an HHAP award reservation of \$2,062,020 in October 2011 to develop 14 units of permanent supportive housing for homeless single women, and women with children in Rochester. HHAC is the sole funder for this project.

Operating income is from Project Based Section 8 vouchers administered by the Rochester Housing Authority. Existing units in the YWCA's facility currently receive NYSSHP and NYS Solutions to End Homelessness Program (STEHP) funding through the Office of Temporary and Disability Assistance (OTDA).

In February 2014, the YWCA of Rochester and Monroe County completed construction and rented up this project.

- **Pathstone Corporation/Chances and Changes, Inc. (Pathstone/CCI) (N-22/ HC00799)** were selected as the replacement sponsors for this 6-unit transitional project for homeless

single adults and families, located in Mt. Morris, Livingston County. Pathstone/CCI received an award reservation of \$345,307 in HHAP funds to make needed repairs to the building to reestablish the project as it was originally proposed.

Operating funding includes negotiated rents with the Livingston County DSS, and NYSSHP funds through OTDA. Referral sources include DSS, CCI's domestic violence shelter, and other community agencies.

On April 30, 2014, a Certificate of Occupancy was issued and the project began renting up.

- **Cazenovia Recovery Systems, Inc. (CRSI) and Finger Lakes Addictions Counseling and Referral Agency (FLACRA) (2010-016/ HC00782)** partnering as Cadence Square, L.P., received an HHAP award reservation of \$2,340,519 on May 20, 2011 to develop 43 units of permanent supportive and transitional housing for homeless and low-income veterans with a history of substance abuse. Thirty-two (32) of the units are for homeless individuals. The project, Cadence Square, is located on the grounds of the Canandaigua Veterans Administration (VA) Medical Center. The project consists of a 15-unit Community Residence program, licensed by NYS Office of Alcoholism and Substance Abuse Services (OASAS) to serve homeless veterans; and 17 permanent housing units for homeless veterans. The balance of the units comprises a transitional housing program for low-income veterans with a history of mental health and/or substance abuse issues. Other funding for the project include HOME, LIHTC and Historic Tax Credits through HCR, the VA, OASAS, and FHLB. The total project cost was \$11,292,814.

Operating income is from OASAS and the VA.

In January 2014, Cadence Square completed construction and began renting up. On February 7, 2014 Cadence Square held its ribbon cutting ceremony on the grounds of the Canandaigua Veterans Administration Medical Center.

- **Postgraduate Center for Mental Health (PCMH) (2011-001/ HC00781)** received an HHAP award reservation of \$4,050,000 in September 2011 to develop Crotona Park North, a 50-unit permanent supportive housing program in the Bronx for chronically homeless single adults classified as NY/NY III Category A. Other sources of development funding include HCR LIHTC and New York State Energy Research and Development Authority (NYSERDA) bringing the total project cost to \$14,291,736.

Operating income is from the NYC Department of Health and Mental Hygiene (DOHMH).

The project received a Temporary Certificate of Occupancy on April 16, 2014 and was fully rented as of July 25, 2014.

- **Tompkins Community Action, Inc. (TCA) (2009-011/ HC00722)** received an HHAP award reservation of \$2,722,166 in February 2010 to develop Magnolia House, with 14 units of permanent supportive housing for homeless single adults with a history of substance abuse and their families in Ithaca. HHAP is the primary source of development funding. Other development funding sources include: HCR, HUD and the sponsor's funds. The total project cost is \$2,746,381.

Operating income is based on tenant rents, HUD and TCA's own unrestricted funds.

In May 2014, TCA received a Certificate of Occupancy and began renting up.

- **The Young Men's Christian Association of the Capital District d/b/a Capital District YMCA (CDYMCA) (2011-008/ HC00810)** received an HHAP award reservation of \$5,500,000 for the substantial rehabilitation of an historical industrial building at 845 Broadway, Schenectady. In addition to HHAP funds, the project received an allocation of LIHTC, as well as Federal and State Historic Rehabilitation Tax Credits. The project also received contributions from the Schenectady Industrial Development Agency (IDA), Schenectady Metroplex Development Authority and CDYMCA. Key Bank provided the construction loan financing. The total project cost is \$25,832,014.

The project preserves 155 units of permanent supportive housing for single homeless men in Schenectady County and will be able to accommodate women in the future as well. Priority will be given to veterans and individuals with a mental illness and/or substance abuse issue.

Operating income is from Project-Based Shelter Plus Care program; a Schenectady County administered OMH contract; Project-Based Section 8 subsidies; and Schenectady County DSS.

The project received a Certificate of Occupancy on June 20, 2014, and became operational on June 28, 2014.

- **Allegany County Community Opportunities & Rural Development (ACCORD) (M028/ HC00270)** received an HHAP award reservation of \$683,850 in July 2013 to acquire and redevelop an existing HHAP project that was underutilized and in poor condition for use as 8 units of transitional housing for homeless single adults and families in Almond, NY. There were no other sources of funding.

Operating income is based on Public Assistance Shelter Allowance with utilities or tenant rents. It is anticipated that some of the tenants will be eligible for enrollment in the Housing Choice Voucher program as slots become available.

On June 27, 2014, ACCORD held a Ribbon Cutting Ceremony to celebrate the completion of construction and the opening of the project.

- **Paradise Opportunities, Inc., (M009/ HC00268)** received an HHAP award reservation in 1995 to create 16 beds of transitional housing for homeless women in Buffalo. The only other permanent funding was a \$10,000 grant from the Episcopal Diocese of Buffalo. In 2012, Paradise House, Inc. was awarded \$433,642 in additional HHAP funding in order to address numerous repairs which were potential health and safety issues and jeopardized the ongoing viability of the project. This funding also expanded the number of beds at Paradise House from 16 to 22 through the improvement of the building's third floor. There were no other sources of development funding .

Operating income is from an Enhanced Public Assistance Shelter rate from the Erie County DSS.

On July 9, 2014 the City of Buffalo issued a certificate of occupancy for the entire building, including the new units on the third floor.

- **Concern for Independent Living, Inc., Concern Amityville (2011-11/ HC00790)** received an HHAC award reservation of \$4,481,621 in April 2012 to develop 60 units of permanent supportive housing for homeless veterans and their families in Amityville, Suffolk County. Other sources of development funding include LIHTC equity from HCR, Suffolk County, OMH, and FHLB. Total project cost is \$21,614,286.

Operating income is provided by OMH in the form of Shelter Plus Care vouchers and from Project Based HUD-VASH section 8 vouchers.

Substantial completion was achieved on August 28, 2014. The project became operational on September 2, 2014 and a ribbon cutting ceremony was held on September 29, 2014.

- **The Bridge (Bridge) (2008-017/ HC00778)** received an HHAP award reservation of \$2,265,104 in November 2008 to develop Bridge Gardens, a 17-unit permanent supportive housing project for single homeless veterans with mental illness in the Bronx. Other sources of development funding included HUD, FHLB, and DOHMH.

All of the units are eligible for NY/NY III operating funding through DOHMH.

The project became operational on September 15, 2014 and on October 24, 2014, a ribbon cutting ceremony was held.

- **Cattaraugus Community Action, Inc. (CCA) (2010-011/ HC00777)** received an HHAP award reservation of \$2,723,835 in February 2011 to develop 18 units of permanent supportive housing and 5 congregate units of emergency housing for homeless individuals in Salamanca, Cattaraugus County. The other source of development funding was from the Infrastructure Development Demonstration Program (IDDP), bringing the total project cost to \$2,813,835.

Operating income is based on a negotiated per diem for the emergency units from the Cattaraugus County DSS and from tenant rents for the permanent units. Referral sources for the project include DSS and community agencies including, but not limited to Cattaraugus Addiction Recovery Services, Olean Salvation Army and New York State Parole.

On October 27, 2014, CCA obtained a Certificate of Occupancy and on October 28, 2014, a ribbon cutting ceremony was held.

- **New Destiny Housing Corp. (New Destiny) / 2017 Morris Avenue Owners LLC (2013-011/ HC00819)** received an HHAP award reservation of \$3,179,128 in August 2013 to develop 39 units of permanent supportive housing for homeless single adults and families in the Bronx. 19 units will house homeless families headed by a domestic violence survivor referred from the NYC shelter system. The remainder of the units will house low-income single adults and families. Other sources of development funding include New York City Department of Housing Preservation and Development (HPD) Mixed-Income Rental Program (MIRP), LIHTC equity, and a Bronx Borough President award. The total project cost is \$12,973,463.

Operating income is based on tenant rents set at varying levels: Public Assistance Shelter Allowance, Project Based Section 8 subsidies from HCR and low-income rents set at 50% of the Area Median Income (AMI). There is also anticipated grant and foundation support services income.

On November 14, 2014, construction was completed and the building was fully rented up by December 31, 2014.

- **The YWCA of Binghamton and Broome County (YWCA) (2000-003/ HC00571)** received an HHAP award reservation in 2002 to establish a 54-unit, 81-bed supported housing program providing emergency, transitional and permanent housing within a single building. The building sustained severe damage during Hurricane Irene and Tropical Storm Lee in 2011. The YWCA received an HHAP award reservation of an additional \$609,796 to make needed repairs to the cornices, the façade and interior areas affected by water damage. The NYS Office of Parks, Recreation and Historic Preservation also provided funds.

The Certificate of Substantial Completion was issued on December 23, 2014.

- **Broadway Housing Communities (BHC) (2010-013/ HC00783)** received an HHAP award reservation of \$3,000,000 in May 2011 for the new construction of a comprehensive large-scale mixed-income, mixed-use development of a 13-story building in the Sugar Hill neighborhood of New York City. The project is a single building with 124 residential apartments, inclusive of a superintendent's unit and ancillary residential space, and a non-residential portion that includes an early childhood day care center, the Sugar Hill Children's Museum of Art and Storytelling, not-for-profit community office space and an underground parking garage. (25 units are reserved for homeless individuals and families with a variety of special needs. In addition to HHAP funding, BHC received funding from the HPD LIRP; LIHTC; The City Council of New York; FHLB; a Commercial Loan from Capital One; New Markets Tax Credit equity (NMTC); a developer's loan and reinvestment of a deferred developer's fee. The total project cost is \$75,045,933.

Operating income is based on rents, private philanthropy, and NYC Department of Homeless Services (DHS) subsidy.

The project received a Temporary Certificate of Occupancy for the residential units on November 13, 2014, and held a Ribbon Cutting Ceremony on November 21, 2014.

# Projects Completed in 2014

**SECURE HOUSING IS FUNDAMENTAL TO REPAIRING AND STABILIZING LIVES.**



*Cadence Square – Ontario County*

*(Projects continued...)*



*ACCORD – Allegany County*



*Liberty Village - Suffolk County*

*(Projects continued...)*



*Kinley Hill – Cattaraugus County*



*CAMBA Gardens I - Kings Borough*

(Projects continued...)



*The Bridge – Bronx Borough*



*Sugar Hill – New York City*

*(projects continued...)*



*Crotona Park – Bronx Borough*



*Paradise Opportunities – Erie County*

*(Projects continued...)*



*Magnolia House – Ithaca, Tompkins County*



*Van Keuren Square – Onondaga County*

# HHAP Request for Proposals

## SFY 2014-2015 HHAP RFP

In response to the tremendous need for supportive housing for homeless families and individuals, the appropriation for HHAP was more than doubled to \$63 million in the SFY 2014-15 State Budget. The need for these funds is demonstrated, in part, by the demand in terms of the amount of funding requested. For SFY 2014-15, \$143.7 million in funding requests were received.

HHAP funds are distributed via an "Open Request for Proposals (RFP)" process which means that applications are accepted on a continuous basis and awards made in the order in which proposals are received. This process allows the program to become more nimble in addressing emerging needs; makes it easier for applicants to time their application to coincide with when the money will actually be needed; allows applicants to coordinate requests for HHAP funding with those to other funding sources, such as HCR, HPD, HUD, and other entities that provide capital funding; and, increases the efficiency and speed with which HHAP staff are able to review applications by considering them on an ongoing basis, rather than all at once.

The RFP establishes certain funding priorities, including supportive housing projects that:

1. Provide housing for chronically homeless single adults who are diagnosed as SPMI or MICA (OTDA's target population under New York/ New York III);
2. Serve a homeless population identified as having an unmet need within an applicable local Continuum of Care (CoC) planning document; and/or;
3. Are targeted to veterans or that give priority to veterans, which may include single homeless veterans and/or homeless veterans and their families.

As of December 31, 2014 12 awards were made from the SFY 2014-15 HHAP appropriations. These 12 projects will collectively provide 420 units of supportive housing and 49 beds of emergency housing. The populations to be served range from survivors of domestic violence; youth; veterans and their families; single adults with a mental illness and/or substance abuse issue; and single adults living with HIV/AIDS. Below is a description of the projects awarded during the calendar year 2014. Please note that one project was funded with a combination of Medicaid Redesign Team (MRT) funds and HHAP funds, and is described under the MRT section.

**Sponsor: Alternatives for Battered Women (ABW)**

**County: Monroe**

**HHAP ID#: 2014-001**

**HHAP Request: \$4,985,398**

**Total Project Cost: \$6,426,739**

**Summary of Project:** Alternatives for Battered Women (ABW) received an HHAP award reservation of \$4,985,398 to preserve and expand its current 38-bed domestic violence (DV) shelter and also create 10 units of permanent housing for survivors of DV and their families in Rochester.

ABW currently operates a DV shelter, licensed by the NYS Office of Children and Family Services (OCFS). This shelter is a successful former HHAP project whose HHAP contract expired in April 2014. As its lease on the current location of the shelter expired, ABW proposed substantial rehabilitation of a new site to create a 16-unit/ 49-bed emergency shelter and ten (10) units of permanent supportive housing. The site will also house support services, administrative, and other common areas.

The total project cost is \$6,426,739. Other funding sources includes sponsor contributions from a capital campaign, sponsor equity, City of Rochester grant, and NYSERDA.

Operating costs for the emergency shelter will be paid through a per diem reimbursement from Monroe County Department of Human Services (MCDHS) and other grants including: NYS Crime Victims Board, Office of Victims Services; OCFS; City of Rochester Emergency Solutions Grant; and the United Way. The permanent units will be supported by eight (8) Section 8 subsidies from the Rochester Housing Authority, and public assistance and/or tenant rents.

**Sponsor: CAMBA Housing Ventures, Inc. & CAMBA, Inc.**

**County: Kings**

**HHAP ID#: 2014-002**

**HHAP Request: \$6,000,000**

**Total Project Cost: \$48,124,268**

**Summary of Project:** CAMBA Housing Ventures, Inc. (Applicant) and CAMBA, Inc. (co-applicant) received an HHAP award reservation of \$6,000,000 to redevelop an underutilized vacant parking lot in Brownsville, Brooklyn into a 100-unit affordable and supportive housing project for homeless and low-income families. Of the 100 units, 30 will be rented to homeless families where the head of household suffers from a Serious and Persistent Mental illness (SPMI) or has both a mental illness and a chemical addiction (MICA) (New York/ New York III Category D). The balance of the units will be reserved for families and individuals earning 60% or less of the area median income (AMI), as well as one unit reserved for a building superintendent.

The total project cost is \$48,124,268. Other development funding sources includes tax-exempt bonds from the NYC Housing Development Corporation (HDC); HPD New Construction Low-Income Rental Program (LIRP); Brooklyn Borough President's Office; the City Council (Resolution A); LIHTC equity; NYSEDA; deferred developer's fee and accrued interest. The applicant also submitted a successful application to the NYC Housing Authority (NYCHA) to develop the site, which is located within the Van Dyke Houses public housing project.

Operating funding is based on Section 8 rental subsidy vouchers for the 30 homeless units from NYCHA; New York/ New York III funds from DOHMH; and tenant rents.

Support services to be provided will include, but are not limited to: mental health counseling; substance abuse services; primary medical care; HIV/AIDS care; pre-natal/ women's health services; educational services; youth development; job readiness; advocacy; independent living skills; and family counseling. CAMBA also proposes locating a satellite of its NYS OMH-approved Article 31 outpatient mental health clinic on-site, which will provide psychiatric and substance abuse services.

**Sponsor: Housing Visions Consultants (HVC) – Walnut Avenue Homes**

**County: Niagara**

**HHAP ID#: 2014-003**

**HHAP Request: \$1,672,000**

**Total Project Cost: \$12,161,694**

**Summary of Project:** Housing Visions Consultants, Inc. (HVC) and its supporting organization, the YWCA of Niagara (YWCA), received an HHAP award reservation of \$1,672,000 to develop a total of 41 units of permanent housing in Niagara Falls, including 12 HHAP units for homeless survivors of domestic violence and their families. The balance of the units will house low-income families and individuals. The project, known as "Walnut Avenue Homes," will consist of 7 newly-constructed buildings and one substantially-rehabilitated historic building, located on several adjacent or proximately-located lots in the City of Niagara Falls. The HHAP units will be located in 3 newly-constructed, adjacent buildings on vacant land currently owned by the YWCA. The remaining sites are controlled by either the Niagara Falls School District or the City of Niagara Falls.

The total project cost is \$12,161,694. Other development funding sources include NYS HOME loan, HTF loan, and LIHTC through HCR; City of Niagara Falls loan; and Federal and State Historic Tax Credits.

Operating funding is based on tenant rents and Section 8 Project-Based rental subsidies for 15 of the units, already committed by the City of Niagara Falls. Supportive services will be provided by the YWCA of Niagara.

**Sponsor: Auburn Housing Authority Development Corporation (AHADC)**

**County: Cayuga**

**HHAP ID#: 2014-005**

**HHAP Request: \$6,418,545**

**Total Project Cost: \$6,418,545**

**Summary of Project:** The Auburn Housing Authority Development Corporation (AHADC) received an HHAP award reservation of \$6,498,545 to develop 28 units of new housing for homeless single women and families in Auburn. The Rescue Mission Alliance of Syracuse, N.Y. (RMS) is the supporting agency, which will lease the units from AHADC, and will act as the on-site supportive services provider. The Auburn Housing Authority (AHA), an affiliate of the AHADC, will provide all property management services including all property maintenance and rent collection.

The complex will consist of 14 townhouses surrounding a community building, with each residential building containing two units. 20 units will be permanent housing, 4 units will be transitional housing and 4 units will flex between transitional and permanent based on need.

Operating funds will consist of tenant rents, as well as funding from the Allyn Foundation, the Cayuga County Department of Health and Human Services, the United Way of Cayuga and Seneca Counties, the City of Auburn Community Development Block Grant and contributions from RMS.

**Sponsor: Jericho Project**

**County: Bronx**

**HHAP ID#: 2014-008**

**HHAP Request: \$3,680,000**

**Total Project Cost: \$21,405,607**

**Summary of Project:** Jericho Project received an HHAP award reservation of \$3,680,000 to construct a new 10-story supportive housing apartment building, located on Walton Avenue in the Bronx. The project will consist of 92 studio apartments, 58 of which will house homeless single veterans, 33 for single homeless youth (ages 18-25), and one for a superintendent.

Other development funding sources include the Supportive Housing Loan Program (SHLP) and LIHTC through NYC HPD, NYSERDA, and deferred developer's fees for a total project cost of \$21,405,607.

Operating funding is based on Section 8 Project-Based subsidies, Veterans Affairs Supportive Housing (VASH) vouchers, and tenant rents.

**Sponsor: Cattaraugus Community Action, Inc. (CCAI)**

**County: Cattaraugus**

**HHAP ID#: 2014-009**

**HHAP Request: \$1,257,182**

**Total Project Cost: \$1,628,682**

**Summary of Project:** Cattaraugus Community Action, Inc. (CCAI) received an HHAP award reservation of \$1,257,182 to address critical repairs need to preserve an existing, operational HHAP project located in Salamanca, NY. The project, known as the Jefferson House Apartments, consists of 8 units of transitional housing for homeless singles and families.

Other development funding includes project reserves, the Western New York Foundation, and Five-Star Bank, for a total project cost of \$1,628,682.

**Sponsor: Westhab, Inc.**

**County: Westchester**

**HHAP ID#: 2014-010**

**HHAP Request: \$3,415,000**

**Total Project Cost: \$3,610,985**

**Summary of Project:** Westhab, Inc. received an HHAP award reservation of \$3,415,000 to preserve a 20-unit building by reducing an unsustainable mortgage and moderately rehabilitating the site located in Mt. Vernon, NY. The project will house homeless families, with a preference for veterans and their families. Other development funding sources include additional investment from the original tax credits syndicator, Enterprise Community Partners. The total project cost is \$3,610,985.

Operating income includes rents set at the Westchester County Shelter Supplement Program rate and commercial rent, as well as Section 8, VASH, or Shelter plus Care to subsidies.

**Sponsor: Concern for Independent Living, Inc. (CIL)**

**County: Suffolk**

**HHAP ID#: 2014-011**

**HHAP Request: \$2,762,865**

**Total Project Cost: \$24,835,837**

**Summary of Project:** Concern for Independent Living, Inc. (CIL) received an HHAP award reservation of \$2,762,865 for the new construction of 9 buildings located in Lake Ronkonkoma, Suffolk County. Other permanent development funding sources are LIHTC through HCR; OMH Project Development Grant (PDG) and debt service; Suffolk County; and a Sponsor Loan, for a total project cost of \$24,835,837.

The project, known as Concern Ronkonkoma, will provide 59 units and 143 beds of permanent affordable and supportive housing. 30 units will be reserved for homeless single adults and families suffering from a mental illness. The remaining 29 units will be reserved as low-income housing for singles and families with incomes less than 50% of AMI. All units will have a preference for veterans. There will be 40 one-bedroom, 16 two-bedroom, and 3 three-bedroom apartments.

**Sponsor: Project Hospitality**

**County: Richmond**

**HHAP ID#: 2014-012**

**HHAP Request: \$3,068,076**

**Total Project Cost: \$3,068,076**

**Summary of Project:** Project Hospitality, Inc. received an HHAP award reservation of \$3,068,076 to purchase and substantially rehabilitate a vacant building located on Staten Island. The project would create 20 permanent housing units for homeless individuals or couples. Specifically, 13 of the units would house chronically homeless families in which the head of household suffers from a substance abuse disorder, disabling medical condition or HIV/AIDS (New York/ New York III

Category G), and 3 units would house homeless single adults who suffer from a serious and persistent mental illness (SPMI) or who are diagnosed as mentally ill and chemically addicted (MICA) (New York/ New York III Category A).

HHAC is the only capital funder. Operational funds are based on existing contracts with NYC Human Resources Administration (HRA) HIV/AIDS Services Administration (HASA), DOHMH and OMH.

**Sponsor: Women In Need**

**County: Kings**

**HHAP ID#: 2014-013**

**HHAP Request: \$5,240,915**

**Total Project Cost: \$71,587,437**

**Summary of Project:** Women In Need, Inc. (WIN) received an HHAP award reservation of \$5,240,915 for the new construction of 161-unit supportive and affordable housing project located in Brooklyn. The project, named the Glenmore, will provide 96 units for chronically homeless families in which the head of household suffers from a substance abuse disorder, a disabling medical condition, or HIV/AIDS (New York/ New York III Category G). The remaining 65 units will provide low-income housing for single adults and families with incomes less than 60% of the Area Median Income (AMI). There will be 12 studios, 66 one-bedroom, 70 two-bedroom, and 13 three-bedroom apartments.

Other permanent development funding sources include HDC bonds (1<sup>st</sup> and 2<sup>nd</sup> Mortgages); SHLP and 4% LIHTC through HPD; Brooklyn Borough President and Resolution A funds; FHLB; accrued construction interest; and deferred developers fee, for a total project cost of \$71,587,437.

Referrals for the HHAP units will come from DHS. Support services will be provided by WIN and will include case management, assistance with legal services, nutrition education, employment services, parenting and household management education, medical management, and counseling services. Operating income is anticipated from New York/ New York III subsidies through DOHMH, Section 8 or Shelter Plus Care subsidies through HPD, commercial rent, community facility income, as well as tenant rents.

**Sponsor: HELP Development Corporation**

**County: Erie**

**HHAP ID#: 2014-022**

**HHAP Request: \$1,750,000**

**Total Project Cost: \$12,110,364**

**Summary of Project:** HELP Development Corporation (HELP) received an HHAP award reservation of \$1,750,000 for the new construction and substantial rehabilitation of a 47-unit supportive and affordable housing project located in Buffalo. 15 units will be reserved for homeless single veterans and veterans with families. The remaining 32 units will be reserved for low-income single adults and families with incomes less than 60% of AMI.

Other permanent development funding includes LIHTC equity and HTF program loan, both through HCR; City of Buffalo HOME funds; a sponsor loan; and other miscellaneous philanthropic contributions. The total project cost is \$12,110,364.

Support services will be provided in-kind by the Lt. Col. Matt Urban Human Services Center (MUC). Support services will include case management, crisis intervention, service coordination, counseling, health services, employment services, financial counseling, education services, legal services, and transportation. Certain services will be provided off-site through working relationships

with United States Department of Veterans Affairs (VA) and the Veterans One-Stop Center of Western New York.

Property management will also be provided by MUC. Operating funding is based on tenant rents and rental subsidies from the Buffalo Municipal Housing Authority (BMHA).

# Medicaid Redesign Team (MRT) Funds

Since State Fiscal Year 2012-13, the HHAP Request for Proposals (RFP) has been utilized as the vehicle to award a portion of the capital funds from the Medicaid Redesign Team (MRT) allocation plan. MRT funds are intended to help develop supportive housing targeted to high-cost Medicaid users. This initiative is likely to return significant savings in terms of reduced hospitalizations, reduced lengths of stay in long term care facilities, and reduction in unnecessary emergency room visits, as well as improved health outcomes from supportive services provided in stable, supportive housing. Projects eligible for MRT funds under 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. Examples include, but are not limited to: single adults who have experienced chronic homelessness, physical disability, mental illness, substance abuse, or other disabling conditions.

The SFY 2014-15 State Budget included a \$10 million allocation through the MRT housing initiative. Applications for these funds are being accepted through the existing HHAP RFP. Total requests for funding for MRT-eligible projects exceeded \$39 million during the SFY 2014-15 funding round. During calendar year 2014, 4 awards from SFY 2013-14 and 2 awards from SFY 2014-15 were made.

**Sponsor: Southern Tier Environments for Living, Inc. / Evergreen Association of Western New York**

**County: Erie**

**HHAP ID#: 2013-028**

**HHAP/ MRT Request: \$1,500,000 (MRT)**

**Total Project Cost: \$15,860,839**

**Summary of Project:** Southern Tier Environments for Living, Inc. (STEL), in partnership with Evergreen Association of Western New York (Evergreen), received an award reservation of \$1,500,000 in HHAP MRT funds to develop a 50-unit supportive and affordable housing project located in Buffalo. The project will include 15 units for single homeless adults who are living with HIV/AIDS, have a disabling health condition, and/or are physically disabled. Other development funding sources include LIHTC through HCR, federal and state Historic Tax Credits, and loans from various sources. The total project cost is \$15,860,839.

Operating income includes Public Assistance Shelter Allowance and an anticipated HUD (CoC) funding for the homeless units, and tenant rents for the affordable units. Support services include, but are not limited to, case management, activities of daily living (ADL) training, medication management, health and mental health services.

**Sponsor: People Community Housing Development Corporation**

**County: Erie**

**HHAP ID#: 2013-029**

**HHAP/ MRT Request: \$1,907,120**

**Total Project Cost: \$9,713,772**

**Summary of Project:** People Community Housing Development Corporation and People, Inc. (collectively, "People"), received an award reservation of \$1,907,120 in HHAP MRT funds for the acquisition and rehabilitation of the former Highland School in Tonawanda in order to develop 38 units/ 41 beds of permanent housing for single adults and families. 12 of the single units will be set aside for developmentally disabled adults; 9 of these units will be for homeless individuals. The remaining 26 units will be for households in the community with incomes at or below 50% of the AMI.

The total project cost is \$9,713,772. Other development funding sources include HTF for \$2.2 million and LIHTC equity of \$5,411,652, both through HCR; NYSERDA funds of \$95,000; and \$100,000 in Erie County HOME funding.

Operating income will be provided by OPWDD. Support services will be available based upon the individual's identified disabilities and needs, including: life skills training, case management and service coordination, fiscal training, health and nutrition training, aide service, nursing support, representative payee services, referrals to psychiatric services, counseling services, behavioral supports, transportation, day program for cognitive rehabilitation/habilitation through a series of adult education programs, and therapy services including physical, occupational and speech.

**Sponsor: Concern for Independent Living**

**County: Suffolk**

**HHAP ID#: 2013-030**

**HHAP/ MRT Request: \$7,500,000**

**Total Project Cost: \$39,749,577**

**Summary of Project:** Concern for Independent Living, Inc. (Concern) received an award reservation of \$7,500,000 in HHAP MRT funds for the new construction of 9, one- and two-story townhomes located in Middle Island, Suffolk County. The project will provide 123 units and 179 beds of permanent affordable and supportive housing. 50 units will be reserved for homeless individuals suffering from a mental disability. The remaining 73 units will be reserved as low-income housing for singles and families with incomes less than 60% AMI. There will also be a preference for homeless veterans.

Other permanent development funding sources are anticipated from an HFA 1st mortgage of \$15,690,000; HFA subsidy loan of \$500,000; LIHTC through HCR in the amount of \$14,868,000; OMH funds of \$200,000; Suffolk County funds of \$750,000; and the sponsor's own funds of \$1,241,577, for a total project cost of \$39,749,577.

Referrals for the HHAP units will come from OMH's Single Point of Access (SPOA) process. Support services will include case management, medication management, symptom management, substance abuse services, daily living skills training, benefits advocacy, vocational training, and rehabilitative counseling. Operating income is based on OMH services grant, OMH rent subsidies, and OMH debt support, as well as tenant rents set at 30% of tenant's income.

**Sponsor: Mental Health Association of Columbia Greene Counties (MHACGC)**

**County: Columbia**

**HHAP ID#: 2013-031**

**HHAP/MRT Request: \$2,500,000**

**Total Project Cost: \$18,209,419**

**Summary of Project:** MHACGC received an award reservation of \$2,500,000, consisting of \$1,569,543 in HHAP MRT funds and \$930,457 in HHAP funds to acquire a vacant parcel of land and develop 66 units (106 beds) of low-income affordable and permanent supportive housing in the Town of Greenport, NY. The project, located just outside the City of Hudson, will include 38 one-bedroom units, 16 two-bedroom units, and 12 three-bedroom units with a two-bedroom unit set aside for an on-site Superintendent.

33 units will be for single adults with a mental health diagnosis, including 15 units for formerly homeless single adults. Of these 33 units, 28 will be for individuals currently receiving services through OMH and currently residing in licensed or unlicensed supportive housing. This includes 18 tenants to be relocated from the applicant's existing OMH-licensed transitional Community

Residence (CR), and 10 relocating from unlicensed scattered-site apartments. With regard to the 15 formerly homeless tenants, 10 will be relocated from the CR, which is planned to be closed, and 5 will be referred from the Columbia County DSS and/or the SPOA process.

The balance of the units (32) will house low-income single adults and families earning between 50% and 60% of the AMI.

Other development funding sources include a construction loan of \$11.8 million and permanent loan of \$1.3 million from the Community Preservation Corporation (CPC); HTF funds of \$2.4 million and LIHTC equity of \$10.4 million, both through HCR; FHLB in the amount of \$1,318,401; and a deferred developer's fee \$1,588,216.

Operating revenue will be based on tenant rents, Project-Based Section 8 rental subsidies, Debt Service Subsidy and Services funding through OMH. Support services will include, but not limited to: assessment, case coordination, substance abuse counseling, vocational and educational services, substance abuse treatment and medication counseling.

**Sponsor: Common Ground Community II HDFC - Webster Ave Residences**

**County: Bronx**

**HHAP ID#: 2014-016**

**HHAP/ MRT Request: \$2,000,000**

**Total Project Cost: \$88,275,561**

**Summary of Project:** Common Ground Community II HDFC received an award reservation of \$2,000,000 in HHAP/MRT funds to newly construct a 248-unit mixed-income project located in the Bronx. The project, known as the Webster Avenue Residences, consists of two adjacent buildings. This reservation is only for "Building A" which would include 20 studio units for homeless single adults with a severe and persistent mental illness. The remainder of the 248 units within Building A will be for low-income single adults and families, as well as a superintendent's unit.

Other sources of permanent financing include 1st and 2<sup>nd</sup> mortgages through HDC bond financing; HPD LIRP; LIHTC equity through HPD; FHLB; OMH; Deferred Developer Fee; and NYSEDA funds. The total project cost is \$88,275,561.

Operating funding is anticipated from NYS OMH for the 20 HHAP units and from rental income for the other 226 units.

**Sponsor: Postgraduate Center for Mental Health – Marion Avenue Residence**

**County: Bronx**

**HHAP ID#: 2014-020**

**HHAP/ MRT Request: \$5,500,000**

**Total Project Cost: \$46,453,803**

**Summary of Project:** Postgraduate Center for Mental Health (PCMH) received an award reservation of \$5,500,000, consisting of \$4,230,769 in HHAP MRT funds and \$1,269,231 in HHAP funds, to construct a new building on vacant land located in Bronx. The project, known as the "Marion Avenue Residence" will consist of 100 units of permanent supportive and affordable housing, including 50 HHAP-MRT units. 50 studio units will be reserved for single adults living with a serious mental illness who are high-cost Medicaid users and exiting state psychiatric facilities and programs, and 15 two-bedroom units will be allocated for chronically homeless families, in which the head of household suffers from a serious and persistent mental illness (SPMI) or is mentally ill and chemically addicted (MICA) (New York/ New York III Category D). Of the remaining units, 34

will house single adults and families earning 60% or less of the AMI and one unit will house an on-site superintendent.

Other development funding sources include LIHTC equity as well as MRT funding from HFA; NYSERDA; deferred developer's fee; accrued interest; and a sponsor loan. The total project cost will be \$46,453,803.

Supportive services to be provided include, but are not limited to, mental health and substance abuse counseling, case management, ADL training, socialization, medication management, and money management. Operating revenue includes funding from the OMH and DOHMH, as well as tenant rents.

## **2014 MRT Accomplishments**

### **PROJECTS COMPLETED IN 2014**

During calendar year 2014, 2 MRT projects completed construction resulting in the preservation or creation of 42 units of housing and representing an MRT investment of over \$5 million. Following is a summary of those projects.

- **Finger Lakes United Cerebral Palsy / Happiness House (2012-025/ HC00820)** received an HHAP MRT award reservation of \$1,435,535 in February 2013 to develop 7 homeless units within a 20 unit project of permanent housing in Canandaigua for single adults with a developmental disability, physical disability and/or a traumatic brain injury. Other sources of funding include HTF, FHLB and Lyons National Bank. The total project cost is \$4,428,795.

Operating income is based on tenant rents, Section 8 housing choice vouchers, Traumatic Brain Injury waivers and Office of Persons with Developmental Disabilities (OPWDD) waivers.

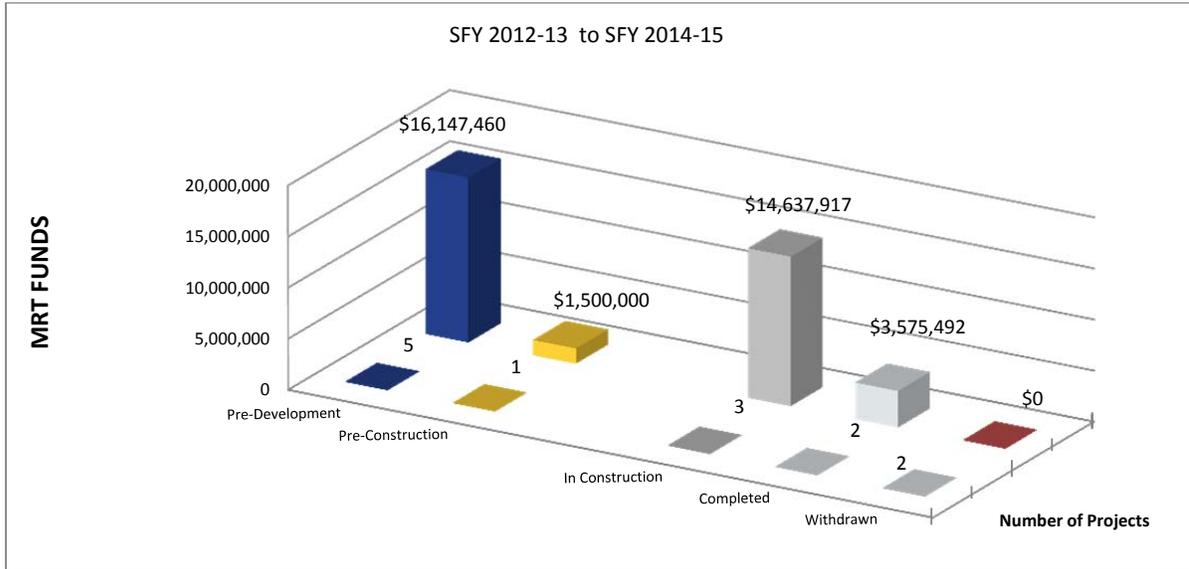
Happiness House held a ribbon cutting ceremony on September 19, 2014 and became operational on November 1, 2014.

- **Polish Community Center of Buffalo, Inc. d/b/a Lt. Colonel Matt Urban Human Services Center of Western New York (2012-006/ HC00805)** received an HHAP MRT award reservation of \$3,655,438 in October of 2012 for the development of 20 units of permanent supportive housing for single homeless women in Buffalo. Additional development funding sources include HUD Continuum of Care funds and FHLB, for a total project cost of \$4,392,813.

The operating income is based on a negotiated shelter allowance with the Erie County DSS. Other operating income includes a three year renewable Supportive Housing Program (SHP) award from HUD and The Peter and Elizabeth C. TOWER Foundation.

On December 9, 2014, the Polish Community Center of Buffalo, Inc. obtained a Certificate of Occupancy, and on December 15, 2014, they held a ribbon cutting ceremony.

# STATUS OF MRT FUNDING



## Completed in 2014



*Happiness House – Ontario County*



*HOPE Gardens – Erie County*

# Status of Infrastructure Development Demonstration Program

The Infrastructure Development Demonstration Program (IDDP) is administered by the New York State Housing Finance Agency (HFA). IDDP was established to reduce the development cost of affordable housing by providing grants to eligible applicants to be used in conjunction with existing state, local and federal housing programs. IDDP grants are limited to a maximum of five thousand dollars (\$5,000) per unit of affordable housing. Program funds can be used for hard and soft costs associated with infrastructure improvements.

Article XXI of the Private Housing Finance Law provides that HFA shall enter into agreements with other State agencies and public benefit corporations to carry out the provisions of that Article and in particular, to provide grant funds to complimentary programs administered by such agencies or public benefit corporations. HFA set aside \$500,000 in IDDP funding to support HHAP projects. At least 75% of the total amount appropriated for this program is being made available for projects located in cities, towns or villages having a population of 30,000 or less.

Below is the status of IDDP awards:

<b>Sponsor</b>	<b># of Units</b>	<b>IDDP Award</b>	<b>IDDP Status</b>	<b>B1184 Status</b>
Steuben Churchpeople	7	\$35,000	Work Complete	Approved
Warren Washington AMH	18	\$45,000	Work Complete	Approved
Bethesda	16	\$80,000	Work Complete	Approved
JCTOD Outreach	8	\$40,000	Work Complete	Approved
Interfaith Partnership	10	\$5,000	Work Complete	Approved
SHORE	2	\$10,000	Work Complete	Approved
Mercy Haven	2	\$10,000	Work Complete	Approved
Fulton YMCA	11	\$55,000	Work Complete	Approved
Wait House II	6	\$17,380	Work Complete	Approved
Cattaraugus Community Action	23	\$90,000	Work Complete	Approved
	103	\$387,380		

# Asset Management

## SUMMARY OF 2014 ACTIVITIES AND ACCOMPLISHMENTS

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

The HHAP portfolio of operating homeless housing projects currently consists of 364 projects and 512 sites. These projects provide a total of 7,643 units and over 12,686 beds. The value of the portfolio in terms of the HHAP investment is \$602,611,258. While several new projects became operational in 2014, the operational phase ended in 2014 for 10 projects, which were removed from the portfolio figures.

### Oversight

HHAP received 255 Annual Operating Reports for review in 2014. Reports include project operating data, budgets, audited financial statements, a description of support services and tenant accomplishments, documentation of insurance and payment of taxes, etc. In addition to the Annual Reports, 101 monitoring visits were conducted during 2014. Also, visits were conducted to newly operational projects to ensure a smooth transition from development staff to services and property management staff. The annual reporting process affords the opportunity to correct minor operational and contract compliance issues that are identified as well as provide informal technical assistance to improve the operation and viability of the projects.

### Technical Assistance

HHAP manages the procurement and provision of professional Technical Assistance (TA) resources to assist HHAP projects in development and operation. In 2011, a Request for Qualifications (RFQ) for TA services was released to procure consultants for a five year period. HHAP provided a range of technical assistance to various operational projects during 2014 including, but not limited to: board of director's training, capital needs assessments, property management, audit review, legal assistance, and emergency repairs.

# Conclusion

As noted in the Introduction of this report, New York was the first state in the nation to create a state-funded program dedicated solely to the development of supportive housing for homeless families and individuals. In creating HHAP, New York developed a unique program with the ability to meet a myriad of distinct and sometimes changing local needs. HHAP is designed to provide supportive housing for those that could not obtain or maintain affordable housing. The population served by HHAP consists overwhelmingly of extremely low-income households, typically with multiple barriers to independent housing. Disabilities, mental illness, substance abuse, and/or health conditions often compound issues of low educational attainment, negative employment history, and basic skills. These individuals and families find themselves facing these barriers in the context of high unemployment and a largely unaffordable housing market for low-wage earners (See the National Low Income Housing Coalition's "*Out of Reach 2014*" study). The primary focus of traditional housing programs is to provide financial assistance. In contrast, the primary focus of supportive housing programs is to facilitate the development of a comprehensive support system which includes housing as a fundamental service.

The architects of HHAP recognized that New York's most vulnerable citizens are New York's most economically disadvantaged households who need more than a mere roof over their heads in order to achieve the greatest level of independence possible. In addition to affordable housing, homeless families and individuals need assistance in connecting with critical baseline services such as Public Assistance, Supplemental Nutrition Assistance Program, SSI, and Medicaid in order to achieve basic stability. Once stabilized and in affordable housing, they can then focus on longer-term objectives such as family reunification, education and employment.

In addition, 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 nonprofit operators of supportive housing both to ensure the long term financial viability of these projects and that appropriate services are available to residents.

OTDA has developed strong collaborative working relationships with local social services districts across the state, especially districts with high concentrations of homeless and public assistance households. OTDA works with local districts and their nonprofit partners to meet emergent local needs. In many instances, without HHAP funding, critically needed emergency or transitional housing needs would go unmet because HHAP is the only state funding source available for the majority of these programs. HHAP-funded emergency and transitional housing projects play a significant role in their local communities, particularly in upstate areas.

The need for the Homeless Housing and Assistance Program is greater than ever. The cost effectiveness of supportive housing has been well documented by leading experts (See Culhane, 2002; The Lewin Group, 2004; and the Los Angeles Homeless Services Authority Economic Roundtable, 2009). HHAP is the only state resource specifically designed to address the supportive housing needs of homeless families and individuals. The HHAP projects provide localities across the state with a cost effective tool to address the increase in homelessness being experienced in a majority of communities.

HHAP and the service programs administered by OTDA represent a comprehensive array of funding to reduce the incidence of homelessness in New York. These initiatives are currently administered to complement and increase the successful outcomes of the programs as a whole in combating homelessness. The programs work together to bring people into housing, maintain housing stability, prevent a recurrence of homelessness, and assist families and individuals in achieving the highest level of independence of which they are capable.