



**Office of Temporary  
and Disability Assistance**

**ANDREW M. CUOMO**  
Governor

**MICHAEL P. HEIN**  
Acting Commissioner

**BARBARA C. GUINN**  
Executive Deputy Commissioner

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

2018 Annual Report to the Governor and Legislature

# **Homeless Housing and Assistance Program 2018 Annual Report to the Governor and Legislature**

Table of Contents	
Introduction .....	1
Summary of Awarded Funds.....	2
Populations Served by HHAP .....	3
HHAP Funding History .....	4
Regional Development.....	5
HHAP Projects Awarded By Region from 1983 to 2018 .....	5
HHAP Projects Awarded by County .....	6
HHAP Project Status.....	7
2018 Accomplishments.....	8
Summary of HHAP Projects Completed in 2018 .....	8
Funds Awarded Through the HHAP Request for Proposals .....	20
2018 Calendar Year Awards (State Fiscal Years 2017-2018 and 2018-2019).....	20
Medicaid Redesign Team (MRT) Funds.....	31
2018 MRT Accomplishments .....	32
List of Projects Completed in 2018.....	32
Status of MRT Funded Projects .....	33
MRT Projects Completed in 2018, Summary with Photograph .....	34
Operational Portfolio .....	39
Summary of 2018 Activities and Accomplishments .....	39
Conclusion .....	40
Glossary .....	41

## 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 idea 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.

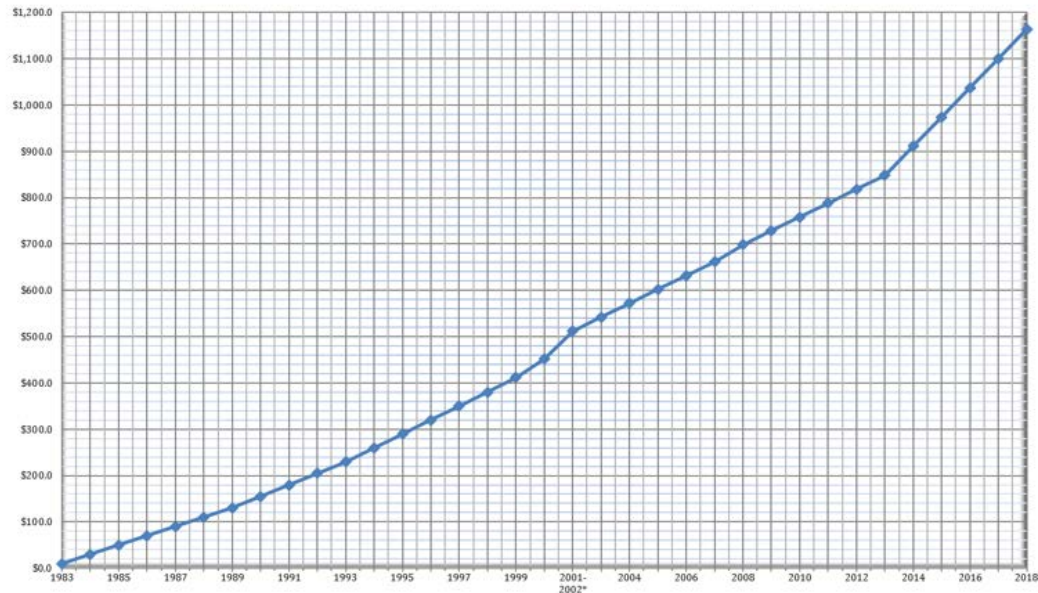
HHAP may be a homeless project's sole source of development funds, or HHAP funds may be combined with other State, federal, or local funding sources, or private funds. HHAP often works in tandem with other funding sources to develop mixed-use housing projects that provide supportive and affordable housing 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 process. Applicants and awardees represent a broad range of non-profit and charitable organizations and have experience in housing development, management, and/or the provision of social services. A relatively small number of grants have also been made to municipalities.

## Summary of Awarded Funds

HHAP capital funds are primarily available for costs related to the actual process of housing development: property acquisition; demolition and site work; rehabilitation or new construction; equipment costs; and architectural and other professional fees. From the inception of the program in 1983 through SFY 2018-19, New York State has appropriated \$1,165,500,000 toward the development of 21,450 units of homeless housing.

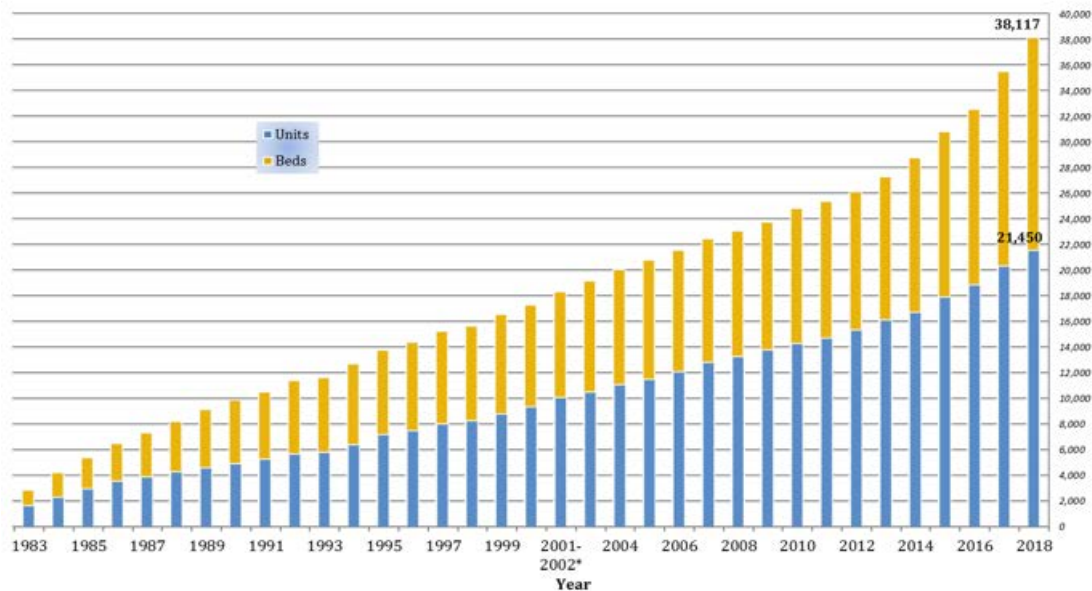
### Cumulative Funds Appropriated 1983-2018 (In millions of dollars)



For SFY's 1983-84 through 2018-19, not including MRT or IDDP.

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

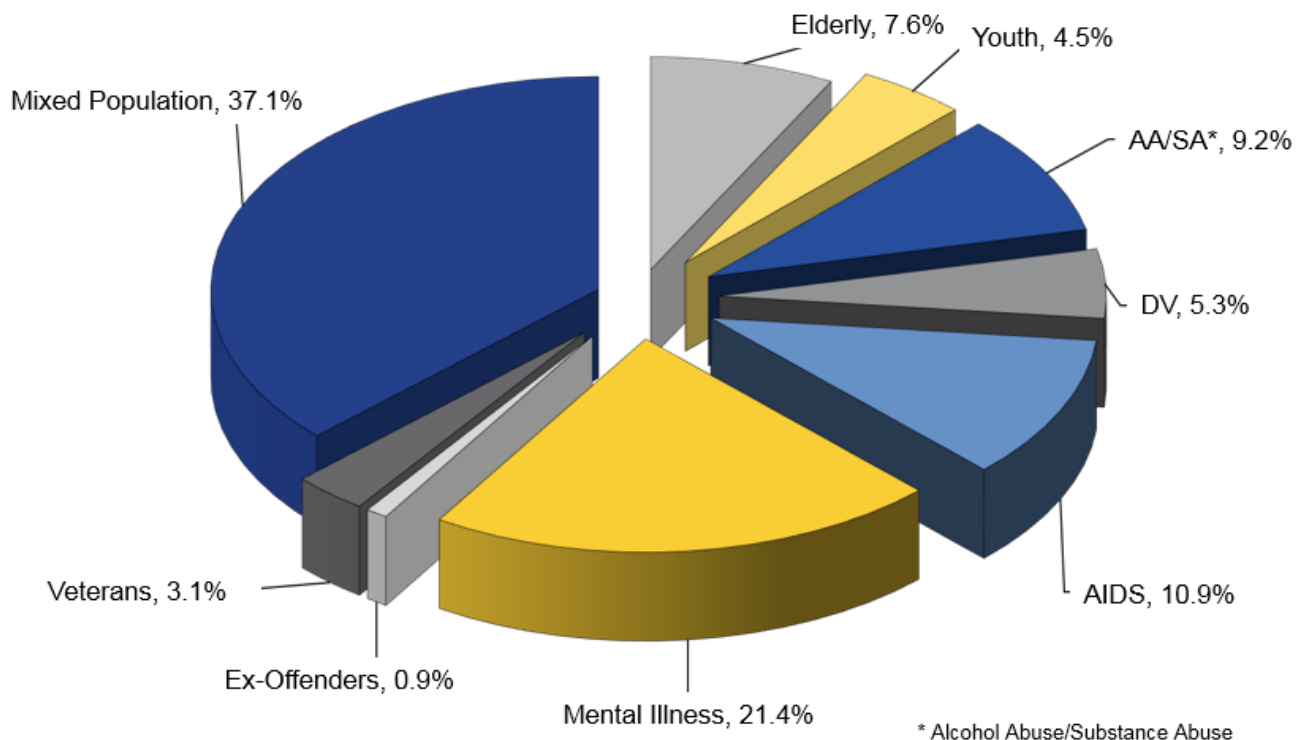
### Cumulative HHAP Units and Beds



## Populations Served by HHAP

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

### Special Population Units Awarded 1983 - 2018

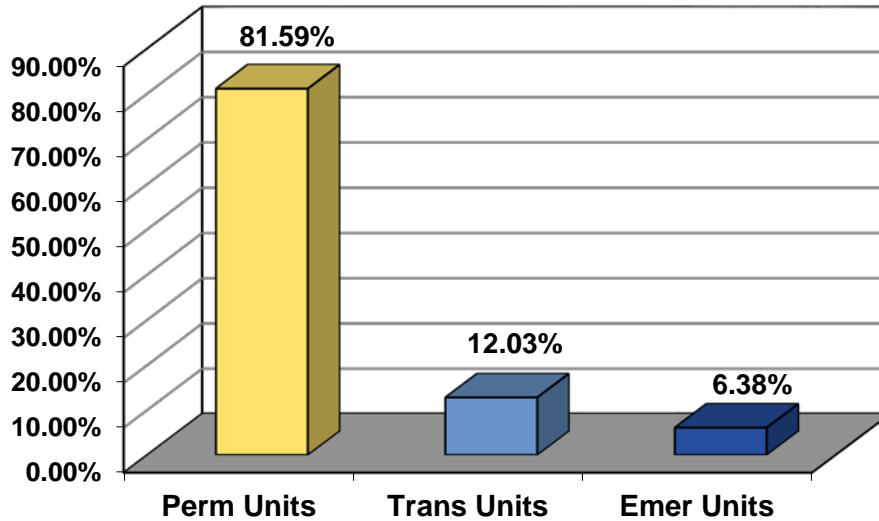


OTDA recognizes that housing is essential to a person's health and well-being and is the foundation upon which a comprehensive service plan is built. The agency also acknowledges that in addition to providing housing to homeless individuals and families, the underlying causes of homelessness for the 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 36 years HHAP has been in operation, 764 projects throughout the State were approved for funding. Of these, 58 withdrew their funding reservation, which resulted in a total of 706 funded projects. These funded projects have yielded 21,450 units of housing with a total of 38,117 beds.

**HHAP Housing Type Funded  
1983-2018**



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

## Regional Development

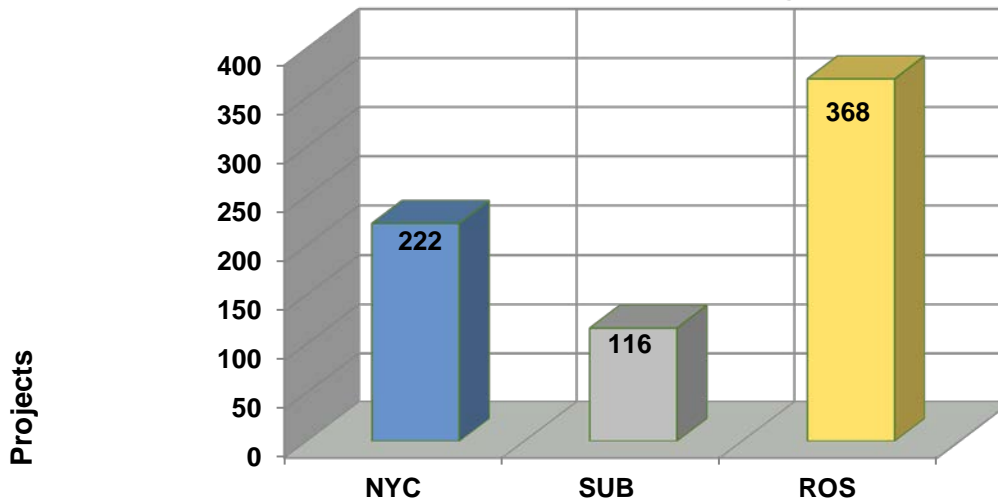
### HHAP Projects Awarded By Region from 1983 to 2018

Approximately 55% of program funds committed to date were awarded to projects located in New York City. This reflects the size of the homeless population in New York City, the higher cost of housing, and the availability of non-profit sponsors. A total of 11% of the funding was committed to projects in suburban areas surrounding NYC (defined as Westchester, Nassau and Suffolk counties), and the remaining 34% was committed to projects in the rest of the state.

#### Total Funding by Region



#### Number of Projects by Region



\*Funds appropriated through SFY 2018-19

## HHAP Projects Awarded by County

1983 – 2018\* (FUNDS APPROPRIATED THROUGH SFY 2018-19)

### New York City & Suburbs

County	Number of Projects	Amount Awarded
<b>NYC Total</b>	<b>222</b>	<b>\$604,866,879</b>
<b>Suburban Total</b>	<b>116</b>	<b>\$121,885,134</b>
Nassau	11	\$11,228,141
Suffolk	56	50,436,317
Westchester	49	60,220,676

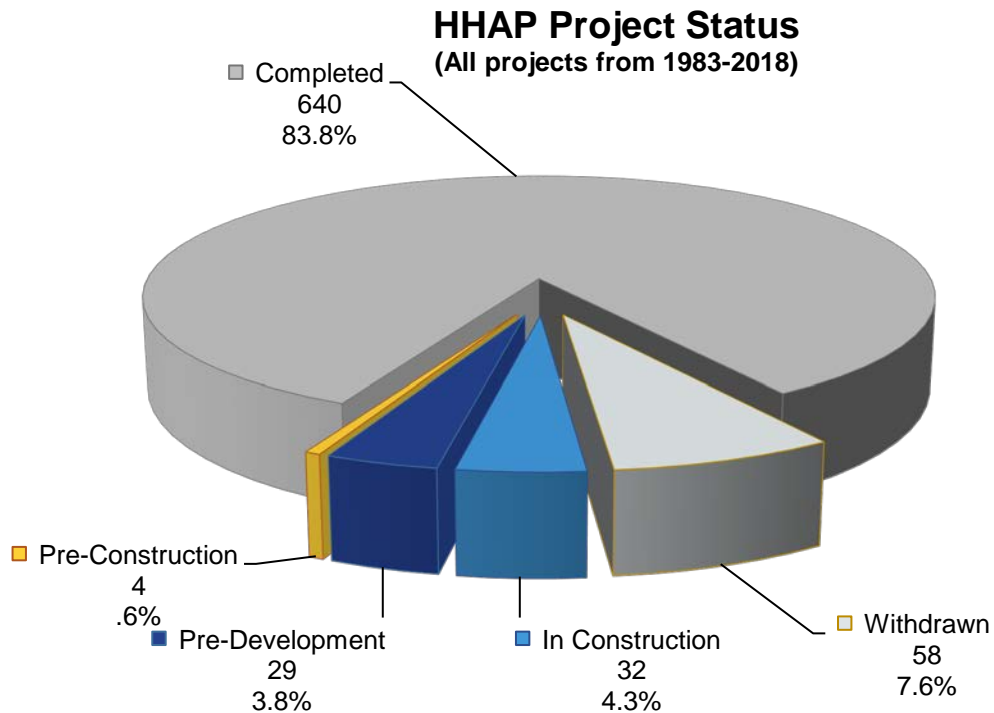
County	Number of Projects	Amount Awarded
Albany	34	\$33,236,356
Allegany	3	1,577,503
Broome	16	23,477,355
Cattaraugus	10	6,816,312
Cayuga	4	6,831,626
Chautauqua	9	5,664,479
Chemung	1	173,012
Chenango	1	198,500
Clinton	5	1,994,840
Columbia	6	3,027,695
Cortland	1	158,673
Dutchess	10	7,019,209
Dutchess/Ulster	1	950,000
Erie	39	45,393,683
Essex	1	74,000
Franklin	12	10,259,295
Fulton	3	4,622,858
Greene	1	152,000
Herkimer	1	219,265
Jefferson	7	4,978,814
Livingston	4	2,501,173
Madison	2	1,213,178
Monroe	29	28,047,790
Montgomery	1	550,000
Niagara	10	7,489,137
Oneida	19	24,039,978

County	Number of Projects	Amount Awarded
Onondaga	20	26,112,059
Ontario	7	11,194,488
Orange	10	16,381,729
Orleans	1	524,985
Oswego	4	5,357,370
Otsego	3	1,514,559
Putnam	3	1,021,067
Rensselaer	15	25,996,144
Rockland	3	2,540,926
Saratoga	7	4,334,255
Schenectady	7	14,104,135
Schoharie	2	345,290
Seneca	1	1,043,899
St. Lawrence	12	10,124,432
Steuben	8	6,702,482
Sullivan	2	258,321
Tioga	3	1,016,752
Tompkins	7	12,469,985
Ulster	9	4,747,490
Warren	5	7,049,232
Washington	1	2,509,858
Wayne	3	1,344,670
Wyoming	3	1,282,000
Yates	2	2,021,844
<b>Rest of State Total</b>	<b>368</b>	<b>\$380,664,703</b>
<b>Withdrawals</b>	<b>58</b>	<b>\$0</b>
<b>Grand Total</b>	<b>764</b>	<b>\$1,107,416,716</b>

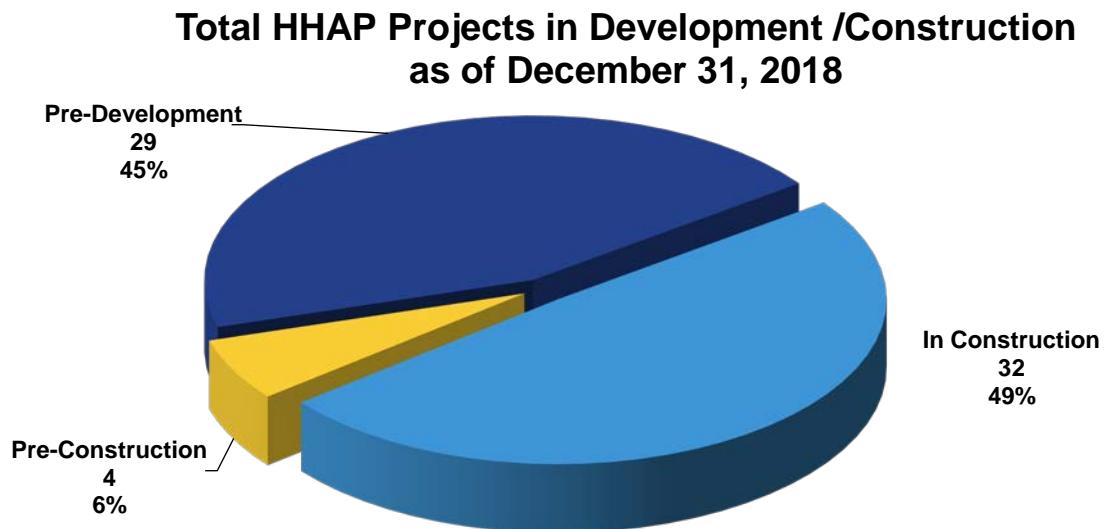


## HHAP Project Status

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. Approximately 9% of all HHAP projects are currently in pre-development, preconstruction or in construction, and fewer than 8% have been withdrawn due to unforeseen problems.



Consistent with the mission of OTDA, HHAP continues to fund safe, affordable housing with services designed to move homeless families and individuals toward self-reliance and economic independence. The following chart denotes the development status of all HHAP projects that were in the development/construction process as of December 31, 2018.



## 2018 Accomplishments

### Summary of HHAP Projects Completed in 2018

During calendar year 2018, 17 HHAP projects completed construction, which resulted in the preservation or creation of 633 units and 1095 beds of housing. This represented an HHAP investment of over \$41 million. Please note that the five completed projects with MRT funding are summarized later in this report under “MRT Projects Completed in 2018.” The following is a summary of the 12 HHAP-only projects:

**Bowery Residents’ Committee (BRC)/ Landing Road II L.P.:** (2015-030/ HC00871) received a \$2,015,000 HHAP award reservation in February 2016 to develop 111 units of permanent supportive housing for singles and families in the Bronx. This is part of a 136-unit project with 24 units for low-income families and one unit for the superintendent. Households to be assisted include homeless working single adults. Other sources of development funding include NYC Housing Development Corporation (HDC) Bond financing, NYC Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP), and Low-Income Housing Tax Credit (LIHTC) equity, bringing the total project cost to \$45,466,596.

Operating income is based on tenant rents or the Public Assistance Shelter Allowance. Referrals will come from Department of Homeless Services (DHS).

Support services include: employment training; housing retention; financial literacy; credit counseling; mental and primary health services and substance abuse services, as needed.

On February 8, 2018, BRC obtained a Temporary Certificate of Occupancy (TCO) for the permanent units.



**Rescue Mission of Utica, Inc. - West Street Apartments LLC (2016-013/ HC00873):** received a \$1,711,839 HHAP award reservation in August 2016 to develop 11 permanent supportive units for homeless families and individuals in Utica, Oneida County. The project also has 31 low-income units, for a total of 42 units. Eligible households include those who may have a mental illness or substance use disorder (SUD). Other sources of development funding include LIHTC Equity, NYS Homes and Community Renewal (HCR) Community Investment Fund (CIF), City of Utica HOME funds, and a NYS Energy Research and Development Authority (NYSERDA) grant. The total project cost is \$13,859,067.

Operating revenue includes Central New York Services for the Continuum of Care (CoC) Tenant Rental Assistance program, an Empire State Supportive Housing Incentive (ESSHI) award administered by NYS Office of Mental Health (OMH), eight project-based Section 8 vouchers for the non-HHAP units, and tenant rents.

Support services include: activities to improve the quality of life and maintain health; assistance in transitioning from the hospital back to the community; information about social and other activities in the community; development of individual care plans; and assistance to obtain safe housing, legal assistance, food, health care and essential needs.

On February 28, 2018, West Street Apartments LLC received a Certificate of Occupancy (CofO).





**Common Ground Community II HDFC/ Webster Ave Supportive LLC (2014-038/ HC00856):**

received a \$2,500,000 HHAP award reservation in April 2015 to develop 85 units of permanent supportive housing in the Bronx. The 85-unit set-aside for homeless individuals includes the following: 42 units for chronically homeless single adults living with HIV/AIDS and who suffer from a co-occurring serious and persistent mental illness (SPMI), and may also have chemical addictions (MICA) (NY/NY III Category H); 38 units for chronically homeless single adults who are diagnosed with a SPMI or have a MICA disorder; and 5 units for homeless single adults. This is part of a 171-unit mixed-use project. The remaining 85 units are for individuals with income below 60% of the Area Median Income (AMI), plus one unit for a superintendent. Other development funding included NYS Housing Finance Agency (HFA) 1<sup>st</sup> and 2<sup>nd</sup> mortgages, OMH, HPD, LIHTC equity, Federal Home Loan Bank (FHLB), and Deferred Developer's Fee for a total development cost of \$64,270,372.

Operating income includes Section 8 rental subsidies from NYC Housing Authority (NYCHA) for the 85 supportive housing units; OMH Supported Single Room Occupancy (SP/SRO) funds for 38 units; NY/NY III operating subsidies from NYC Human Resources Administration (HRA) HIV/AIDS Services Administration (HASA) for 42 units; tenant rents; and rent from commercial space.

The Center for Urban Community Services (CUCS) provides support services, which include: case management, counseling, medical services, employment training financial management, substance use treatment, household management, and recreational programs.

On March 9, 2018, the project received a TCO.



**HELP Development Corporation (HELP)/ Genesis Homes (2015-015/ HC00907):** received a \$2,500,000 HHAP award reservation in November 2015 to develop 77 units of permanent supportive housing for homeless families in Brooklyn. This is part of a 150-unit mixed-use project. The remaining 73 units are for individuals and families with incomes below 60% of the AMI. Other sources of development funding include LIHTC equity through HCR; HPD; a deferred developer's fee, and a sponsor loan, bringing the total project cost to \$29,216,707.

Operating income includes eight project-based Section 8 vouchers from HCR, 50 Housing and Urban Development (HUD) Supportive Housing Units, and a New York State Supportive Housing Program (NYSSHP) grant from OTDA.

Support services include: case management; crisis intervention; counseling; health services; dental services; mental health/psychiatric services; employment services; economic empowerment/financial counseling; education services; family support services; domestic violence services; and workforce development.

The building is fully occupied.





**The Bridge – Melrose Commons Supportive Housing (2015-010/HC00863):** received a \$4,250,000 HHAP award reservation in August 2015 to develop 58 units of permanent housing for homeless singles in the Bronx. Households assisted include NY/NY III Population A: chronically homeless single adults who have a serious and persistent mental illness (SPMI) or are diagnosed as mentally ill and chemically addicted (MICA). Other sources of development funding included: HDC first and second bonds; HPD SHLP; Bronx Borough President's Reso A funds; a deferred developer's fee; LIHTC Equity, a NYSERDA grant; and accrued interest. The total project cost is \$25,261,024.

Operating income includes rental income and a NYC Department of Health and Mental Hygiene (DOHMH) NY/NY III support services award.

Support services include: case management; benefits assistance; assistance with securing and maintaining psychiatric; medical and dental treatment in the community; identifying community resources such as Alcoholics Anonymous, self-help groups, vocational and educational programs, religious institutions, leisure-time activities; 24/7 front desk coverage; crisis intervention; ADL's; peer assistance; tenant's association; family reintegration services; and substance abuse counseling.

On May 8, 2018, The Bridge received a TCO.



**Jericho Project - 2065 Walton Avenue Associates LLC (HHAP 2014-008/ HC00845):** received a \$3,680,000 HHAP award reservation in September 2014 to develop 89 units in the Bronx for homeless individuals. Of these units, 56 units serve homeless veterans and 33 units serve homeless youth, with an additional one-bedroom unit for a live-in Superintendent. An additional \$750,000 was requested and approved for Walton Avenue Associates LLC in September 2016 because the General Contractor had to be replaced during construction, which resulted in a budget gap.

Other sources of development funding included HPD SHLP, LIHTC equity through Wells Fargo, a New York City Employees Retirement System (NYCERS) loan, a deferred developer fee, a NYSERDA grant, and a Home Depot Foundation grant. The total project cost was \$35,597,428.

Homeless veterans at Walton Avenue are served primarily by U.S. Department of Veterans Affairs (VA) case managers and Jericho's Veterans Services Coordinator, who provide basic information and referral services, as well as conduct outreach and intake. Homeless youth are served through an on-site Case Manager, Workforce Opportunities staff and a part-time Young Adult Mentor. Support services include case management, relapse prevention, daily living skills, crisis intervention, financial management skills, public benefits and entitlement advocacy.

2065 Walton Avenue Associates LLC received a TCO on June 9, 2018.





**Women In Need, Inc., (WIN) (2014-013/HC00846):** received a \$5,240,915 HHAP award reservation in October 2014 to develop 96 units for chronically homeless families or families at risk of homelessness with a head of household who has a substance use disorder, disabling medical condition, or HIV/AIDS in Brooklyn. There are also 65 low-income units for families and individuals earning less than 60% AMI. Other sources of development funding included tax-exempt bond financing from HDC, HPD SHLP, NYC Reso A capital funds, funding from the NYC Office of Environmental Remediation, a Bank of America permanent loan, a sponsor loan, deferred developer fees and accrued interest. The total development cost is \$79,542,431.

Operating income includes NY/NYIII and tenant rents. Support Services include: case management, an individual needs assessment, referrals for primary health and dental care needs, mental health care needs, substance use counseling and treatment needs, domestic violence services, and HIV and STD prevention education, treatment referrals and support.

On June 29, 2018, WIN received their CofO for this project.





**Keuka Housing Council (KHC) (2015-031/HC00934):** received a \$1,569,513 HHAP award reservation in February 2016, and an additional \$388,500 on November 2017, to develop eight units of permanent supportive housing and one unit of emergency housing for homeless singles and families in Yates County. HHAC is the sole development funder.

Operating income is based on an ESSHI award for the eight permanent units, administered by OTDA; a per diem from the Yates County Department of Social Services for the emergency unit; commercial revenues; and tenant rents.

Support services include: case management; benefits advocacy; access to workforce development programs; credit and budgeting counseling; housing assistance; access to mental health; and substance abuse services.

September 22, 2018, Keuka Housing Council received a CofO.



**Postgraduate Center for Mental Health (PCMH) and PCMH 500 Gates HDFC (2016-019/ HC00913):** received a \$2,993,268 HHAP award reservation in October 2016 to develop 48 units of permanent housing for homeless individuals with severe mental illness in Brooklyn. Other sources of development funding include: HPD SHLP; a NYCERS loan; LIHTC Equity; NYSERDA grant; and a Deferred Developer's Fee. The total project cost is \$29,344,107.

Operating revenue includes tenant rents and rental subsidies funded by project-based Section 8 vouchers. Support services include: on-site residence counselor's assistance with Activities of Daily Living (ADL) skill training/enhancement; symptom management and medication management; substance abuse counseling; rehabilitation and recovery support; money management; benefit advocacy; health care referrals; case management; nutrition and meal planning; vocational and educational support through on-site groups as well as referrals; community integration skills; and self-empowerment training.

PCMH received a TCO effective October 11, 2018.





**Oswego County Opportunities, Inc.(OCO) (2016-035/ HC00589):** received a \$909,767 HHAP award reservation in April 2017 for the preservation of six units and 10 beds of an HHAP operational project, Backstreet Apartments Permanent Supporting Housing Program in Fulton, Oswego County. The original 2004 HHAP award reservation was for \$660,000, bringing the total HHAP investment to \$1,569,767. Other sources of development funding include \$219,615 from FHLB that may be used to offset a portion of the HHAP award, which would then be reduced accordingly.

This project provides permanent supportive housing for individuals and families who are homeless or chronically homeless and may have one or more of the following conditions: mental illness, substance abuse disorder, diagnoses of HIV, survivors of domestic violence, veterans, persons re-entering the community from incarceration or juvenile justice placement, or frail or disabled seniors in Fulton.

Operating income comes from tenant rents and a grant from NYSSHP. Support services include: case management, financial skills training, mental health and/or substance abuse counseling, employment assistance and job training.

On November 3, 2018, tenants were able to move back into their apartments.



**Concern for Independent Living, Inc. (2016-009/ HC00929):** received a \$1,308,842 HHAP award reservation in June 2016 for the new construction of three single-family homes on a plot of vacant land in Central Islip, Suffolk County. The three family units, totaling 15 beds, provide permanent supportive housing for homeless veterans and their families. Other sources of development funding include \$222,644 from Concern for Independent Living, Inc., bringing the total project cost to \$1,531,486.

Operating revenue sources include tenant rents, Veterans Assistance Supportive Housing (VASH) rental subsidies HUD, and services funding through the VA.

Services provided include: collaboration with medical doctors as well as collaboration with the mental health providers and programs offered at the VA; transportation coordination; medication management, if needed; and advocacy, when needed.

On December 21, 2018, Concern for Independent Living, Inc. received the CofO for the three houses.





**Utica Center for Development (UCD) (2016-007/ HC00922):** received a \$3,174,100 HHAP award reservation in June 2016 to develop 17 units of transitional and permanent housing for veterans in the Utica area at their Central New York Veterans Outreach Center. The project provides housing for both families and singles. Other sources of development funding include \$15,000 in City of Utica Community Development Block Grant funds and \$35,000 in sponsor equity, bringing the total project cost to \$3,224,100.

Operating income is based on an ESSHI subsidy for the seven permanent units, a VA Supportive Services for Veteran Families grant, a United Way Staffing Grant, and tenant rents. Referral sources for the project include the VA Clinic in Rome, the VA Medical Center Hospital in Syracuse, and various local and government agencies.

Support services include: case management; financial counseling; housing stability; access to on-site food pantry and donations room; transportation; access to mental health and substance use counseling; access to Post Traumatic Stress Disorder (PTSD) counseling, benefits advocacy, access to “peer to peer” services, and housing assistance.

On December 27, 2018, UCD received its CofO.



## **Funds Awarded Through the HHAP Request for Proposals**

### **2018 Calendar Year Awards (State Fiscal Years 2017-2018 and 2018-2019)**

To address the increased need for supportive housing for homeless families and individuals, the appropriation for HHAP more than doubled from its historical appropriation to \$63 million starting with the SFY 2014-15 State Budget. The increase in funding was supported by a significant number of funding requests from providers. For SFY 2018-19 \$63 million was allocated and a total of \$190.4 million in funding requests were received. Due to the high volume of requests, HHAC suspended accepting applications for funding under the SFY 2018-19 appropriation on November 15, 2018. Applications for existing emergency shelter repairs continue to be accepted.

HHAP funds are awarded via an "Open Request for Proposals" (RFP) process whereby applications were accepted on a continuous basis and awards are made based on 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 a project's development timeline. 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 RFP established certain funding priorities, including supportive housing projects that:

- Received a conditional award for operating funding through the Empire State Supportive Housing Initiative (ESSHI);
- Targeted or prioritized veterans. These groups may include single homeless veterans or homeless veterans and their families.

HHAP also continues to have a \$5 million set-aside for Housing for Persons living with AIDS or HIV-Related Illness.

The SFY 2018-19 RFP included the Existing Emergency Shelter Repair Initiative, which supported the Governor's commitment to improve shelter conditions. Eligible applicants were owners or operators of existing emergency shelters outside of New York City. Eligible proposals were limited to those that would undertake critical health and safety improvements or assist with any current non-compliance issues that the shelter did not have the means to remedy. Repair costs of up to \$100,000 per application were permitted. Five awards, totaling \$500,000 were awarded in calendar year 2018 for emergency shelter repairs. Two awards were made from the SFY 2017-18 appropriation and three awards were made from the SFY 2018-19 appropriation. There has been a great deal of interest in this initiative and it is anticipated that more awards from the SFY 2018-19 appropriation will be made in 2019.

As of December 31, 2018, 22 awards were made from the SFY 2018-19 HHAP appropriation. These 22 projects will provide 485 units of permanent supportive housing, six units of transitional housing and 98 units (1,353 beds) of emergency housing. The populations served will include youth aging out of foster care, young adults, veterans, individuals with a mental illness and/or substance use disorder and their children, survivors of domestic violence, persons living with HIV/AIDS and homeless seniors. In addition, the two Existing Emergency Shelter Repair projects awarded in 2018 from the SFY 2017-18 appropriation collectively provide 34 units and 151 beds of emergency shelter for families in Onondaga and Monroe counties. The following list describes the 24 projects awarded during the calendar year 2018, which relied on both SFY 2017-18 and 2018-19 appropriations.

**Sponsor: The Salvation Army – Syracuse**  
**County: Onondaga**  
**HHAP ID#: 2017-027S**  
**HHAP Request: \$100,000**  
**Total Project Cost: \$151,380**

**Summary of Project:** The Salvation Army requested \$100,000 for existing emergency shelter repairs for its family shelter. The sponsor currently operates a 23-unit (81 bed) OTDA-licensed emergency family shelter in Syracuse, Monroe County. The building is located at 749 South Warren Street. The shelter uses the entire second floor of the building, while the lower two levels are used for other Salvation Army programming.

The majority of operational funding for the shelter is provided by the local social services district, with the remaining funding coming from the United Way, Child and Adult Care Food Program, Emergency Food and Shelter Program and Salvation Army fundraising.

The funding request will replace 42 clear, anodized fixed and operating windows on the entire second floor and improve the HVAC system's efficiency, operation and comfort level.

**Sponsor: Temprow Development Company, Inc.**  
**County: Monroe**  
**HHAP ID#: 2017-028S**  
**HHAP Request: \$93,600\***  
**Total Project Cost: \$93,600**

**Summary of Project:** Temprow Development Company (Temprow), the non-profit housing arm of a religious-based organization located in Rochester, requested \$93,600 in HHAP funds for the rehabilitation of its emergency shelters located across eight sites in Rochester, Monroe County. No other funding sources are anticipated.

The requested funding is for roof replacement for three of its sites; energy efficiency measures such as insulating and sealing; replacement of furnaces, hot water heaters, appliances, and furniture.

Operating funding is provided by Monroe County Department of Human Services for housing and services to shelter residents. Temprow recently subcontracted with Providence Housing (the housing arm of the Roman Catholic Diocese of Rochester) to oversee the administrative responsibilities of the project. Person-Centered Housing Options (PCHO) provides day-to-day property management and support services.

\*\$100,000 was awarded to cover any budget overruns.

**Sponsor: St. Catherine's Center for Children, Inc. (St. Catherine's)**  
**County: Albany**  
**HHAP ID#: 2018-001**  
**HHAP Request: \$5,689,841**  
**Total Project Cost: \$6,009,841**

**Summary of Project:** St. Catherine's Center requested \$5,689,841 in HHAP funds to develop 20 units of permanent supportive housing in the City of Albany for homeless youth and homeless families where the head of household is diagnosed with a serious mental illness and/or substance use disorder. The applicant proposes the new construction of a three-story building with an elevator. Other funding sources include a grant from NYSERDA.

Operating funding is provided through ESSHI. Support services will be provided by the applicant and will include case management, care coordination, nutritional training, workforce development, parenting classes, and mental health/substance use treatment.

**Sponsor: New Destiny Housing Corporation (New Destiny)**  
**County: Bronx**  
**HHAP ID#: 2018-002**  
**HHAP Request: \$5,776,625**  
**Total Project Cost: \$35,064,663**

**Summary of Project:** New Destiny requested \$5,776,625 in HHAP funds to develop 37 units of permanent supportive housing in the Bronx for homeless families headed by domestic violence survivors coming directly from a shelter. This is part of a 62-unit project, which will also have 25 affordable housing units with rents set at 50% Area Median Income. The application proposes the new construction of an eight-story block and plank building that will meet Energy Star and Enterprise Green Communities requirements. Other funding sources include LIHTC equity, HCR Supportive Housing Opportunity Program (SHOP), HPD SHLP, a permanent bank loan, and Deferred Developer Fee.

Operating funding is provided through ESSHI. Support services will be provided by New Destiny. These include but are not limited to individual domestic violence counseling and safety planning, benefits advocacy and management, legal services referrals, medical services referrals, mental health services referrals, child care referrals, after school activities, activities for adults & children, parenting skills, independent living skills, employment readiness, and job training & placement.

**Sponsor: Rehabilitation Support Services, Inc. (RSS)**  
**County: Albany**  
**HHAP ID#: 2018-003**  
**HHAP Request: \$2,536,734**  
**Total Project Cost: \$5,423,109**

**Summary of Project:** RSS requested \$2,536,734 in HHAP funds for the construction of a three-story building containing 10 units of permanent supportive housing in Albany for homeless individuals with a Serious Mental Illness (SMI). This is part of a 20-unit, 33-bed project, which will also have 10 affordable housing units. Other funding sources include HCR HTF, RSS capital contributions, NYSERDA, and an OMH PDG.



Operating funding is provided through ESSHI. Support services will be provided by RSS and will include case management, medication monitoring, access to psychiatric treatment services, and primary medical healthcare.

**Sponsor: Finger Lakes United Cerebral Palsy, Inc. (FLUCP)**

**County: Ontario**

**HHAP ID#: 2018-005**

**HHAP Request: \$1,962,500**

**Total Project Cost: \$9,551,236**

**Summary of Project:** FLUCP requested \$1,962,500 in HHAP funds to develop nine units, in two buildings, of permanent supportive housing in Canandaigua, Ontario County. Five units will be reserved for individuals with a history of substance use disorder (SUD) and four for homeless seniors over 55. This is part of a 30-unit (49 bed) project, with 21 affordable housing units. The applicant will construct eight apartments in one building and 22 apartments in the second building. Other funding sources include HCR LIHTC Equity and SHOP, and FHLB.

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

**Sponsor: Lakeview Health Service, Inc. (LHS)**

**County: Tompkins**

**HHAP ID#: 2018-007**

**HHAP Request: \$3,750,000**

**Total Project Cost: \$21,774,298**

**Summary of Project:** LHS is requesting \$3,750,000 in HHAP funds to develop 18 units of permanent supportive housing in the West End Heights neighborhood of Ithaca, Tompkins County, for 10 homeless individuals living with SMI and eight homeless individuals living with SUD and/or HIV/AIDS. This is part of a 60-unit (82 bed) project, which will also include 20 units licensed by OMH, as well as 22 units of affordable housing. Other funding sources include: HCR LIHTC and SHOP, OMH and Tompkins County.

Operating funding is provided through ESSHI, an OMH subsidy and rent from non-residential space. Support services will be provided by LHS and will include 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.

**Sponsor: CAMBA Housing Ventures Inc. (CHV)**

**County: Bronx**

**HHAP ID#: 2018-008**

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

**Total Project Cost: \$135,790,471**

**Summary of Project:** CHV requested \$7,500,000\* in HHAP funds to develop 87 units (194 beds) of permanent supportive housing in the Bronx for formerly homeless families and singles with a SMI, with a preference for veterans. This is part of a 288 unit (643 bed), new construction project which will also have 200 affordable units and two super's units. Other funding sources include HDC, HPD Extremely Low and Low-Income Affordability (ELLA), LIHTC equity, Deferred Developer fee, a loan from CAMBA for reserves, NYC Reso A, HCR Homes for Working Families (HWF) and FHLB.

Operating funding is provided through NYC 15/15. Support services will be provided by CAMBA, Inc., and will include mental health care, substance use services, primary medical care, education and youth development, and independent living skills.

\* \$2.15 million of this award reservation is MRT funds.

**Sponsor: YWCA of Niagara Frontier Inc. (YWCA)**

**County: Niagara**

**HHAP ID#: 2018-009**

**HHAP Request: \$1,448, 166**

**Total Project Cost: \$3,523,284**

**Summary of Project:** YWCA requested \$1,448,166 in HHAP funds to substantially rehabilitate and convert a former YWCA service agency building to permanent supportive housing units in Niagara County. The project will provide eight units for homeless single women who are survivors of domestic violence. An additional four units will serve low-income single women who have incomes at or below 60% AMI. This building will also house administrative offices and commercial space. Other funding sources include HCR HTF and CIF, Empire State Development (ESD) Main Street, and a Yahoo grant.

Operating funding is provided through ESSHI, Niagara County Department of Social Services and commercial rent. YWCA will act as property manager and will provide support services. Services will also be provided through linkage agreements with local service providers.

**Sponsor: Odyssey House (OH)**  
**County: New York**  
**HHAP ID#: 2018-010**  
**HHAP Request: \$1,694,049**  
**Total Project Cost: \$12,032,250**

**Summary of Project:** OH requested \$1,694,049 in HHAP funding to develop 15 units of permanent supportive housing on 126<sup>th</sup> Street in East Harlem in NYC for homeless single adults with a SMI. The project includes demolition and new construction. An additional six units will be affordable to low-income individuals earning less than 60% AMI. Other funding sources include OMH/ DASNY tax-exempt Bond, LIHTC equity, NYSEDA, and a PDG sponsor loan.

Operating funding will be provided by OMH. Support services will be provided by OH and will include case management, residential and community based recovery services, wellness self-management skills, and educational and vocational services.

**Sponsor: Unique People Services, Inc. (UPS)**  
**County: Bronx**  
**HHAP ID#: 2018-015**  
**HHAP Request: \$7,700,000\***  
**Total Project Cost: \$52,874,659**

**Summary of Project:** UPS requested \$7,700,00 in HHAP funds to develop 55 units of permanent supportive housing in the Bronx for 30 homeless individuals living with HIV/AIDS and 25 homeless adults living with SMI. This is part of a 93-unit (138 bed) project which will also have affordable housing units. Other funding sources include HFA Bond, SHOP, CIF, MIP, LIHTC, deferred developer's fee, sponsor loan, and developer equity.

Operating funding is provided through ESSHI, NY/NY III and commercial rent. Support services will be provided by UPS and will include case management, employment plan development, medical services support, mental health and substance use counseling, support groups and self-sufficiency workshops, and trainings.

\*Award made at reduced amount of \$5,500,000 after conversations with HFA who is providing additional funding.

**Sponsor: Mercy Haven (MH)**  
**County: Suffolk**  
**HHAP ID#: 2018-017**  
**HHAP Request: \$3,224,232**  
**Total Project Cost: \$3,242,832**

**Summary of Project:** MH requested \$3,224,232 in HHAP funds for the moderate and substantial rehabilitation of three houses in Suffolk County providing eight units of permanent supportive housing for families who are survivors of domestic violence. Other development funding includes Mercy Haven equity.

Operating funding is provided through ESSHI. MH will own the project and act as the property manager and support services provider. Support services will also be provided through linkage agreements with local service providers and will include independent living skills, money management, health and wellness, advocacy, and education and employment training.

**Sponsor: Albany Housing Coalition (AHC)**

**County: Albany**

**HHAP ID#: 2018-019**

**HHAP Request: \$1,837,320**

**Total Project Cost: \$2,181,900**

**Summary of Project:** AHC requested \$1,837,320 in HHAP funds for the substantial rehabilitation of three buildings on Clinton Avenue in Albany, known as Clinton Avenue Veterans Apartments (CAVA). Other funding sources include HOME funds. The project will create nine units of permanent supportive housing for homeless veterans. The three existing townhouses will each contain three one-bedroom units.

Operating income will be a combination of tenant rents and ESSHI. Support services will be provided by AHC. Linkages will be available for short-term subsidies through the Albany County Department of Social Services and AHC's Supportive Services for Veteran Families. Programs from the Red Cross, Cornell Cooperative Extension, and Legal Aid will provide offsite services.

**Sponsor: DePaul Inc.**

**County: Oneida**

**HHAP ID#: 2018-021**

**HHAP Request: \$4,689,000**

**Total Project Cost: \$19,306,553**

**Summary of Project:** DePaul Inc. requested \$4,689,000 in HHAP funds to develop 30 units of supportive housing in Utica, Oneida County, for single homeless adults living with mental illness. This is part of a 60-unit project, which will also have 30 affordable housing units. This project proposes the new construction of a three-story apartment building.

Operating income will be provided through ESSHI. Support services will be provided by DePaul and will include: case management; independent living skills training; crisis intervention and recreational services.

**Sponsor: The Community Builders (TCB)**

**County: Schenectady**

**HHAP ID#: 2018-022**

**HHAP Request: \$3,380,000**

**Total Project Cost: \$40,040,234**

**Summary of Project:** TCB requested \$3,380,000 in HHAP funds to develop 26 units (85 beds) of supportive housing in a scattered-site development in Schenectady for homeless individuals/families with SMI and/or SUD; young adults between 18-25 years old; survivors of domestic violence; and youth/young adults aging out of foster care. This is part of an 85-unit (236 bed) project.

Operating income will be provided through ESSHI. Support services will be provided by Schenectady Community Action Program (SCAP) and will include: case management; referrals; preventative medical

and dental care; substance use treatment; crisis intervention; legal assistance; and employment and educational services.

**Sponsor: St. Paul's Center, Inc. (The Center)**

**County: Rensselaer**

**HHAP ID#: 2018-027**

**HHAP Request: \$2,406,037**

**Total Project Cost: \$2,778,036**

**Summary of Project:** The Center requested \$2,406,037 in HHAP funds to develop nine units (43 beds) of supportive housing in Rensselaer for homeless families with minor children. This is part of a 10-unit (46 bed) project, which will also include one unit for a property manager. This project proposes renovation of the sponsor-owned property, as well as the acquisition and new construction of an adjacent vacant property.

Operating income will be provided through ESSHI. Support services will be provided by The Center and will include: case management; benefits assistance; trauma informed assessment and services; counseling and crisis intervention; parenting skills development; life skills training; referrals to educational and employment programs; health and treatment services and children's/teens services.

**Sponsor: Concern for Independent Living (Concern)**

**County: Bronx**

**HHAP ID#: 2018-028**

**HHAP Request: \$4,950,000**

**Total Project Cost: \$31,614,394**

**Summary of Project:** Concern requested \$4,950,000 in HHAP funds to develop 42 units of permanent supportive housing in the Bronx for homeless individuals with psychiatric disabilities. This is part of a 69-unit (113 bed) project, which will also have affordable housing units and one superintendent's unit. The project proposes the new construction of a seven-story building with community space and staff offices.

Operating income will be provided through ESSHI. Support services will be provided 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.

**Sponsor: Family Enrichment Network (FEN)**

**County: Broome**

**HHAP ID#: 2018-029**

**HHAP Request: \$4,139,378**

**Total Project Cost: \$4,264,378**

**Summary of Project:** FEN requested \$4,139,378 in HHAP funds to develop 19 units (64 beds) of permanent supportive housing in Binghamton for homeless families and individuals including survivors of domestic violence, young adults between the ages of 18 and 25, and individuals with an intellectual/developmental disability (I/DD). This application proposes the new construction of a two-story building.

Operating income will be provided through ESSHI. Support services will be provided by FEN and will include: case management; rental assistance; adult literacy courses; financial literacy classes; legal advocacy; transportation; and parenting education/classes.

**Sponsor: Breaking Ground**

**County: Bronx**

**HHAP ID#: 2018-030**

**HHAP Request: \$6,500,000\***

**Total Project Cost: \$75,017,153**

**Summary of Project:** Breaking Ground requested \$6,500,000 in HHAP funds to develop 47 units of supportive housing in the Bronx for single adults with SMI. This is part of a 155-unit (177 bed) project, which will also have affordable housing units and one superintendent's unit. This application proposes the new construction of Betances House, a nine-story building with 133 studio units and 22 one-bedroom units. The building will also have a landscaped garden and a library/common area. The DreamYard Project will operate a Universal Pre-K Program in the community space.

Support services will be provided by Center for Urban Community Services (CUCS) through NYC 15/15 service funding and will include: case management; assistance with medication administration; therapeutic workshops; substance use disorder services; tobacco cessation; wellness management; employment and educational services; and long-term planning. On-site primary medical and psychiatric services will be provided free of charge by Janian Medical Services.

\*Award made at the reduced amount of \$2,700,000 after conversations with HPD who is providing the majority of development funding.

**Sponsor: CDS Monarch (CDS)**  
**County: Livingston**  
**HHAP ID#: 2018-031**  
**HHAP Request: \$1,300,000**  
**Total Project Cost: \$11,199,523**

**Summary of Project:** CDS requested \$1,300,000 in HHAP funds to develop eight units of permanent supportive housing in Geneseo, Livingston County, for homeless single veterans. This is part of a 40-unit (44 bed) project which will also have 32 affordable housing units for low-income seniors. This project proposes the new construction of a two-story apartment complex.

Operating income will be provided through ESSHI. Supportive services for this project will be provided by Warrior Salute Veteran Services, Inc., a subsidiary of CDS Monarch. Support services include: case management; access to medical and psychiatric care; substance use disorder services; benefits assistance; nutrition counseling; financial counseling; and job training services.

**Sponsor: Warren-Washington Association for Mental Health (WWAMH)**  
**County: Warren**  
**HHAP ID#: 2018-033**  
**HHAP Request: \$5,799,892**  
**Total Project Cost: \$5,828,892**

**Summary of Project:** WWAMH and A.M.H. Resources Corp. (AMH) requested \$5,799,892 in HHAP funds to develop 28 units (38 beds) of permanent supportive housing and six units of transitional housing in Glens Falls, Warren County, for survivors of domestic violence, homeless individual(s) with a mental illness, chronically homeless individuals, and households headed by homeless youth. This project proposes the new construction of a two-story building with one elevator and no basement.

Operating income will be provided through ESSHI. Support services will be provided by WWAMH and will include: case management; legal assistance and advocacy; benefit assistance; counseling and crisis intervention; trauma informed assessment and care/services; and risk reduction/safety planning.

**Sponsor: Family Service League (FSL) – The Linkage Center**  
**County: Suffolk**  
**HHAP ID#: 2018-036S**  
**HHAP Request: \$73,398\***  
**Total Project Cost: \$73,398**

**Summary of Project:** FSL requested \$73,398 in HHAP funds to provide emergency shelter repairs for a 60-bed shelter for homeless individuals located in Huntington, Suffolk County. This application proposes repairing the front entrance door; adding three showers; repairing the building's exterior; and replacing a privacy fence and retaining wall.

Operating funding is provided by Suffolk County Department of Social Services for housing and services to shelter residents. Support services will be provided by FSL and include: case management, crisis intervention, housing relocation and referrals.

\*\$100,000 was awarded to cover any budget overruns.

**Sponsor: FSL – Brentwood**  
**County: Suffolk**  
**HHAP ID#: 2018-040S**  
**HHAP Request: \$86,446\***  
**Total Project Cost: \$86,446**

**Summary of Project:** FSL requested \$86,446 in HHAP funds to provide emergency shelter repairs on a 90-unit (375 beds) shelter for homeless families located in Brentwood, Suffolk County. This project proposes the repair of two elevators, the ventilation system, and lighting in each of the tenant's rooms.

Operating funding is provided by Suffolk County Department of Social Services for housing and services to shelter residents. Support services provided by FSL will include: case management, crisis intervention, housing relocation and referrals.

\*\$100,000 was allocated to cover any budget overruns.

**Sponsor: FSL – Terryville**  
**County: Suffolk**  
**HHAP ID#: 2018-043S**  
**HHAP Request: \$86,765\***  
**Total Project Cost: \$86,765**

**Summary of Project:** FSL requested \$86,765 in HHAP funds to provide emergency shelter repairs to a six-unit (27 beds) shelter for homeless families located in Port Jefferson Station, Suffolk County. This application proposes the replacement of the windows and roof. The 48 windows and windowsills are rotting, are in poor condition and are not energy efficient. The roof has shingles that are either deteriorating or cracked and some are missing.

Operating funding is provided by Suffolk County Department of Social Services for housing and services to shelter residents. Support services provided by FSL include: case management, crisis intervention, housing relocation and referrals.

\*\$100,000 was allocated to cover any budget overruns.



## **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 high-cost Medicaid users. This initiative is likely to return 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 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 2018-19, 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 \$2.15 million in unspent MRT funding from a prior year was allocated to CAMBA project 2018-008.

\*The chart on the next page lists all MRT funded projects and coordinating units.

**2018 MRT Accomplishments**  
**List of Projects Completed in 2018**

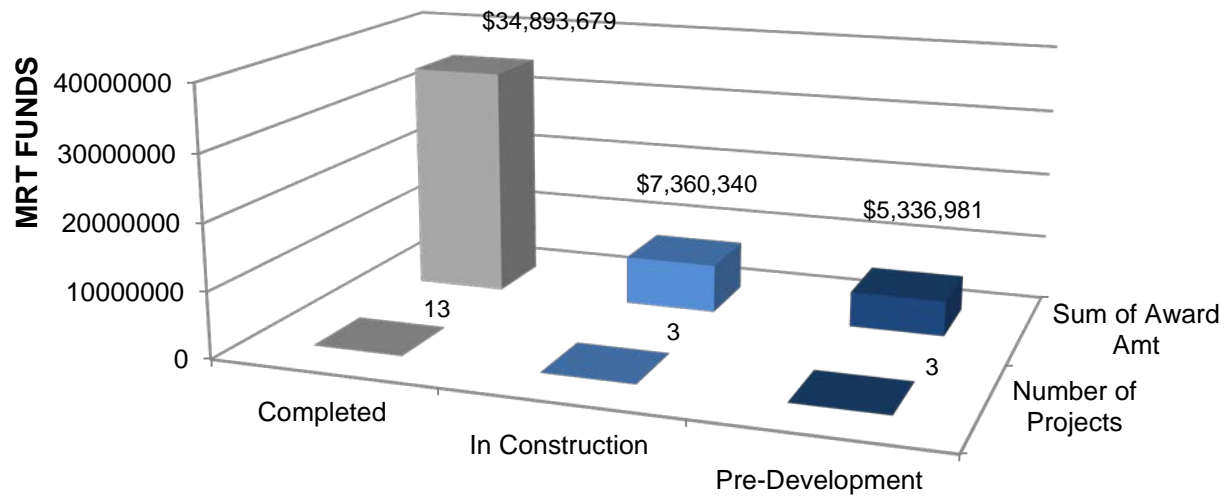
During calendar year 2018, five MRT-funded projects were completed. As of December 31, 2018, 19 projects have been awarded funds through MRT, for a total of \$47,591,000. A total of 13 MRT projects have been completed; one in 2013; three in 2014; one in 2016; three in 2017; and five in 2018. Three projects are currently in construction and three are in pre-development.

Below is a chart of all funded 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	19	\$4,240,340	In Construction
2012-028 Finger Lakes UCP	7	\$1,435,535	Completed
2013-028 Evergreen/ STEL	28	\$1,500,000	Completed
2013-030 Concern – Middle Island	37	\$5,423,913	Completed
2013-031 Mental Health Assoc. of Columbia/ Greene	15	\$1,730,131	Completed
2014-016 Common Ground – Park	20	\$2,000,000	Completed
2014-020 PCMH - Marion	65	\$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
2015-013 North Country Transitional Living Services	13	\$1,110,894	Pre-Development
2015-018 JCTOD	8	\$800,000	In Construction
2015-033 Housing Visions – Ethel Chamberlain	16	\$2,320,000	In Construction
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	Pre-Development
2018-008 CAMBA – 202 <sup>nd</sup> St.	22	\$2,150,000	Pre-Development
<b>Total Units and MRT Awards</b>	<b>400</b>	<b>\$47,591,000</b>	

## Status of MRT Funded Projects

SFY 2012-13 to SFY 2018-19



## **MRT Projects Completed in 2018, Summary with Photograph**

**Mental Health Association of Columbia Greene Counties (MHACGC) - Greenport Gardens I L.P. (2013-031/ HC00924):** received a \$769,869 HHAP award reservation and a \$1,730,131 MRT award reservation in April 2014 to help develop 66 units of low-income and permanent supportive housing in the Town of Greenport, Columbia County. Due to delays in the project, an additional \$522,260 in HHAP funds was requested and approved in September 2016, for a total award of \$3,021,260. There are 38 units for tenants with a mental health diagnosis, including 15 units for formerly homeless, single adults. Of these 38 units, 23 are for individuals currently receiving services through OMH and residing in licensed or unlicensed supportive housing. The remaining 27 units are for low-income single adults and families earning between 50% and 60% AMI. One unit is set aside for an on-site superintendent.

Other sources of development funding include Dormitory Authority of the State of New York (DASNY) tax-exempt bond financing, LIHTC equity, OMH capital and Project Development Grant, NYSERDA, and a deferred developer's fee. The total project cost is \$19,136,774.

Operating revenue for the 15 HHAP units and 23 OMH units will be funded by OMH. The 27 low-income units will be self-pay, and rents will be set at 50% to 60% AMI.

Support services include: case management, counseling, referrals for service, treatment and entitlement programs, daily living skills, budgeting, self-advocacy health and symptom maintenance, medication management, vocational and educational skill building, parenting classes, substance abuse counseling, support groups and rehab counseling.

On March 30, 2018, Greenport Gardens I, L.P. received its CofO.



**Opportunities for Broome, Inc. (OFB) (2015-006/HC00899):** received a \$1,111,693 HHAP award reservation and a \$741,128 MRT award reservation in August 2015 to develop 10 units of permanent housing for families and singles in Binghamton, including four units set aside for MRT-eligible tenants. The United Way of Broome County was the only other funding source, which brought the total project cost to \$1,927,821.

Operating revenues include tenant rents, rental subsidies from a Shelter Plus Care grant for two units, a CSBG Block Grant through the NY Department of State (DOS), and NYSSHP.

Support services are provided by OFB, as well as other local support services agencies. Support services include: case management, life skills education and training, employment training skills, and independent living skills education and training.

On July 19, 2018, OFB received its Certificate of Occupancy (CofO) for this project.



**St. Joseph's Rehabilitation Center, Inc. (2015-035/HC00923):** received a \$4,852,896 HHAP award reservation and \$711,189 MRT award reservation in February 2016 for the substantial rehabilitation of a two-story former convent and the new construction of an attached structure with additional apartment units. Located in the town of Malone, Franklin County, the project created 20 units of supportive housing for homeless single adults and families recovering from a substance use disorder. Thirteen of the units provide permanent supportive housing for families, including five units eligible for HHAP MRT funds. The remaining seven units provide transitional housing certified by the NYS Office of Alcohol and Substance Abuse Services (OASAS), which houses a total of nine individuals. The applicant contributed \$62,000, for a total project cost of \$5,626,085.

Operating revenue includes an ESSHI grant administered by OASAS, tenant rents, and Congregate Care Level II subsidies.

Support services are provided by St. Joseph's and include: case management, life skills training, parenting education, beneficiary awareness, care coordination, outpatient substance use services, outpatient mental health services, job counseling, educational counseling, parenting supports, computer literacy, and after-school tutoring.

On July 30, 2018, St. Joseph's received its CofO.





**The Doe Fund, Inc. (TDF) – Webster Green Apartments (2014-033/ HC00860):** received a \$6,508,240 HHAP award reservation in February 2015, of which \$3,676,351 is MRT funding, to develop 41 units of permanent housing for homeless NY/NY III-eligible single adults in the Bronx. The 82-unit project provides housing for both families and singles. Other sources of development funding include: HCR MRT; HCR LIHTC Equity; a Citibank loan of \$4,686,540; NYSERDA award of \$159,980; a Solar Tax Credit of \$110,176; and a Deferred Developer Fee of \$795,806 bringing the total project cost to \$29,580,344.

Operating funding sources include tenant rents, laundry income and NY/NYIII subsidies. Forty-one (41) units will receive NY/NY III subsidy from HRA HASA. Support services will be offered on and off site through referrals. Services include: case management; substance abuse counseling; relapse-prevention; crisis intervention; AA and/or NA; physical and mental health monitoring; educational training; employment assistance; and recreational events.

On November 13, 2018, The Doe Fund received a TCO.



**Postgraduate Center for Mental Health/ PCMH Marion Avenue LP (2014-020/ HC00870):** received a \$1,269,231 HHAP award reservation and \$4,230,769 MRT award reservation in December 2014 for the new construction of 65 supportive housing units in the Bronx. Of these 65 units, 50 studio units are reserved for homeless single adults living with a mental illness who are high-cost Medicaid users and exiting state psychiatric facilities and programs. Fifteen two-bedroom units are for chronically homeless families where the head of household suffers SPMI or MICA (NY/NY III Category D). An additional 34 units are reserved for single adults and families earning 60% of the Area Median Income (AMI). Eight of the low-income units have a preference for veterans with families. There is one unit for a superintendent. Other sources of development funding include: HFA First Mortgage, OMH Short Term Investment Pool (STIP) funding, LIHTC Equity, OMH Program Development Grant (PDG), accrued interest and a deferred developer's fee. Total Project cost is \$42,203,198.

Operating income includes tenant rents, laundry, OMH services funding and NY/NY III support service funding through NYC Department of Health and Mental Hygiene (DOHMH). Referrals for the project will come from DHS, OMH and DOHMH.

Support services include: case management; mental health and substance abuse counseling; ADLs; entitlement advocacy; medication management; socialization and vocational; and educational support.

PCMH Marion Avenue received a Temporary Certificate of Occupancy on December 14, 2018.





# **Operational Portfolio**

## **Summary of 2018 Activities and Accomplishments**

HHAC has continued active oversight and support of its portfolio of operating projects through monitoring, reporting, provision of assistance to distressed projects, and 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 compliance with the Public Authorities Law.

HHAP's portfolio of operating homeless housing projects currently consists of 345 projects and 493 sites. These projects provide a total of 9,031 units and over 14,738 beds. The value of the portfolio in terms of the HHAP investment is \$672,157,422. While several new projects became operational in 2018, the operational phase ended in 2018 for 14 projects, which were removed from the portfolio figures.

### **Oversight**

HHAP received 279 Annual Operating Reports for review in 2018. Reports 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 completed 225 monitoring visits during 2018. Visits were also conducted at newly-operational projects to ensure a smooth staff transition from development to services and property management. The annual reporting process affords the opportunity to correct minor operational and contract compliance issues, as well as provides 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 2016, a Request for Qualifications (RFQ) for TA services was released to procure TA providers for a five-year period from 2016-2021. HHAP provided a range of technical assistance to various operational projects during 2018 including, but not limited to board of directors training, capital needs assessments, 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 supportive 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, especially districts with high concentrations of homeless and public assistance households. 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 assist them. This underscores the notion that HHAP-funded emergency and transitional housing projects play a significant role in their local communities, particularly in upstate areas.

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 state that supportive services can result in reductions in shelter stays, emergency health services, incarceration and institutionalization. (See Culhane, 2002; The Lewin Group, 2004; and the Los Angeles Homeless Services Authority Economic Roundtable, 2009). In sum, HHAP projects provide localities with a cost-effective tool to address the critical need to reduce homelessness in communities across the State.

## Glossary

ADL – Activities of Daily Living  
AMI- Area Median Income  
CIF- Community Investment Funds  
CoC- Continuum of Care  
CofO- Certificate of Occupancy  
DHS- NYC Department of Homeless Services  
DOHMH – NYC Department of Health and Mental Health  
DV- Domestic Violence  
ELLA – Extremely Low and Low-income Affordability  
ESD – Empire State Development  
ESSHI- Empire State Supportive Housing Initiative  
FHLB- Federal Home Loan Bank  
HASA- NYC HIV/AIDS Services Administration  
HCR- NYS Homes and Community Renewal  
HDC- NYC 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 – Human Resources Administration  
HTF- Housing Trust Fund  
HUD – U.S. Department of Housing and Urban Development  
HWF – Homes for Working Families  
I/DD – Intellectual/ Developmental Disability  
LIHTC- Federal Low-Income Housing Tax Credits  
MICA- Mentally ill and chemically addicted  
MOU- Memorandum of Understanding  
MRT- Medicaid Redesign Team  
NYCHA – NYC Housing Authority  
NYCERS – NYC Employees Retirement System  
NYSERDA- NYS Energy Research Development Authority  
NYSSHP- NYS Supportive Housing Program  
OASAS- Office of Alcohol and Substance Abuse Services  
OMH- Office of Mental Health  
OTDA- Office of Temporary and Disability Assistance  
PDG – Project Development Grant  
PTSD - Post Traumatic Stress Disorder  
RFP- Request for Proposals  
RFQ- Request for Qualifications  
SFY- State Fiscal Year  
SHOP – Supportive Housing Opportunity Program  
SHLP- Supportive Housing Loan Program  
SPMI- Serious and Persistent Mental Illness  
SPOA- Single Point of Access  
STIP – Short Term Investment Pool  
SUD – Substance Use Disorder  
S+C- Shelter Plus Care  
TCO- Temporary Certificate of Occupancy  
VA- Veterans Administration  
VASH- Veterans Administration Supportive Housing