

Draft- 221st HHAC Board Meeting Minutes

Meeting date: August 6, 2025

Call to Order:

The 221st meeting of the Homeless Housing and Assistance Corporation (HHAC) was held at the NYS Media Service Center (MSC), in Albany, New York at 1:30 p.m. on August 6, 2025. The meeting was called to order by Rick Umholtz, Deputy Commissioner for Housing and Refugee Services and Board Member Designee representing Board Chair Barbara C. Guinn, of the NYS Office of Temporary and Disability Assistance (OTDA).

Members in Attendance:

Brett Hebner, Board Member Designee representing Board Member Steven Weiss, Chairman of the NYS Housing Finance Agency (HFA); James Lupoli, Board Member Designee representing Board Member Commissioner Dr. Ann Marie Sullivan of the NYS Office of Mental Health (OMH); and Maggie Taylor, Advisory Board Member Designee representing Advisory Board Member Commissioner Dr. Chinazo Cunningham of the Office of Addiction Services and Supports (OASAS).

Others in Attendance:

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| • Dana Greenberg | HHAC President |
| • John Cucinelli | HHAC Treasurer |
| • Connie Adsitt | HHAC Assistant Comptroller |
| • Amanda Diller | HHAC Secretary |
| • Megan Van Geest | HHAC Assistant Secretary |
| • Teresa Eddy | OTDA Division of Legal Affairs (DLA) |
| • Martin Robinson | HHAP Project Manager |

Items of Discussion:

Approval of Minutes

Brett Hebner made a motion to accept the minutes of the 220th HHAC Board Meeting that took place on June 4, 2025, which was seconded by James Lupoli. The motion carried.

President's Report

Dana Greenberg presented the President's Report and began with an overview of the status of all projects under development as of June 30, 2025, when there were 80

projects in various stages of development. Fifty-three (53) of these projects are in construction, 11 of which were over 90% complete. Furthermore, 38% of the projects in development at that time were in New York City; 12% were in the suburban regions of Westchester, Nassau, and Suffolk counties; and the remaining 50% were in the rest of the state.

Project-Related Milestones

Final Award and Final Loan Agreements

- Soldier On, Inc. (Soldier On)/ Lyell Avenue Lofts LLC (2023-016/HC30045) executed a Final Loan Agreement (FLA) on May 26, 2025. Soldier On received a \$6,160,000 HHAP award reservation in December 2023 for the substantial rehabilitation of a historic building to create 45 units/beds of permanent supportive housing (PSH) for homeless veterans in Rochester. An additional 43 units/53 beds will be reserved for low-income individuals and families who earn up to 60%-80% of the area median income (AMI), for a total of 88 units/98 beds. Other sources of development funding include 4% tax-exempt bond financing from NYS Housing Finance Agency (HFA); State and Federal Low-income Housing Tax Credits (S/LIHTC) and Historic Tax Credits (HTC), Supportive Housing Opportunity Program (SHOP) and Clean Energy Initiative (CEI) funds through NYS Homes and Community Renewal (HCR); Monroe County Restore NY funds; City of Rochester loan; and a deferred developer fee for a total project cost of \$72,183,749. Connie Adsitt is the project manager.
- New Destiny Housing Corporation (New Destiny)/ 1145 Webster Owner LLC (2023-012/HC30034) executed a FLA on May 16, 2025. New Destiny received a \$9,748,920 HHAP award reservation in December 2023 for the new construction of 43 units/136 beds of PSH for survivors of domestic violence and their children in the Bronx. An additional 20 units will be reserved for low-income individuals and families who earn up to 60% of the AMI, and one unit is for a live-in superintendent, for a total of 72 units/193 beds. Other sources of development funding include NYC Housing Preservation and Development (HPD), a first mortgage from Freddie Mac, and a Deferred Developer Fee for a total project cost of \$57,261,645. Michael Riley is the project manager.
- DePaul Properties, Inc./ DePaul Watertown, L.P./ Pine Camp (2024-029/HC30047) executed a FLA on June 26, 2025. DePaul received a \$14,500,000 HHAP award reservation in August 2024 for the new construction of 70 units/126 beds of PSH including 30 units for individuals with serious mental illness (SMI), 30 units for frail/elderly seniors, and 10 units for veterans in Watertown. An additional 50 units/95 beds will be reserved for low-income individuals and families who earn up to 60% of the AMI, for a total of 120 units/221 beds. Other sources of development funding include 4% tax-exempt

bond financing from HFA; SHOP and (S/LIHTC) through HCR; a Program Development Grant (PDG) from NYS Office of Mental Health (OMH); Development Authority of the North Country (DANC) HOME funds; developer and sponsor loans; and a deferred developer fee for a total project cost of \$58,843,216. Qinesha Ayala is the project manager.

- Unique People Services, Inc. (UPS)/ 1806 Anthony Apartments LLC (2024-003/HC30048) executed a FLA on June 30, 2025. UPS received a \$9,969,745 HHAP award reservation in April 2024 for the new construction of 67 units/beds of PSH for homeless individuals with SMI in the Bronx. An additional 43 units/63 beds will be reserved for low-income seniors aged 62 and over. Other sources of development funding include NYC HPD Supportive Housing Loan Program (SHLP), Federal Home Loan Bank (FHLB), deferred accrued interest, and a deferred developer's fee for a total project cost of \$58,828,168. Heather Lombardo is the project manager.
- Transitional Services for New York, Inc. (TSINY)/ TSINY 163rd Street SC GP, Inc. (2022-027/HC30046) executed a FLA on June 27, 2025. TSINY received a \$4,000,000 HHAP award reservation in April 2023 for the new construction of 30 units/beds of PSH for people living with SMI in Jamaica, Queens. An additional 19 units will be reserved for low-income individuals earning at or below 50% of the AMI and one unit reserved for a live-in superintendent, for a total of 50 units/beds. Other sources of development funding include a bond through the Dormitory Authority of the State of New York (DASNY); SLIHTC through HCR; PDG funds, Supportive Housing Single Room Occupancy (SP-SRO) capital and operating funds, and debt service through OMH; accrued interest, a sponsor contribution, and a deferred developer fee, for a total project cost of \$32,522,887. Michael Riley is the project manager.

Amendments

- The Fulton County Young Men's Christian Association, Inc. (YMCA) (2007-017/HC00711) completed an assignment assumption of their Final Award Agreement (FAA) on May 13, 2025, to IPHNY, Inc. (IPHNY). Post pandemic, the YMCA was unable to continue operations of the residential Single Room Occupancy (SRO) project, and was in danger of closing, leaving the community at risk of the loss of 47 PSH units. While the transfer was occurring, the YMCA successfully applied for Project Based Vouchers (PBVs) through HCR that have contributed to the ongoing viability of the project. Ryan Szalkowski was the project manager.
- Housing Visions Unlimited, Inc. (Housing Visions)/ VanKeuren Square, LLC (2011-012/HC00788) executed an amendment to their FLA on June 9, 2025.

Housing Visions received a \$3,500,000 HHAP award reservation in July 2012 and an award increase of \$219,785 in June 2025 to address health and safety concerns, bringing the total HHAP investment to \$3,719,785. The project has 50 units/56 beds of PSH in Syracuse for homeless veteran singles and families. Additional funds will be used to upgrade the Heating, Ventilation and Air Conditioning (HVAC) system and replace two rooftop units. Kate Jackett is the project manager.

- Fairview Recovery Services, Inc (2004-002/HC00579) executed an amendment to their FAA on June 27, 2025. Fairview Recovery Services, Inc. received a \$625,388 HHAP award reservation in 2004 and an award increase of \$129,777.50 in June 2025, bringing the total HHAP investment to \$755,165.50. The project provides six units/ beds of transitional housing in Binghamton serving formerly homeless men that have a substance use disorder (SUD). Additional funds will be used to remove and replace the existing first and second floor porches, installation of a shingled roof for the second-floor porch to tie into the existing roof, new gutters and downspouts, removal and replacement of the stairs to the second story porch, and the construction of a new ramp with handrails. Kate Jackett is the project manager.

Completed

- Westhab, Inc. (Westhab) (HC01067/2019-015) obtained a Certificate of Completion on May 7, 2025. Westhab received a \$1,734,128 HHAP award reservation in October 2019 and an award increase of \$379,401 in March 2022, bringing the total HHAP investment to \$2,113,529, for the moderate rehabilitation of a six-story residential building with 24 units/46 beds of PSH for homeless single adults in Yonkers. Other sources of development funding include an agency contribution for a total project cost of \$2,124,529. Rachel Gaffey is the project manager.
- ETC Housing Corporation (ETC)/ Evergreen Townhomes (2023-009S/HC00106) completed their emergency shelter repairs on May 25, 2025. ETC received a \$107,525 HHAP emergency shelter repair award reservation in December 2023 and previously received HHAP awards totaling \$3,143,960, bringing HHAP's total investment to \$3,251,485. Evergreen Townhomes provides 12 units/ 24 beds of emergency housing and 21 units/58 beds of PSH for homeless singles and families in Plattsburgh. The emergency shelter repair funding was used to replace hot water tanks, furnaces, ground-fault circuit interrupter (GFCI) outlets, bathroom flooring, smoke detectors, security cameras, and the removal of dead trees. Amanda Diller is the project manager.

Events and Ceremonies

- Women's Prison Association (WPA)/ The Rise Owner LLC (2020-040/HC01060) held a ribbon cutting ceremony on May 1, 2025. WPA received a \$10,000,000 HHAP award reservation in April 2021 for the new construction of 47 units/91 beds of PSH for criminally/legally involved individuals and their families in Brooklyn. An additional 25 units/39 beds are reserved for low-income families whose incomes range from 27% to 57% of the AML, and one unit for the superintendent, for a total of 72 units/130 beds. Other sources of development funding include LIHTC, SHOP, and Federal and State Housing Trust Fund (HTF), through HCR; Solar Tax Credit equity, New York State Energy Research and Development Authority (NYSERDA) Building of Excellence and New Construction grant funds, managing member equity contribution, a developer sponsor loan and a deferred developer fee, for a total project cost of \$49,958,003. Michael Washburn is the project manager.
- Rochester Housing Authority (RHA)/ RHA Federal St. Associates LLC (2020-055/HC01083) held a ribbon cutting ceremony on May 6, 2025. RHA received a \$1,627,884 HHAP award reservation in April 2021 and an award increase of \$406,971 in February 2023, bringing the total HHAP investment to \$2,034,855. This project involved the new construction of nine units/27 beds of PSH in Rochester for individuals re-entering the community from incarceration and their families who are experiencing homelessness. The remaining units will be reserved for low-income families, for a total of 53 units/218 beds. Other sources of development funding include a Public Housing Preservation Program loan and S/LIHTC through HCR, NYSERDA incentives, City of Rochester, Community Preservation Corporation (CPC) loan, and a sponsor loan and reserves, and a deferred developer fee, for a total project cost of \$26,912,028. Martin Robinson is the project manager.
- The Young Women's Christian Association of Rochester and Monroe County, NY (YWCA) (2023-010/HC01112) held a ribbon cutting ceremony on May 16, 2025. YWCA received a \$4,066,514 HHAP award reservation in December 2023 for the substantial rehabilitation of a vacant former youth shelter to create 12 units/30 beds of emergency housing in Rochester for homeless families. Other sources of development funding include a sponsor loan for a total project cost of \$4,526,513. Katherine Blake is the project manager.
- New Destiny Housing Corporation (New Destiny)/ Lily House II (2021-030/HC00405) held a ribbon cutting ceremony on May 28, 2025. New Destiny received an award reservation of \$4,000,000 in 1998, an additional HHAP award reservation of \$4,876,311 in December 2021 and an award increase in October 2022 of \$1,219,078, bringing the total HHAP investment to \$10,095,389. Lily

House II was previously leased to another non-profit organization and was operated as a domestic violence shelter. The shelter has since relocated, leaving the vacant building to be substantially rehabilitated into 30 units/78 beds of PSH in the Bronx for homeless survivors of domestic violence. Other sources of development funding include a CPC loan, for a total project cost of \$14,291,258. Sue Troiano is the project manager.

- Mt. Olive Development Corporation (Mt. Olive)/ Mt. Olive Senior Manor LLC (2021-023/HC01086) held a ribbon cutting ceremony on June 3, 2025. Mt. Olive received a \$4,000,000 HHAP award reservation in December 2021 for the new construction of 20 units/beds of PSH in the city of Buffalo for frail/elderly seniors aged 55+. This is part of a larger project, with an additional 45 units/94 beds reserved for low-income seniors and their families, for a total of 65 units/114 beds. Other sources of development funding include SHOP and HTF through HCR, Buffalo Urban Renewal Agency funds, Brownfield tax credits, developer equity, and a deferred developer fee, for a total project cost of \$27,410,052. Martin Robinson is the project manager.
- Volunteers of America of Greater New York (VOAGNY)/ Andrews Avenue South L.P. (2019-022/HC01050) held a ribbon cutting ceremony on June 3, 2025. VOAGNY received a \$6,124,853 HHAP award reservation in October 2019 for the new construction of 37 units/beds of PSH in the Bronx for chronically homeless seniors. This is part of a larger project including an additional 81 units/225 beds reserved for low-income seniors and their families, for a total of 118 units/262 beds. Other sources of development funding include 4% tax-exempt bond financing from HFA, Senior Housing Program funds through HCR: Governor's Office of Storm Recovery (GOSR) funds, Reso A and Senior Affordable Rental Apartments (SARA) program funds through HPD, sponsor loan, developer equity, and a deferred developer fee for a total project cost of \$81,699,140. Martin Robinson is the project manager.
- Ithaca Neighborhood Housing Services, Inc. (INHS)/ Village Grove LLC (2021-028/HC01092) held a ribbon cutting ceremony on June 17, 2025. INHS received a \$1,800,000 HHAP award reservation in December 2021, and an award increase of \$450,000 in July 2023, for a total HHAP investment of \$2,250,000. This project includes seven units/eight beds of PSH with four units reserved for survivors of domestic violence and three units for homeless veterans in Trumansburg, Tompkins County. An additional 39 units/68 beds will be reserved for low-income individuals and families who earn between 50% to 90% of the AMI, for a total of 46 units/76 beds. Other sources of development funding include HTF and S/LIHTC through HCR, NYSEDA Buildings of Excellence award and incentives, Clean Heat Tax Credits, a sponsor loan, deferred

developer fee, and a conventional loan for a total project cost of \$24,274,692. Michael Riley is the project manager.

- Chautauqua Opportunities, Inc. (COI) (2021-033/HC01066) held a ribbon cutting ceremony on June 25, 2025. COI received a \$2,496,175 HHAP award reservation in February 2022 and an award increase of \$624,044 in April 2023, bringing the total HHAP investment to \$3,120,219, for the substantial rehabilitation of a former apartment building to develop 12 units/18 beds of emergency housing for homeless single women in Jamestown, Chautauqua County. Other sources of development funding include the City of Jamestown Community Development Block Grant (CDBG), Chautauqua Region Community Foundation (CRCF), American Rescue Plan Act (ARPA) funds through the Chautauqua County Department of Mental Hygiene and Social Services (DMHSS), and a sponsor contribution for a total project cost of \$3,776,612. Rachel Gaffey is the project manager.
- DePaul Properties, Inc. (DePaul)/ Mosaic Apartments (2021-042/HC01093) held a ribbon cutting ceremony on June 13, 2025. DePaul received a \$3,499,650 award reservation in April 2022 and an award increase of \$850,000 in August 2023, for a total HHAP investment of \$4,349,650, for the new construction of 30 units/36 beds of PSH for homeless individuals and families with 25 units for households with SMI and five units for homeless seniors aged 55 and older in Schenectady. This is part of a larger project including an additional 30 units/63 beds of affordable housing for low-income individuals and families earning up to 60% of the AMI, for a total of 60 units/99 beds. Other sources of development funding include LIHTC, CEI, HTF and SHOP funding through HCR; PDG funds through OMH; Schenectady Metroplex Development Authority; the Land Bank; a sponsor loan and a deferred developer fee for a total project cost of \$27,238,552. Heather Lombardo is the project manager.

Brett Hebner made a motion to accept the President's Report which was seconded by James Lupoli. The motion carried.

Treasurer's Report

John Cucinelli provided a brief synopsis of Schedule One of the Treasurer's Report and reported the cash and cash equivalent available as of the date of the meeting was \$47,255,607. This included \$7,823,174 in Mortgage Insurance Funds (MIF).

Brett Hebner made a motion to accept the Treasurer's Report which was seconded by James Lupoli. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Regarding Certain SEQRA Classifications and Findings

Martin Robinson presented the following projects to the Board:

- Project Name: Transitional Services for New York, Inc. 2022-027
- Project Name: Rochester Housing Authority. 2023-031
- Project Name: Breaking Ground II Housing Development Fund Corporation. 2024-031

Martin Robinson reported that the Transitional Services for New York, Rochester Housing Authority and Breaking Ground II projects will not result in any significant adverse environmental impacts and therefore, Negative Declarations were recommended for each of these projects.

There was no further discussion or comment.

Brett Hebner made a motion to approve the SEQRA resolution which was seconded by James Lupoli. The motion carried.

A Resolution of the Homeless Housing and Assistance Corporation Revising Authorized Signatories

Dana Greenberg explained the purpose of the resolution was to revise the authorized signatories for HHAC Contracts, adding the Secretary as an authorized signatory.

Brett Hebner made a motion to approve the resolution revising signatories which was seconded by James Lupoli. The motion carried.

Summary of State Fiscal Year 2024-25 HHAP Awards

Dana Greenberg explained to the Board the status of HHAP awards from the SFY 2024-25 appropriation. The total funds committed in SFY 2024-25 were \$134,411,188, to a total of 20 projects. Funding included award increases to three projects in construction and three projects that executed health and safety amendments. Funding awards exceeded the appropriation as there were projects that did not come to fruition and sponsors who withdrew their award reservations allowing those funds to be reallocated.

Five million dollars of the \$128 million allocation was set aside for projects that will provide supportive housing for people with HIV/AIDS. As there were an insufficient number of viable proposals for people living with HIV/AIDS, the balance of funding was applied to the development of permanent housing for other priority need populations.

Another five million dollars of the \$128 million allocation was set aside for projects that will provide supportive housing for veterans. These funds were allocated to one project, The Utica Center for Development for the development of 12 units serving veterans.

Up to \$1 million of the appropriation is allocated for existing emergency shelter repairs outside of NYC. Emergency shelter repair awards do not require HHAC Board approval pursuant to the policy adopted by the Board in August 2019. Seven Hundred Fifty Thousand (\$750,000) was allocated to five emergency shelters from SFY 2024-25 funds.

A total of \$53,563,471 (39.9%) was allocated to the New York City region, \$80,147,717 (59.6%) was allocated to projects in the Rest of State (ROS) region, and \$700,000 (0.5%) was allocated to the Suburban region (Nassau, Suffolk and Westchester Counties). This funding will create or preserve 854 units/1320 beds of housing including 823 PSH units.

The SFY 2025-26 budget contains a \$153 million appropriation which includes \$2 million for administrative expense. Five million is set aside for projects that will provide supportive housing for persons with HIV/AIDS, another \$5 million is set aside for projects that will provide supportive housing for veterans, and up to \$1 million is available for projects requesting funds for existing emergency shelter repairs outside of NYC. Included in the appropriation is also \$25 million to be used for the stabilization of HHAP operational projects.

As of August 5, 2025, there were 42 applications that were under review requesting \$395 million. Funding recommendations will be presented at the October 2025 HHAC Board meeting.

There was no further discussion or comment.

Brett Hebner made a motion to accept the funding report which was seconded by James Lupoli. The motion carried.

Agency Reports:

OASAS

Maggie Taylor reported that the new certification of recovery residences is ongoing. A webinar for providers interested in applying for the certification is available on OASAS' website. Funding is available for providers who have successfully completed the certification process. The application deadline was extended to January 31, 2026.

OMH

James Lupoli reported OMH housing continues to work with providers who received conditional awards for SP-SPO, Community Residence Single Room Occupancy (CR-SRO) and Short-Term Transitional Residence for a total of 50 units. OMH also has preservation capital available for the renovation of existing OMH housing. Two hundred eleven (211) proposals were received under the 2025 ESSHI RFP. Awards are anticipated to be announced in mid-September.

Two 25-unit awards were made in July under the Enhanced Scattered Site Supportive Housing for Young Adults RFP. One 30 bed program under the Adult Forensic Assertive Community Treatment (ACT) and Treatment Apartment Program and six 10-unit awards for Transitional Housing for individuals who are justice involved were both awarded in June.

James Lupoli also mentioned that OMH hopes to have several RFPs released later this year.

HCR

- Brett Hebner reported HCR released the 2025 Multifamily Finance 9% LIHTC RFP on July 17th with applications due on September 11th. The RFP makes \$60 million in Federal and State LIHTC available, along with over \$200 million in subsidy loan sources. The RFP incorporates HCR's revised Design Guidelines, the revised Qualified Allocation Plan (QAP), and various policy changes in their Capital Programs Manual.

Brett Hebner reviewed some of the major changes including:

- A definitional distinction between persons with special housing needs such as seniors and those with physical disabilities; and persons in need of supportive housing, which triggers requirements including a services and operating subsidy. This is designed to incentivize and emphasize the State's goal of producing integrated supportive housing.
- A baseline requirement for 5% and 2% of units being accessible for those with mobility impairments and audio/visual impairments, respectively, along with a revised point structure to incentivize exceeding 10% and 4% for each type of unit. This is designed to expand the number of accessible units developed.
- Strengthening Right of First Refusal (ROFR) protections for transfer of interests at the end of the tax credit compliance period, including requiring the elements of the QAP to be agreed to in Letters of Interest from syndicators and Partnership Agreements. This is designed to protect qualified not-for-profit organizations and ensure long-term affordability.
- A stand-alone Transit Oriented Development scoring criteria to disincentivize isolated project sites, and provide connection and proximity to services, employment, and amenities
- Allowing projects reaching substantial completion to draw down subsidy loans ahead of permanent closing to reduce developer risk and construction loan interest.

- Lower the long time maximum allowed percentage of household income to be paid toward rent from 48% to 35% to avoid severely rent burdened households in HCR-financed units.
- Move from the binary Well-Resourced Area criteria to a composite scale based on multiple measures of opportunity and predictors of child outcomes called the Neighborhood Resource Index.

Brett Hebner concluded his report stating that HCR is looking forward to coordinating with the NYS Office for Persons with Developmental Disabilities (OPWDD), the ESSHI Workgroup and HHAP, all of which are currently reviewing proposals that will intersect with applications seeking 9% LIHTC HCR awards.

OTDA

Rick Umholtz acknowledged all the work happening across State agencies to review applications for ESSHI and HHAP.

Rick Umholtz also reported that an Enhanced Funding package for NYS Supportive Housing Program (NYSSHP) was released at the end of July. An additional \$17.8 million was made available to NYSSHP in the 2056-26 SFY budget. Applications were due August 22, 2025.

Rick Umholtz stated that HHAP continues to review concept papers. Staff reviewed 25 concept papers requesting \$110 million in HHAP funding. This is in addition to the applications under review.

Rick Umholtz concluded his report by announcing the Balance of State Continuum of Care (BoS CoC) welcomed Otsego County into their membership.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, October 8, 2025, hosted by the Media Service Center Studio, Albany, New York, at 1:30 p.m.

Brett Hebner made a motion to adjourn the meeting which was seconded by James Lupoli. The motion carried. Rick Umholtz adjourned the meeting at 2:17 p.m.

Amanda Diller

HHAC Secretary

Date: