



Office of Temporary and Disability Assistance

ANDREW M. CUOMO
Governor

MICHAEL P. HEIN
Commissioner

BARBARA C. GUINN
Executive Deputy Commissioner

Homeless Housing and Assistance Program (HHAP)

2019 Annual Report to the Governor and Legislature

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Homeless Housing and Assistance Program 2019 Annual Report to the Governor and Legislature

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Introduction

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

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

HHAP was the first program in the country to target substantial financial resources for the development of homeless housing. New York State was the first in the nation to recognize the 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.

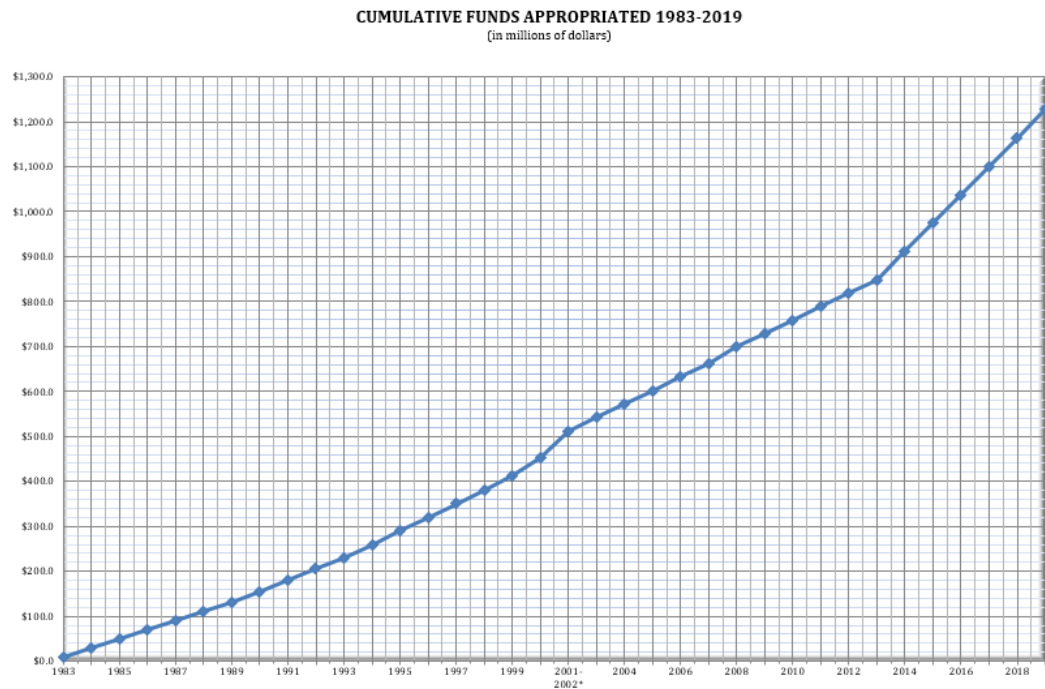
HHAP may be a homeless project's sole source of development funds, or HHAP funds may be combined with other State, federal, or local funding sources, or private funds. HHAP often works in tandem with other funding sources to develop mixed-use housing projects that provide supportive and affordable housing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

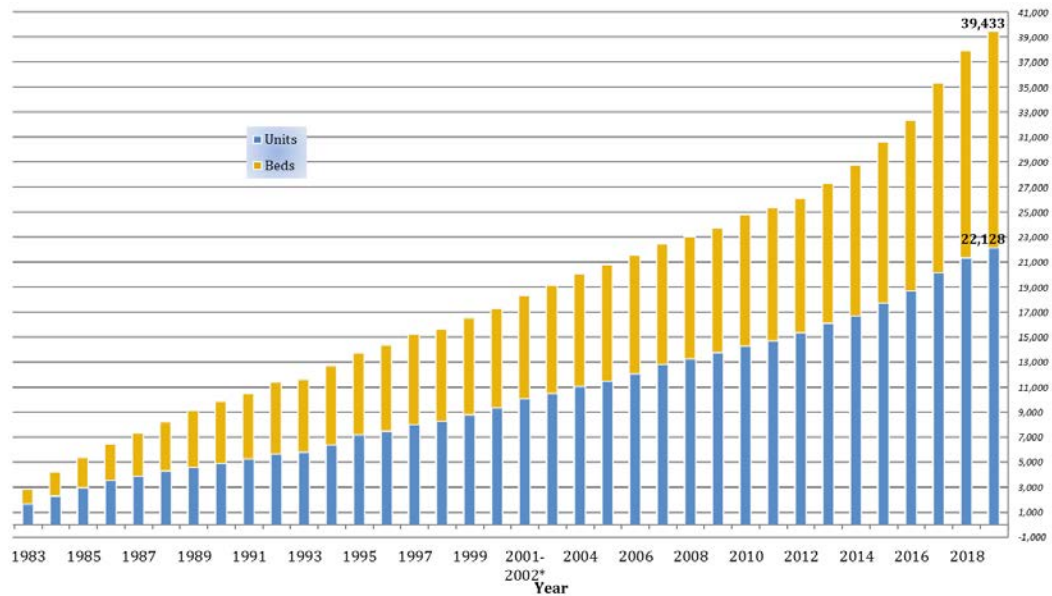
Summary of Awarded Funds

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 2019-20, New York State has appropriated \$1,226,500,000 toward the development of 22,128 units of homeless housing.



For SFY's 1983-84 through 2019-20, not including MRT or IDDP.
*SFY 2001-02 and 2002-03 appropriations were combined into one funding round.

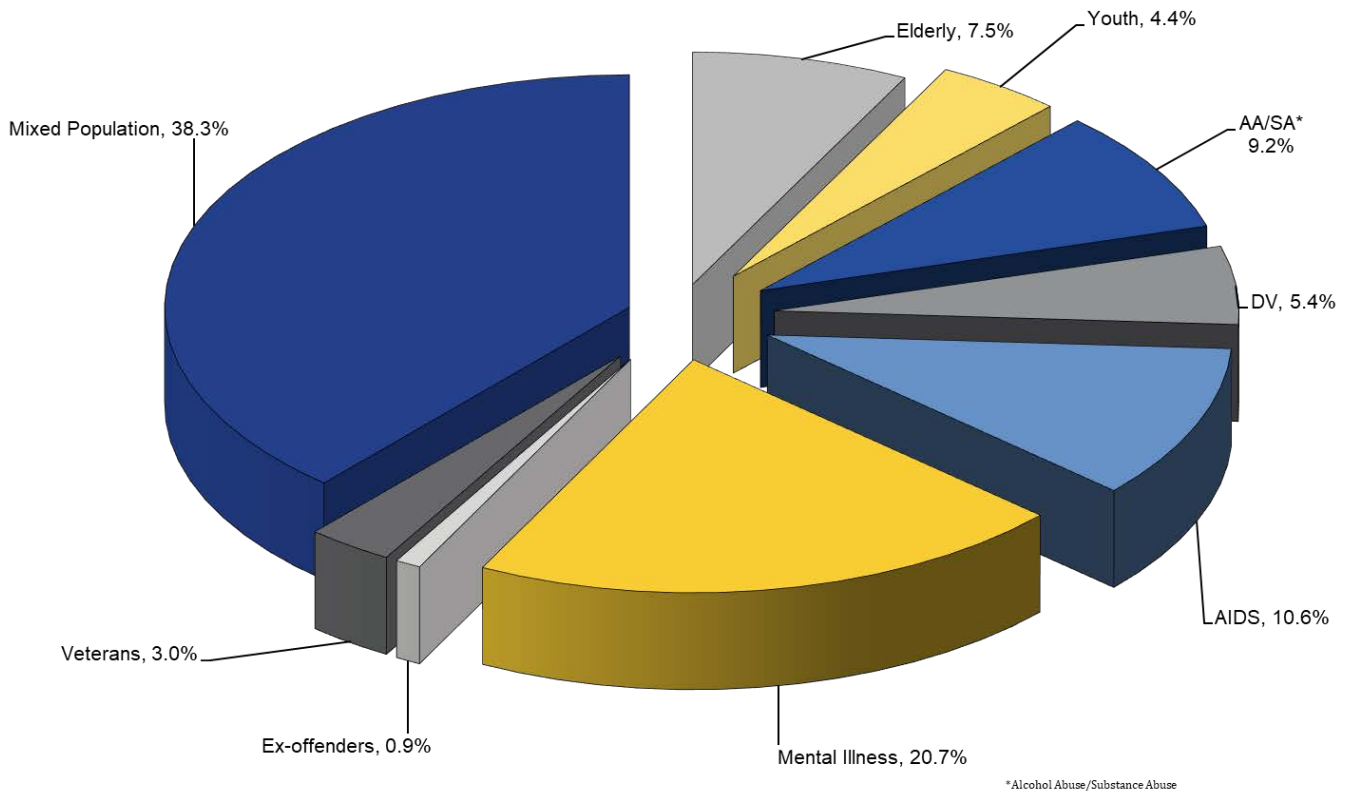
CUMULATIVE HHAP UNITS & BEDS



Populations Served by HHAP

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

Special Population Units Awarded 1983-2019



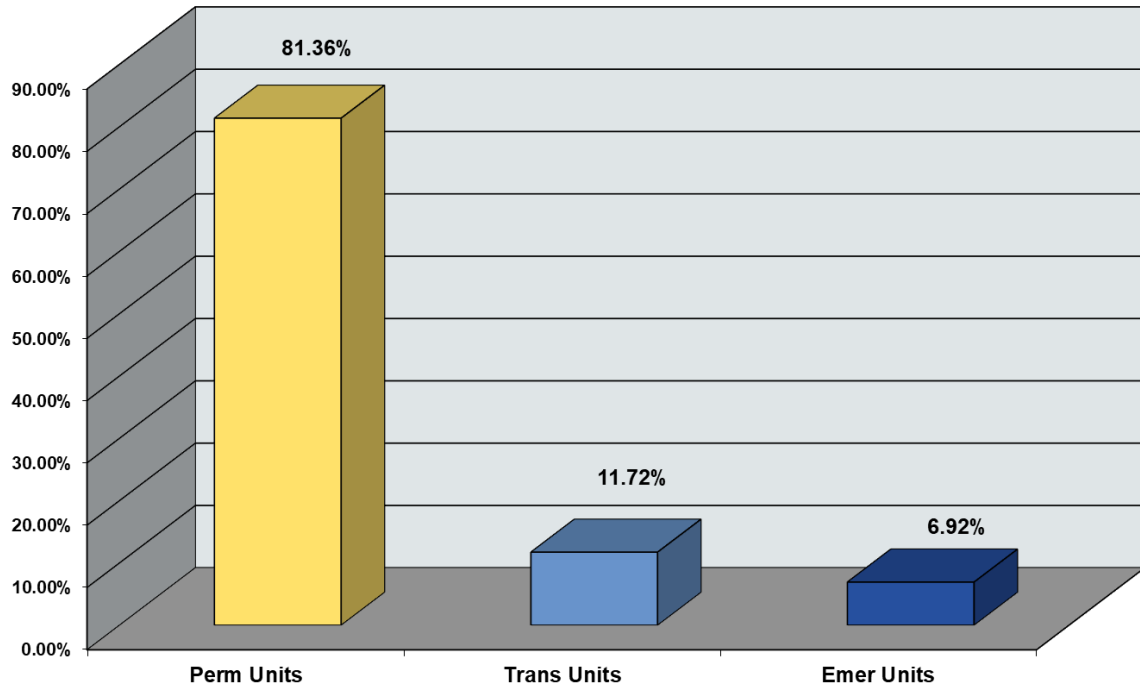
OTDA recognizes that housing is essential to a person's health and well-being and is the foundation upon which a comprehensive service plan is built. The agency also acknowledges that in addition to providing housing to homeless individuals and families, the underlying causes of homelessness for the 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, 789 projects throughout the State were approved for funding. Of these, 60 withdrew their funding reservation, which resulted in a total of 729 funded projects. These funded projects have yielded 22,128 units of housing with a total of 39,433 beds.

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

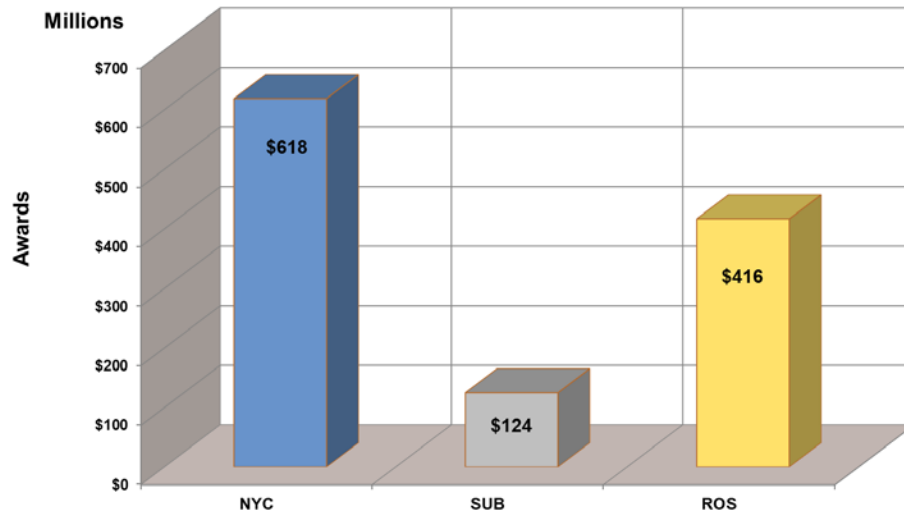
HHAP Housing Type funded 1983-2019



Regional Development HHAP Projects Awarded by Region 1983 – 2019

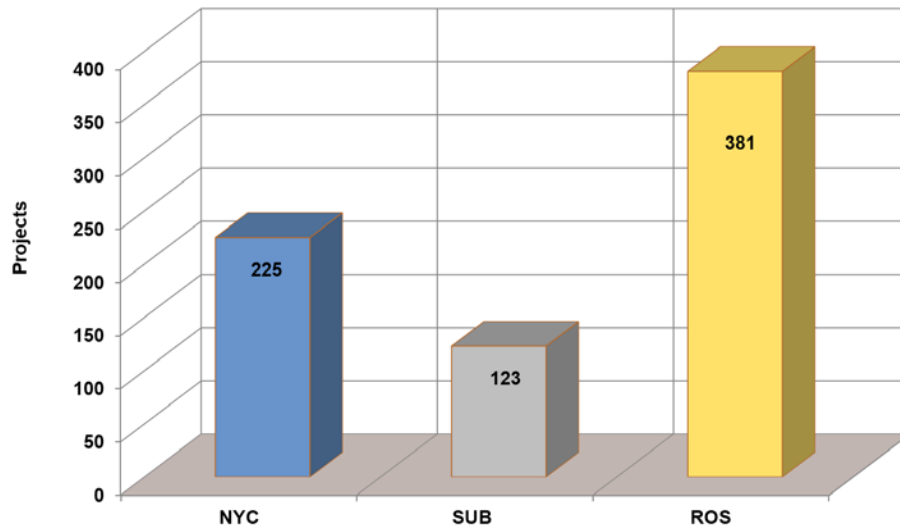
Approximately 53% of program funds committed to date were awarded to projects located in New York City. This reflects the size of the homeless population in New York City, the higher cost of housing, and the availability of non-profit sponsors. A total of 11% of the funding was committed to projects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

TOTAL FUNDING BY REGION



*Funds appropriated through SFY 2019-20

NUMBER OF PROJECTS BY REGION



HHAP Projects Awarded by County 1983 – 2019*

*Funds appropriated through SFY 2019-20

New York City & Suburbs

County	Number of Projects	Amount Awarded
New York City		
NYC Total	225	\$618,330,838
Suburban		
Nassau	15	\$11,876,322
Suffolk	58	50,636,317
Westchester	50	61,935,804
Suburban Total	123	\$124,448,443

Rest of State

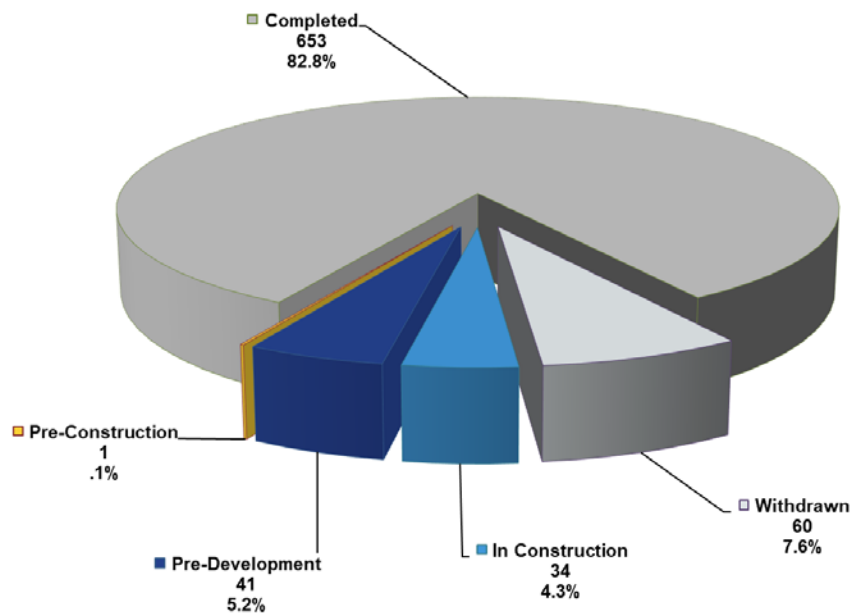
County	Number of Projects	Amount Awarded
Albany	35	\$36,551,376
Allegany	3	1,577,503
Broome	17	31,013,925
Cattaraugus	11	6,902,792
Cayuga	4	6,831,626
Chautauqua	9	5,664,479
Chemung	1	173,012
Chenango	1	198,500
Clinton	5	1,994,840
Columbia	6	3,027,695
Cortland	2	1,658,673
Dutchess	10	7,019,209
Dutchess/Ulster	1	950,000
Erie	41	49,185,713
Essex	1	74,000
Franklin	12	10,259,295
Fulton	3	4,622,858
Greene	1	152,000
Herkimer	1	219,265
Jefferson	7	4,978,814
Livingston	3	1,201,173
Madison	2	1,213,178
Monroe	33	34,772,398
Montgomery	1	550,000
Niagara	10	7,489,137
Oneida	19	28,539,978
Onondaga	21	26,112,059

County	Number of Projects	Amount Awarded
Ontario	7	11,194,488
Orange	11	16,481,729
Orleans	1	524,985
Oswego	5	12,007,370
Otsego	3	1,514,559
Putnam	3	1,021,067
Rensselaer	16	26,096,144
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	12,809,904
Steuben	8	6,702,482
Sullivan	2	258,321
Tioga	3	1,016,752
Tompkins	7	12,469,985
Ulster	9	4,747,490
Warren	5	7,049,232
Washington	1	2,509,858
Wayne	3	1,344,670
Wyoming	3	1,282,000
Yates	2	2,021,844
Rest of State Total	381	\$416,354,883
Withdrawals	60	\$0
Grand Total	789	\$1,159,134,164

HHAP Project Status

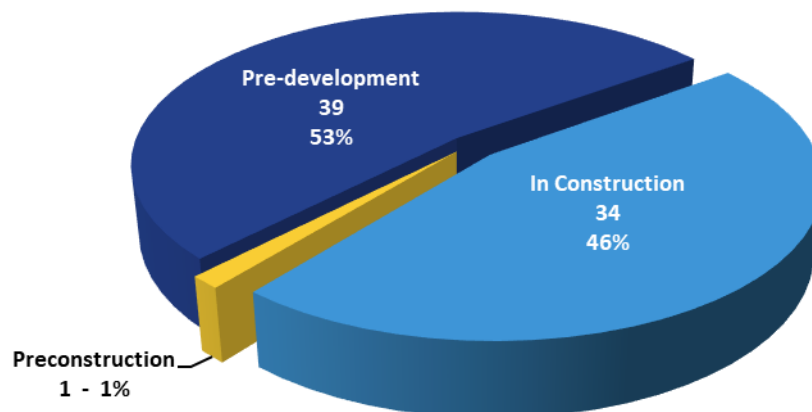
Under the purview of OTDA, HHAP has served as the cornerstone program for the development of housing for homeless individuals and families in New York State. Of all projects awarded HHAP funding to date, 83% have been successfully completed. Approximately 10% of all HHAP projects are currently in pre-development, preconstruction or in construction, and fewer than 8% have been withdrawn due to unforeseen problems.

**HHAP Project Status
(All projects from 1983-2019)**



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, 2019.

**TOTAL HHAP PROJECTS IN DEVELOPMENT/CONSTRUCTION
December 31, 2019**



2019 Accomplishments HHAP Projects Completed in 2019

During calendar year 2019, 11 HHAP projects completed construction, which resulted in the preservation or creation of 340 units and 428 beds of supportive housing. This represented an HHAP investment of over \$39 million. Please note that the two completed projects with Medicaid Redesign Team (MRT) funding are summarized later in this report under “MRT Projects Completed in 2019.” The following is a summary of the nine HHAP-only projects:

Tompkins Community Action, Inc. (TCA) (2017-002/ HC00937) received a \$3,732,469 HHAP award reservation in April 2017 to develop 23 permanent studio apartments in Ithaca for young adults ages 18 to 25 who are single, pregnant and/or have a young child.

Other sources of development funding include NYS Homes and Community Renewal (HCR) Housing Trust Fund (HTF), Federal Home Loan Bank (FHLB), Tompkins County Community Housing Development Fund (CHDF), and New York State Energy Research and Development Authority (NYSERDA). The total development cost was \$6,164,914.

Operating and support service revenue includes: an Empire State Supportive Housing Initiative (ESSHI) grant administered by OTDA, a grant from the Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Supportive Housing Program (SHP) award, and tenant rents set at the Public Shelter Allowance or 30% of a tenant’s income. Referrals will come from the Ithaca/Tompkins County CoC Coordinated Assessment System (CAS).

Support services include: case management, child care, child and family development, and parenting classes. Additional services, such as substance abuse and mental health counseling, employment/education assistance, and legal aid are available off-site through third-party providers.

On January 23, 2019, TCA obtained a Temporary Certificate of Occupancy (TCO) and fully rented up the project by February 28, 2019.



Concern for Independent Living, Inc. (Concern)/ Surf Vets Place (2015-029/HC00869)

received a \$7,500,000 HHAP award reservation in February 2016 for the new construction of supportive and affordable housing project in Brooklyn. The project, Surf Vets Place, originally included 72 units for homeless single veterans with SMI. However, the project scope changed during development, increasing the number of supportive units to 82 HHAP veterans' units in a larger, 135-unit building. The HHAP award was reduced to \$5,850,000 after the project secured additional funds..

Other sources of development funds include Bond financing and LIHTC equity from HFA, NYC HPD SHLP, NYS Office of Mental Health (OMH) Project Development Grant (PDG), a NYSERDA grant, a deferred developer fee, and a Sponsor Loan, for a total development cost of \$69,581,396.

Operating funds include the following: 82 Project-Based Section 8 Vouchers from NYC Housing Authority (NYCHA); OMH services, rent support, and debt service subsidy; ESSHI for 27 units for homeless individuals with Substance Use Disorder (SUD) administered by NYS Office of Addiction Services and Supports (OASAS); and commercial rental income.

Support services include: case management, supported employment, social skill development, and integrated substance use and mental health treatment.

On June 3, 2019, Surf Vets Place LLC received a TCO and on November 20, 2019, Concern held a ribbon-cutting ceremony.



Lantern Organization, Inc. (Lantern)/ Savanna Hall (2015-019/HC00906) received a \$3,500,000 HHAP award reservation in December 2015 for the new construction of a 73-unit building, including 50 units for homeless individuals, located in Manhattan. The HHAP units include 25 units for chronically homeless single adults who suffer from Severe Mental Illness (SMI) or who are diagnosed as mentally ill and chemically addicted (MICA) and 25 units for young adults, ages 18-24 with SMI and who are leaving foster care. The remaining 22 units are for low-income individuals, and one unit is for a superintendent.

Other sources of development funding include Bond financing, LIHTC equity, MRT funds from HFA, a sponsor loan, a deferred developer fee, and accrued interest, for a total project cost of \$25,677,631.

Operating revenues are provided by tenant rents and NY/NY III subsidies from OMH.

Support services include but are not limited to: service coordination, case management, health counseling, mental health assessment and counseling, nutritional counseling and services, substance use counseling, benefits advocacy, educational and employment services, entrepreneurial programs, educational and primary health care referrals, money management and self-empowerment training.

On June 9, 2019, Savanna Hall received a TCO and began renting up.



Breaking Ground/ La Central Supportive LP (2016-025/ HC00919) received a \$5,900,000 HHAP award reservation in December 2016 to develop 97 units of permanent supportive housing for homeless singles in the Bronx. This is part of a larger 161-unit (162 bed) project. Twenty-nine units are reserved for individuals who are chronically homeless, and 68 units are reserved for individuals who are chronically homeless and living with HIV/AIDS. The remaining 63 units are designated as low-income community units for single adults with incomes at or below 60% AMI. One additional unit is for a live-in superintendent.

Other sources of development funding include NYS Housing Finance Agency (HFA) Bond financing and 4% Low-Income Housing Tax Credits (LIHTC), HFA Supportive Housing Opportunity Program (SHOP), accrued interest, NYC Department of Housing Preservation and Development (HPD) Supportive Housing Loan Program (SHLP), NYC Office of Environmental Remediation (OER), and a deferred developer's fee, for a total project cost of \$67,006,528.

Operating income is based on a grant from the ESSHI administered by the AIDS Institute, Project Based Section 8 vouchers, and laundry services. The NYC Human Resource Administration (HRA) HIV/AIDS Services Administration (HASA) is the primary referral source for the project.

Comunilife, Inc. provides on and off-site support services to the project. Services include: case management, health care, mental health and substance use services, activities of daily living, entitlements, education and employment services and support networks.

On June 18, 2019, La Central Supportive received a TCO and on October 29, 2019, Breaking Ground and Comunilife held a ribbon-cutting ceremony.



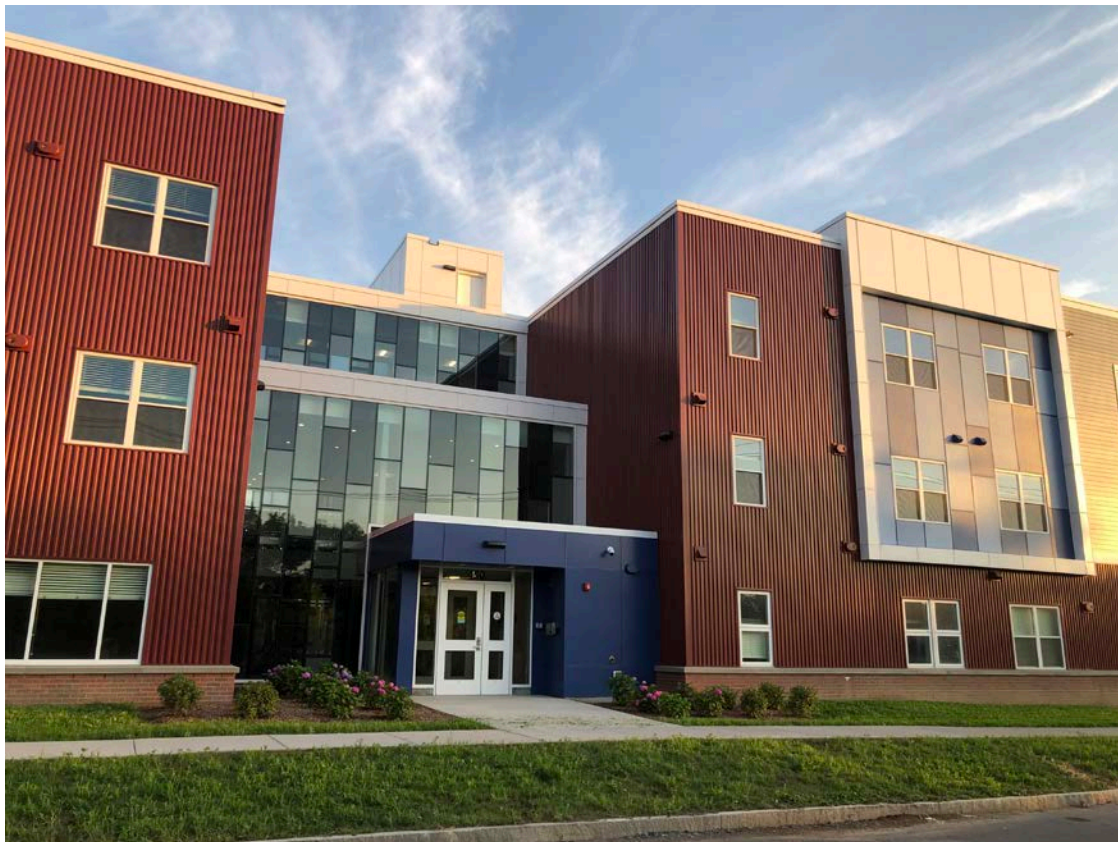
Center for Community Alternatives (CCA) and Syracuse Housing Authority (SHA)/ Freedom Commons (2015-032/HC00909) received a \$2,700,000 HHAP award reservation in February 2016 for the new construction of nine units of permanent supportive housing for homeless families and individuals in Syracuse. The number of units then increased to 11 Permanent Supportive Housing (PSH) units. There are also three units (11 beds) of emergency housing in this 57-unit building. In the PSH units, preference is given to individuals who have been involved with the criminal justice system. An additional 43 units are reserved for low-income individuals and families who earn up to 50% of the AMI.

Other sources of development funding include LIHTC and HTF through NYS HCR and a NYSEDA grant for a total development cost of \$14,894,322.

Operating revenues include ESSHI administered by OTDA, Project- Based Section 8 Vouchers, tenant rents, and a per diem shelter reimbursement from the Onondaga County Department of Social Services.

A full range of residential and supportive services including clinical services, as warranted, are provided by CCA and through linkage agreements. Support services are offered both on- and off-site. CCA will also co-locate Recovery Community activities as well as other CCA program activities at Freedom Commons.

On July 17, 2019, Freedom Commons received a Certificate of Occupancy (CofO) and held a ribbon-cutting ceremony on September 10, 2019.



Interfaith Partnership for the Homeless (IPH)/ Hoffman Family Center (2016-022/HC00954)

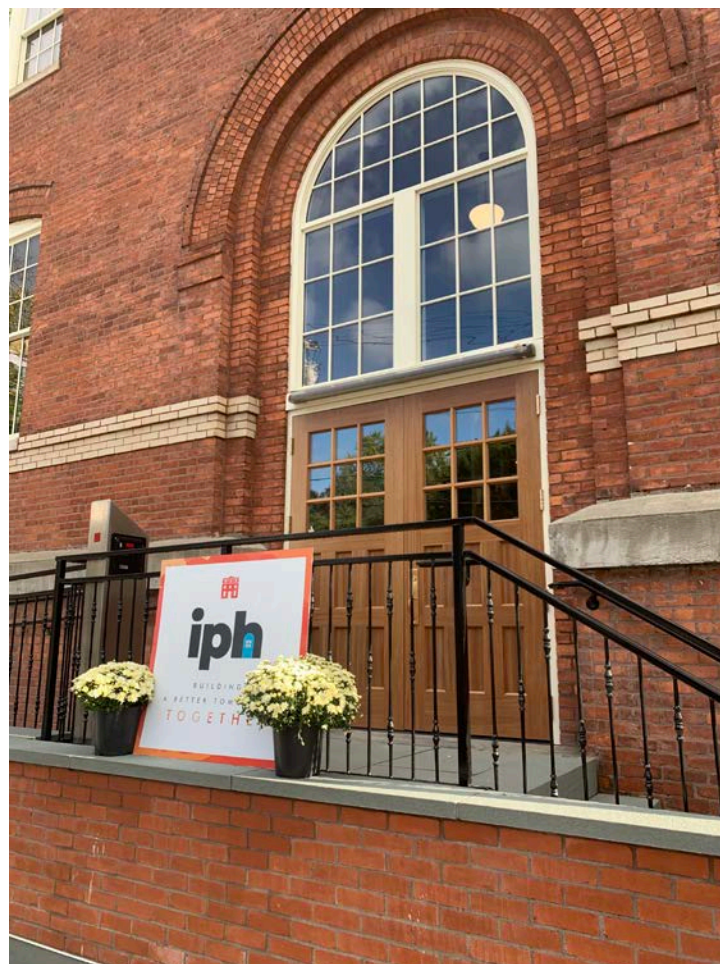
received a \$2,621,867 HHAP award reservation in December 2016 to complete the substantial rehabilitation of a four-story building, formerly St. Casimir's School, in Albany. The project included rehabilitation of the second floor to convert former classrooms into five one-bedroom apartments for chronically homeless individuals. Additional rehabilitation included upgrading building-wide systems and the building's basement and first floors to develop IPH's Community Connections Center. The adjacent building is part of the project and expanded IPH's current Health and Wellness program.

Other sources of development funding include IPH's Capital Campaign, New Market Tax Credit equity, Historic Tax Credit equity, a DASNY NICIP grant, and a Mission and Ministry grant, for a total development cost of \$8,547,282.

Operating funds include Section 8 and ESSHI administered by OTDA.

Support services include but are not limited to: case management; transportation; budgeting; daily living skills; benefit assistance; referrals for health care, mental health or addiction services; daily meals; a community center that provides clothing and food pantry; referral to community providers; and access to a full-time nurse, funded by MVP Health.

On September 24, 2019, IPH held a ribbon-cutting ceremony and on September 25, 2019 the project obtained its CofO.



New Destiny Housing Corporation/ 902 Jennings Street Owner LLC (2016-032/ HC00915)

received a \$5,060,000 HHAP award reservation in February 2017 to develop 23 units of permanent supportive housing for families with survivors of DV in the Bronx. This is part of a larger 42-unit project. The remaining 18 units are designated as low-income community units for households with incomes ranging from 60% to 80% AMI. One additional unit is set-aside for the live-in superintendent.

Other sources of development funding include LIHTC through HCR, HPD SHLP, a New York City Employee Retirement System (NYCERS) loan and a deferred developer fee, for a total project cost of \$25,949,656.

Operating income includes operating/rent subsidies from ESSHI administered by OTDA, and tenant rent.

New Destiny provides support services that include counseling and safety planning, case management, medical and mental health assistance, child care linkages, parenting support, after school and recreational activities, independent living skills, employment readiness and job training.

On October 15, 2019, 902 Jennings Street received a TCO, and a ribbon-cutting ceremony was held on November 6, 2019.



Oswego County Opportunities, Inc. (OCO)/Champlain Commons LLC (2017-015/ HC00957) received a \$3,134,500 HHAP award reservation in October 2017 to develop 17 units of permanent supportive housing for chronically homeless individuals and families, individuals with SMI, SUD and/or domestic violence (DV) survivors in Scriba. The remaining 39 units are for low-income members of the community for a total of 56 units.

Other sources of development funding include: 9% LIHTC through HCR, a construction loan through JP Morgan Chase and a deferred developer fee for a total project cost of \$13,505,926.

Operating income includes ESSHI administered by OTDA, Section 8 vouchers for the low-income units, and tenant rents.

Support services are provided by OCO and local community service providers. Services include, but are not limited to, case management, domestic violence services, substance abuse services, mental health services, medication management, counseling and referral services.

On October 15, 2019, Champlain Commons received a CofO and completed rent-up. A ribbon-cutting ceremony was held on November 25, 2019.



Akwesasne Housing Authority (AHA) (2016-016/HC00849) received a \$800,000 award reservation in April 2016 for the new construction of four units for homeless single adults on the St. Regis Mohawk Indian Reservation (SRMIR) in Franklin County. There is a preference for veterans in this building which also has two affordable units.

Other sources of development funding include HOME funds through HCR, Indian Housing Block Grant funds (IHBG), from HUD, FHLB, and a NYSERDA grant for a total development cost of \$2,320,099.

Operating revenues include an ESSHI grant administered by OTDA and tenant rents. Support services will be delivered primarily through St. Regis Mohawk Tribal Social Services Division (SSD) and the U.S. Department of Veterans Affairs (VA).

Services will include health care, mental health services, substance use treatment, case management services, training in independent living skills, peer mentoring, and advocacy.

On December 10, 2019, AHA held a ribbon-cutting ceremony and the project received its CofO on December 16, 2019.



Funds Awarded Through the HHAP Request for Proposals

2019 Calendar Year Awards (SFY 2018-2019 and SFY 2019-2020 HHAP RFP)

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. In SFY 2019-20, the budget remained at the \$63 million funding level and a total of \$156 million in funding requests were received.

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

The 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 2019-20 RFP included the Existing Emergency Shelter Repair Initiative, which supports the Governor’s commitment to improve shelter conditions. Eligible applicants are owners or operators of existing emergency shelters outside of New York City. Eligible proposals are limited to those that would undertake critical health and safety improvements or assist with any current non-compliance issues that the shelter does not have the means to remedy. Repair costs of up to \$100,000 per facility are permitted. Ten emergency shelter repair awards, totaling \$916,480 were awarded in calendar year 2019. Nine awards were made from the SFY 2018-19 appropriation and one award was made from the SFY 2019-20 appropriation. There has been a great deal of interest in this initiative and it is anticipated that more awards from the SFY 2019-20 appropriation will be made in 2020.

As of December 31, 2019, 15 awards were made from the SFY 2019-20 HHAP appropriation. These 15 projects will provide 359 units of permanent supportive housing and 4 units (40 beds) of emergency housing. The homeless 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 nine Existing Emergency Shelter Repair projects awarded in 2019 from the SFY 2018-19 appropriation collectively provide 125 units and 275 beds of emergency shelter for families in Cattaraugus, Erie, Monroe, Nassau, Orange, Rensselaer and Suffolk counties. The following list describes the projects awarded during the calendar year 2019.

Sponsor: Volunteers of America of Western New York, Inc. (VOA WNY)- Cooper Union
County: Monroe
HHAP ID#: 2019-020
HHAP Request: \$1,251,603
Total Project Cost: \$1,311,603

Summary of Project: VOA WNY requested \$1,251,603 in HHAP funds for the substantial rehabilitation of the first floor of an existing HHAP project (HC00690), in Rochester. The project will create seven PSH studio units for homeless/chronically homeless adults, including veterans and individuals with SMI, and/or SUD. The first floor was formerly commercial space and is now vacant. The second through fourth floors of the building house 45 homeless single room occupancy units. The new first floor studio units will contain a living/ sleeping area and a kitchenette, while bathrooms and shower facilities will be shared. Laundry facilities, storage space, a community meeting room, and offices will also be on the first floor.

Operating funding will come from an ESSHI grant administered by OTDA. Support services will be provided by VOA WNY on-site and through other community organizations via linkage agreements and will include case management, service planning and coordination, recovery support, individual and group life skills training/coaching, financial assistance, educational guidance, job readiness training and assistance conducting job searches, crisis intervention, transportation, referrals and advocacy for specialized services, connection to health home services if necessary, assistance developing positive support systems, and family reunification services (as appropriate).

Sponsor: DePaul Properties & DePaul Community Services (DePaul)- Lock 7 Apartments
County: Oswego
HHAP ID#: 2019-009
HHAP Request: \$6,650,000
Total Project Cost: \$26,780,072

Summary of Project: DePaul requested \$6,650,000 in HHAP funds to develop 40 units (64 beds) of PSH in Oswego County for elderly homeless individuals/families and homeless single adults with SMI. This is part of a larger 80-unit (148 bed) project which will also include 40 affordable housing units. This application proposes the new construction of a four-story building with below-grade (basement) parking level and one elevator on a two-acre site located in downtown Oswego.

Operating funding will come from an ESSHI grant administered by the NYS Department of Health (DOH). Support services will be provided by DePaul Community Services and include case management, linkages to services, mental health treatment, primary medical care, independent living skills training, crisis intervention, substance use services, employment assessment, and recreational services.

Sponsor: JCTOD dba Johnson Park Green Community Apartments (JPGCA)

County: Oneida

HHAP ID#: 2019-005

HHAP Request: \$4,500,000

Total Project Cost: \$16,002,435

Summary of Project: JCTOD requested \$4.5 million in HHAP funds to develop 31 units of supportive housing in Utica. Twenty-one of the HHAP units are for homeless individuals over the age of 55, and 10 HHAP units are for single adults with SMI. This is part of a larger 62-unit (90 bed) project, which will also include 31 affordable housing units reserved for households earning less than 60% of the Area Median Income (AMI). Johnson Park Green Community Apartments consists of three residential buildings and a fourth building that will be a community center, on four sites surrounding Johnson Park. All HHAP units will be in one building.

Operating funding will come from an ESSHI grant administered by DOH. Support services will be provided by JCTOD and include 24-hour security, case management, transportation, wellness classes, and assistance with activities of daily living.

Sponsor: The Doe Fund (TDF)- White Plains Road

County: Bronx

HHAP ID#: 2019-014

HHAP Request: \$4,900,000

Total Project Cost: \$48,208,894

Summary of Project: TDF requested \$4.9 million in HHAP funds to develop 49 units of PSH in the Bronx for homeless individuals living with HIV/AIDS, who will be referred by NYC HRA HASA. This is part of a larger 98-unit building which will also have affordable units for those with incomes in the 57% to 70% AMI range, and one unit for a building superintendent. The application proposes the new construction of a nine-story block and plank building that will meet NYSEERDA's multifamily new construction program, targeting Tier 1 energy savings and LEED for Homes Gold.

Operating funding will come from an ESSHI grant administered by the AIDS Institute. Support services will be provided by TDF and include case management, benefits assistance, nutrition and recreation services. Treatment, primary care and vocational/educational services will be provided offsite by referral.

Sponsor: Opportunities for Broome, Inc. (OFB)

County: Broome

HHAP ID#: 2019-004

HHAP Request: \$7,536,570

Total Project Cost: \$7,680,296

Summary of Project: OFB requested \$7,536,570 in HHAP funds to develop 27 units (80 beds) of PSH for homeless families and singles. The application proposes the gut rehabilitation of four existing, dilapidated structures located in downtown Binghamton.

Operating funding will come from an ESSHI grant administered by OTDA and a Community Services Block Grant. Support services will be provided by OFB and include advocacy assistance, provision of information and referrals, counseling, services coordination, employment services, health and mental health services, substance abuse services, educational services, pregnancy prevention and independent living skills development.

Sponsor: Catholic Charities of the Diocese of Rochester dba Catholic Family Center (CFC)-St. Francis Apartments

County: Monroe

HHAP ID#: 2019-029

HHAP Request: \$4,070,378

Total Project Cost: \$4,120,378

Summary of Project: CFC requested \$4,070,378 in HHAP funds to rehabilitate CFC's existing 40-bed emergency shelter, the St. Francis Center. With this funding, the project will add nine units of PSH housing for adult males with SMI, SUD, or who are re-entering the community from incarceration. The shelter would remain on the first floor and would also include a new PSH fully accessible unit, while the second and third floors will each have four units. There will be separate entrances for the emergency shelter and the permanent units.

Operating funding will come from an ESSHI grant administered by OTDA and a Monroe County per diem shelter reimbursement. Support services provided by CFC include case management, preventive medical services, support system building, substance abuse treatment and opioid overdose prevention.

Sponsor: Delta Development of Western New York, Inc. (Delta)

County: Erie

HHAP ID#: 2019-003

HHAP Request: \$3,692,030

Total Project Cost: \$21,395,828

Summary of Project: Delta requested \$3,692,030 in HHAP funds to develop 21 units of PSH for homeless individuals over the age of 55 in Cheektowaga. This is part of a larger 67-unit building, which will also have 46 units for low-income individuals and families. The project will involve the substantial rehabilitation of one wing of a large mixed-use building that formerly housed a school.

Operating income will come from an ESSHI grant administered by DOH. Supportive services will be provided by Catholic Charities of Buffalo and other organizations via linkage agreements and include case management, care coordination, senior social services, physical and behavioral health services, budget/money management services, clothing closet, food pantry, independent living skills training, legal services, job training and veterans' services.

Sponsor: New Ground, Inc./NGIP, Inc.
County: Nassau
HHAP ID#: 2019-010
HHAP Request: \$418,181
Total Project Cost: \$438,181

Summary of Project: NGIP requested \$418,181 in HHAP funds for the extensive rehabilitation of a single-family home in Bethpage, Long Island, Nassau County. The project will create one unit of PSH for a chronically homeless family in the community.

Operating funding will come from an ESSHI grant administered by OTDA. Support services will be provided by NGIP through an agreement between its affiliate and parent companies, as well as by local support service agencies both on-site and off-site. These services will include psychosocial needs assessment; information and referral services; advocacy; service coordination; supportive counseling; life skills training; goal-setting and life-coaching; education advocacy program; education assistance program, scholarship/tuition assistance; individual, couples, and family counseling; chemical dependency treatment and recovery groups; parenting education and support groups; family advocacy and assistance; comprehensive primary care and DV counseling. A social worker will also work with the family to ensure both the parents and the children receive the support they need.

Sponsor: Dimitri House
County: Monroe
HHAP ID#: 2019-023
HHAP Request: \$1,302,627
Total Project Cost: \$1,314,627

Summary of Project: Dimitri House requested \$1,302,627 in HHAP funds to develop six units of PSH in Rochester for chronically homeless individuals. The project includes the substantial rehabilitation of a three-story building with a basement.

Operating funding will come from an ESSHI grant administered by OTDA. Support services will be provided both by Dimitri House and MC Collaborative and include benefits assistance, education and vocational training, counseling and crisis intervention, employment assistance, legal services, life skills training and food/nutritional services.

Sponsor: CARES of NY, Inc. (CARES)
County: Albany
HHAP ID#: 2019-001
HHAP Request: \$3,315,020
Total Project Cost: \$3,401,602

Summary of Project: CARES requested \$3,315,020 in HHAP funds to develop 15 units (27 beds) of PSH in Albany for homeless families and singles. The project will have two units for persons with SMI, eight units for young adults and five units for persons living with HIV/AIDS. The project

includes the new construction of two buildings which will include nine one-bedroom units and six two-bedroom units in total.

Operating funding will come from an ESSHI grant administered by OTDA. Support services will be provided on-site by CARES and by other community organizations via linkage agreements and include development of independent service plans, educational and employment training, medical case management, financial planning, transportation, substance abuse and/or mental health services, legal assistance, parenting training, and youth-specific services.

Sponsor: Christopher Community, Inc. - Grace Brown

County: Cortland

HHAP ID#: 2019-017

HHAP Request: \$1,500,000

Total Project Cost: \$7,517,895

Summary of Project: Christopher Community requested \$1.5 million in HHAP funds to develop 25 units (57 beds) of PSH in Cortland for homeless families headed by a domestic violence survivor. The project includes the new construction of a three-story building that will meet NYSERDA's Low Rise New Construction requirements.

Operating funding will come from an ESSHI grant administered by OTDA. Support services will be provided by the YWCA of Cortland and include counseling; crisis management; assistance with obtaining food, furniture and school supplies; health care; mental health and substance use services; financial and legal assistance; psychotherapy; education and job training; and access to transportation. The YWCA will also offer their Bridges for Kids and Model Moms programs.

Sponsor: Westhab, Inc.- Travers House

County: Westchester

HHAP ID#: 2019-015

HHAP Request: \$1,715,128

Total Project Cost: \$1,734,128

Summary of Project: Westhab requested \$1,715,128 in HHAP funds to preserve a six-story residential building with 24 units of PSH in Yonkers for homeless single adults. This building is currently occupied. The project was originally developed with a 1990 HHAP grant award to the current owner, The Sharing Community, Inc. (TSC), and is no longer under contract with HHAP. TSC is merging with Westhab; Westhab will acquire the property through the merger process which is currently underway. Proposed renovations include roof replacement; energy efficiency upgrades to reduce operating costs; re-pavement of on-site parking/driveway; and replacement of other major building components, including the gas-fired boiler, hot water storage tanks, and non-functioning elevator.

Operating funding will come from rents supplemented by the local district and the Municipal Housing Authority of Yonkers. Support services provided directly by Westhab include case management, life skills training, benefits advocacy and management, and independent living skills,

employment readiness and job training. Services provided by referral to other agencies include legal services, medical services, and mental health and substance use services.

Sponsor: Volunteers of American- Greater New York (VOA GNY)- 1746 Andrews Ave.

County: Bronx

HHAP ID#: 2019-022

HHAP Request: \$6,124,853

Total Project Cost: \$72,832,797

Summary of Project: VOA GNY requested \$6,124,853 in HHAP funds to develop 37 units of PSH in the Bronx for homeless individuals over 55. This is part of a larger 118-unit (144) bed project that will also include 81 affordable housing units.

Operating funding will come from an ESSHI grant administered by DOH, and Project-Based Section 8 Vouchers. Support services provided by VOA GNY include case management, health services, medication management, daily living skills training, substance abuse services and financial management.

Sponsor: Standing Together Effectively for People (Step-by-Step, Inc.)

County: St. Lawrence

HHAP ID#: 2019-011

HHAP Request: \$4,565,447

Total Project Cost: \$5,283,447

Summary of Project: Step-by-Step requested \$4,565,447 in HHAP funds to develop 20 units of PSH in Ogdensburg for homeless singles. The project will have 11 units for persons with SMI, four units for ex-offenders/re-entry, and three units for chronically homeless persons. The project involves the renovation of a former school into 18 studio apartments and two one-bedroom apartments for homeless couples.

Operating funding will come from an ESSHI grant administered by OMH. Support services will be provided by Step-by-Step and other community organizations via linkage agreements and include case management, self-help groups, health and wellness classes, independent living skills, home healthcare, and benefit advisement.

Sponsor: Concern for Independent Living, Inc. (Concern)- St. James Terrace

County: Bronx

HHAP ID#: 2019-007

HHAP Request: \$4,950,000

Total Project Cost: \$64,554,909

Summary of Project: Concern requested \$4,950,000 in HHAP funds to construct a mixed-use 12-story building in the Bronx with 47 units for homeless individuals suffering SMI. Of the remaining 106 units: 42 units will be available to low-income households at or below 60% AMI and 16 units for households at or below 90% AMI. In addition, the project will include commercial, support service, and community space. The commercial space will be used as retail space on the ground floor that

will be open to the community. Additional amenities, such as laundry and a commercial kitchen, will be developed by the neighboring church/current owner. These facilities will also be open to the tenants.

Operating funding will come from an ESSHI grant administered by OMH, and tenant and commercial rents. The support services provided on site by Concern will include case management, crisis intervention, daily living skills training, substance use treatment, mental health support, transportation, medication self-management, health care coordination, advocacy, and recreation. In addition, referrals and linkage to community-based services, such as counseling, family reunification, and educational and training workshops will be provided.

Medicaid Redesign Team (MRT) Funds

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

For SFY 2019-20, no MRT funds were allocated to HHAP, however, HHAP continues to support MRT-eligible projects through award of traditional HHAP funds. In 2018, a total of \$2,150,000 million in unspent MRT funding from a prior year was allocated to the CAMBA project 2018-008. In 2019, an additional \$1,879,975 in MRT funding was allocated to the same project.

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

2019 MRT Accomplishments

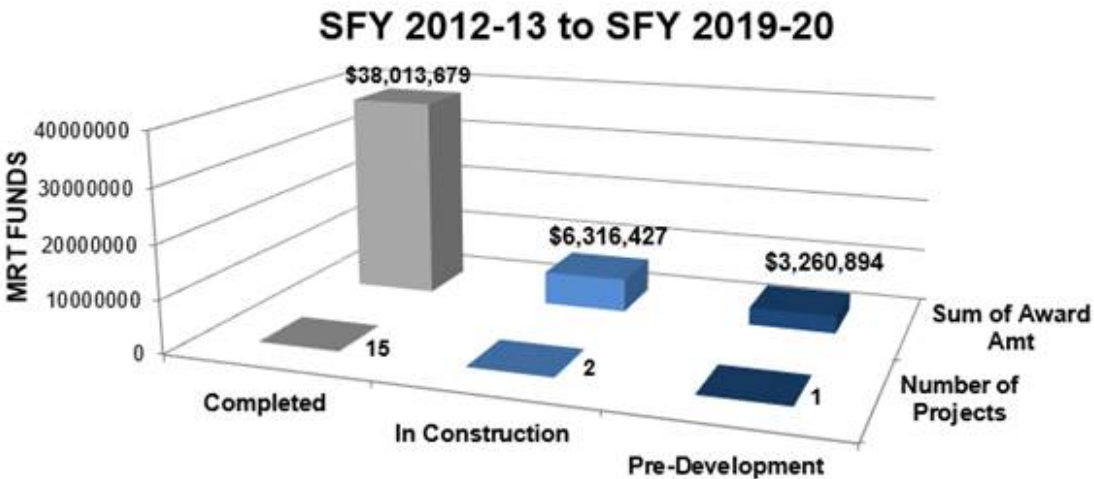
Projects Completed in 2019

During calendar year 2019, two MRT-funded projects were completed. As of December 31, 2019, 18 projects have been awarded funds through MRT, for a total of \$47,591,000. A total of 15 MRT projects have been completed: one in 2013, three in 2014, one in 2016, three in 2017, five in 2018, and two in 2019. Two projects are currently in construction and one is in pre-development.

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

Sponsor	# of Units	MRT Award	Status
2011-003 Providence Housing	21	\$1,989,957	Completed
2011-009 Opportunities for Broome	22	\$3,482,479	Completed
2012-006 Polish Community Center	20	\$3,655,438	Completed
2012-024 Mercy Haven	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
2015-018 JCTOD	8	\$800,000	Completed
2015-033 Housing Visions – Ethel Chamberlain	16	\$2,320,000	Completed
2015-035 St. Joseph's Addiction Treatment and Recovery Centers, Inc.	5	\$711,189	Completed
2016-006 Polish Community Center of Buffalo	17	\$2,076,087	In Construction
2018-008 CAMBA – 202 nd St.	40	\$3,260,894	Pre-Development
	405	\$47,591,000	

Status of MRT Funded Projects



MRT Projects Completed in 2019

Housing Visions Consultants, Inc. – Ethel T. Chamberlin Residence (2015-033/ HC00921)

received a \$3,771,676 HHAP award reservation (of which \$2,320,000 is MRT) in February 2016 to develop 16 units of permanent housing and one emergency unit (a total of 15 beds) in Syracuse for single homeless women.

Other sources of development funding include: NYS Housing Plan Program, HOME funds and Urban Initiatives Program through HCR, State historic tax credits, and developer equity. The total development cost is \$7,840,409.

Sources of operating revenue include tenant rents, project-based Section 8 vouchers from the Syracuse Housing Authority, and an ESSHI grant administered by OTDA. The emergency shelter operating funds are provided by the Onondaga County Department of Social Services.

Referral sources for the emergency beds include: the social services district, local hospitals, rehabilitation facilities and prisons. Referrals for the permanent units will come from the emergency shelter in the building, in addition to local hospitals and the Single Point of Access (SPOA) system.

The Salvation Army provides support services such as living skills training, referrals to physical/mental health providers, case management, job readiness and legal services

On March 1, 2019, Housing Visions held a ribbon-cutting ceremony and obtained a TCO on March 4, 2019. The Salvation Army started operating the emergency shelter the same day.



JCTOD Outreach, Inc. (2015-018/ HC00939) received a \$2,602,122 HHAP award reservation (of which \$800,000 is MRT) in December 2015 to develop eight units of permanent supportive housing in Utica. The project serves single women who are chronically homeless and have a mental health disability. The City of Utica was the only other source of development funds. As a condition of their award, JCTOD value-engineered the scope of work and achieved a reduction in construction costs, thereby reducing the HHAP award by \$438,345, to \$2,163,777. The total development cost was \$2,530,824.

Operating income includes tenant rents and ESSHI administered by OTDA. Referrals for the project include the Continuum of Care Coordinated Entry and the local district.

Support services provided by JCTOD, include life skills, transportation, advocacy, case management, mental health and substance use services, and job readiness. All tenants have a mental health diagnosis and receive supportive case management through Oneida County.

On September 1, 2019, JCTOD became operational.



Existing Emergency Shelter Repair Funds

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

2019 Shelter Repair Accomplishments

Projects Completed in 2019

During calendar year 2019 no shelter repair projects were completed. As of December 31, 2019, 15 shelter repair projects have been awarded funds, for a total of \$1,416,480. One shelter repair project was completed in 2018. One project is currently in construction and 13 projects are in pre-development/awarded.

*The chart on the next page lists all Shelter repair funded projects and their status.

Status of Existing Emergency Shelter Repair Funded Projects

Sponsor	County	Award Amount	Scope of Work	Status	Application Year
Salvation Army – Syracuse	Onondaga	\$100,000	Windows and HVAC	Pre-development	SFY 17-18
Tempro Development Company	Monroe	\$100,000	Roof replacement, insulation, replacement of furnace and hot water heater	Completed	SFY 17-18
Family Service League (FSL) – Linkage Center	Suffolk	\$100,000	Repairs to front door and building exterior, adding showers	Pre-development	SFY 18-19
FSL – Brentwood	Suffolk	\$100,000	Repair to elevators and lighting in resident's rooms	Pre-development	SFY 18-19
FSL – Terryville	Suffolk	\$100,000	Replacement of roof and windows	Pre-development	SFY 18-19
Community Housing Innovations (CHI) – 44 Grand	Orange	\$100,000	Renovations of bathrooms and windows	Pre-development	SFY 18-19
CHI – 275 St. Johns	Suffolk	\$100,000	Renovations to the septic system, HVAC, driveway and sidewalk	Pre-development	SFY 18-19
Bethany House – 102 Whitehouse	Nassau	\$90,000	Build a second means of egress	Pre-development	SFY 18-19
Family Promise	Erie	\$100,000	Installation of a sprinkler system (including a new 4" water line from the street), construction of three family units, an emergency exit, plumbing and construction of a family sized bathroom and hot water tank	In Construction	SFY 18-19
Bethany House – 118 Manhattan	Nassau	\$40,000	Upgrade HVAC and replace flooring	Pre-development	SFY 18-19
Bethany House – 760 Prospect	Nassau	\$100,000	Build a second means of egress and kitchen upgrades	Pre-development	SFY 18-19
CHI – 15 Koren	Suffolk	\$100,000	Eliminate violations identified by the local building department related to improper permits from the previous owner	Pre-development	SFY 18-19
Genesis House of Olean	Cattaraugus	\$86,480	New HVAC and hot water heater. Upgrades to the insulation, security system, bathrooms, deck/stairs, interior and exterior lighting, updated wiring, a new electrical panel and new smoke/carbon monoxide detectors.	Pre-development	SFY 18-19
Volunteers of America	Monroe	\$100,000	Replace flooring and windows. Install eight additional cameras. Repairs to sidewalk and railing replacement.	Awarded	SFY 18-19
Joseph's House	Rensselaer	\$100,000	Replace windows and flooring	Awarded	SFY 19-20

Operational Portfolio - Summary of 2019 Activities and Accomplishments

HHAC has continued active oversight and support of its portfolio of operating projects through monitoring, reporting, and provision of technical assistance. In addition, HHAC is responsible for the review and approval of requests to draw upon HHAC-funded reserves, the procurement of Technical Assistance (TA) providers, 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 351 projects and 497 sites. These projects provide a total of 9,280 units and over 15,197 beds. The value of the portfolio in terms of the HHAP investment is \$754,681,994. While several new projects became operational in 2019, the operational phase ended in 2019 for 14 projects, which were removed from the portfolio figures.

Oversight

HHAP reviews projects' annual operating reports which include project operating data, budgets, audited financial statements, a description of support services and tenant accomplishments and documentation of insurance and payment of taxes. In addition to reviewing the annual reports, OTDA staff complete monitoring visits annually. Visits are 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 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 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 2019 including, but not limited to, board of directors training, capital needs assessment, property management, audit review, and legal assistance.

Conclusion

As noted in the introduction, New York was the first state in the nation to create a state-funded program dedicated solely to the development of 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. OTDA also works with federal funders, other State agencies and not-for-profit partners to meet emergent local needs. In many instances, without HHAP funding, critically necessary emergency or transitional housing needs would go unmet because HHAP is the only State funding source available to address them.

The need for HHAP is greater than ever, and the program remains a cost-effective housing solution. The cost effectiveness of supportive housing has been well documented by leading experts who have proven that supportive services can result in reductions in shelter stays, emergency health services, incarceration and institutionalization. (See Culhane, 2002; The Lewin Group, 2004; and the Los Angeles Homeless Services Authority Economic Roundtable, 2009). In summary, HHAP projects provide localities with a cost-effective tool to reduce homelessness in communities across the State.

Glossary

AMI- Area Median Income
CAS- Coordinated Assessment System
CoC- Continuum of Care
CofO- Certificate of Occupancy
DOH – NYS Department of Health
DV- Domestic Violence
ESSHI- Empire State Supportive Housing Initiative
FHLB- Federal Home Loan Bank
HASA- NYC HIV/AIDS Services Administration
HCR- NYS Homes and Community Renewal
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
LIHTC- Federal Low-Income Housing Tax Credits
MICA- Mentally ill and chemically addicted
MRT- Medicaid Redesign Team
NYCHA – NYC Housing Authority
NYCERS – NYC Employees Retirement System
NYSERDA- NYS Energy Research Development Authority
OASAS- NYS Office of Addiction Services and Supports
OER - NYC Office of Environmental Remediation
OMH- Office of Mental Health
OTDA- Office of Temporary and Disability Assistance
PDG – Project Development Grant
PSH- Permanent Supportive Housing
RFP- Request for Proposals
RFQ- Request for Qualifications
SFY- State Fiscal Year
SHP- Supportive Housing Program
SHOP – Supportive Housing Opportunity Program
SHLP- Supportive Housing Loan Program
SMI- Serious Mental Illness
SPOA- Single Point of Access
SUD – Substance Use Disorder
TCO- Temporary Certificate of Occupancy
VA- Veterans Administration