

222nd HHAC Board Meeting Minutes

Meeting date: October 8, 2025

Call to Order:

The 222nd 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 October 8, 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) and James Lupoli, Board Member Designee representing Board Member Commissioner Dr. Ann Marie Sullivan of the NYS Office of Mental Health (OMH).

Others in Attendance:

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| • Dana Greenberg | HHAC President |
| • Brenda McAteer | HHAC Vice 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) |
| • Erica Powers | OTDA DLA |
| • Martin Robinson | HHAP Project Manager |

Items of Discussion:

Approval of Minutes

Brett Hebner made a motion to accept the minutes of the 221st HHAC Board Meeting that took place on August 6, 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 September 1, 2025, when there were 75 projects in various stages of development. Fifty-one (51) of these projects are in construction, 10 of which were over 90% complete. Furthermore, 37% of the projects in development at that time were in New York City; 9% were in the suburban regions of Westchester, Nassau, and Suffolk counties; and the remaining 54% were in the rest of the state.

Project-Related Milestones

Final Award and Final Loan Agreements

- Thankful Community Development Corporation (Thankful CDC)/ BestSelf Behavioral Health, Inc. (BestSelf) (2022-038/HC30050) executed a Final Loan Agreement (FLA) on August 1, 2025. Thankful CDC received a \$4,470,000 HHAP award reservation in June 2023 for the new construction of two apartment buildings, and the substantial rehabilitation of an existing two-unit house, creating 20 units/26 beds of permanent supportive housing (PSH) in Buffalo for individuals diagnosed with a substance use disorder (SUD). Other sources of development funding include Housing Trust Fund (HTF) and HOME Program through NYS Homes and Community Renewal's (HCR), Buffalo Urban Renewal Agency (BURA) HOME Program, Local Initiatives Support Corporation (LISC) funds, and a deferred developer fee for a total project cost of \$8,397,318. Martin Robinson is the project manager.
- PathStone Housing Action Corporation (PathStone)/ Baird Road Development LLC (2024-021/HC30049) executed a FLA on August 18, 2025. PathStone received a \$750,000 HHAP award reservation in August 2024 for the new construction of 38 units of PSH in Rochester for frail/elderly seniors. An additional 38 units will be reserved for low-income individuals and families earning between 30% to 60% of the Area Median Income (AMI), for a project total of 76 units/80 beds. Other sources of development funding include Low-Income Housing Tax Credits (LIHTC), HTF, Senior Housing Program (SENR), and HOME funds through HCR; Buildings of Excellence (BOE), NYS Clean Heat (NCH), and Solar Incentives from New York State Energy Research and Development Agency (NYSERDA); a sponsor loan and a deferred development fee for a total project cost of \$26,240,109. Megan Van Geest is the project manager.
- United Veterans Beacon House, Inc. (UVBH) (2024-043S/HC30052) executed a Final Award Agreement (FAA) on August 27, 2025. UVBH received a \$150,000 HHAP emergency shelter repair award reservation in April 2025 for the remediation of mold, mildew, and water damage to their emergency shelter in

Bay Shore (Suffolk County). This project includes four units/84 beds of emergency housing for homeless single women and families. Other sources of development funding include a sponsor contribution for a total project cost of \$190,870. Ptah K. Ivery is the project manager.

Completed

- The Young Women's Christian Association of Rochester and Monroe County (YWCA) (2023-010/HC01112) received its Certificate of Occupancy (CofO) on June 13, 2025. YWCA received a \$4,066,514 HHAP award reservation in December 2023 for the substantial rehabilitation of a vacant former youth shelter in Rochester to create 12 HHAP units/30 beds of emergency housing for homeless families. Other sources of development funding include charitable foundation grants and a sponsor loan for a total project cost of \$4,526,513. Katherine Blake is the project manager.
- Concern for Independent Living (Concern)/ Estella Housing LLC (2016-020/HC01078) received a Temporary Certificate of Occupancy (TCO) on July 31, 2025. Concern received a \$5,750,000 HHAP award reservation in October 2016 and a \$2,841,158 award increase in January 2023 due to delays in obtaining a payment in lieu of taxes (PILOT) agreement and pandemic related increases in construction costs, for a total HHAP investment of \$8,591,158. This project includes the new construction of 42 units/beds of PSH in Hempstead, including 30 units for individuals with serious mental illness (SMI) and 12 units for veterans. There are an additional 53 units for low-income individuals and families earning up to 60% of the AMI, and one unit for a building superintendent, for a total of 96 units/162 beds. Other sources of development funding include tax-exempt bond financing and LIHTC through the NYS Housing Finance Agency (HFA), HTF, and Supportive Housing Opportunity Program (SHOP) through HCR; a Program Development Grant (PDG) through the NYS Office of Mental Health (OMH), a loan from the Nassau County Regional Economic Development Council (REDC), a sponsor loan, and a deferred developer's fee for a total project cost of \$67,538,980. Megan Van Geest is the project manager.
- Concern/ Concern Logan LLC (2021-014/HC01079) received a TCO on August 12, 2025. Concern received a \$6,450,000 HHAP award reservation in August 2021 and a \$1,175,000 award increase in December 2022, due to increases in loan interest rates and pandemic related increased construction costs, for a total HHAP investment of \$7,625,000. This project includes the new construction of 40 units/beds of PSH in Brooklyn, including 25 units for individuals with SMI and 15 units for veterans. This project includes an additional 25 units for low-income individuals and families earning up to 60% of the AMI, and one unit for a building superintendent, for a total of 66 units/97 beds. Other sources of development

funding include LIHTC, HTF and SHOP through HCR; PDG through OMH; BOE through NYSERDA; Federal Home Loan Bank of New York (FHLBNY); a loan from the Leviticus Fund; a sponsor loan; and a deferred developer's fee, for a total project cost of \$43,194,196. Unique Shaw-Nelson is the project manager.

- Odyssey House, Inc. (OH)/ OH 126TH ST. L.P. (2018-010/HC00994) obtained a CofO on August 19, 2025. OH received a \$1,694,049 HHAP award reservation in October 2018 for the new construction of 15 units/beds of PSH in Harlem for individuals with SMI. This project includes an additional six units of affordable housing for low-income individuals earning up to 60% AMI, for a total of 21 units/beds. Other funding sources include LIHTC through HCR; tax-exempt bond financing through the Dormitory Authority of the State of New York (DASNY); capital, operating and debt service from SP-SRO and PDG through OMH; and a sponsor loan for a total project cost of \$12,380,985. Megan VanGeest is the project manager.
- NGIP, Inc and New Ground Inc. (New Ground) (2019-010/HC01095) obtained a CofO on August 22, 2025. New Ground received a \$418,181 HHAP award reservation in November 2019, and an increase of \$104,545 in November 2022 for a total HHAP investment of \$522,726 for the new construction of one unit/five beds of PSH in Bethpage (Nassau County) for a chronically homeless family. Other sources of development funding include a sponsor contribution for a total project cost of \$548,262. Martin Robinson is the project manager.

Events and Ceremonies

- Standing Together Effectively for People by Standing Together Effectively for People, Inc. (S.T.E.P. by S.T.E.P.)/ Knox Street Building 2 (2024-008/HC30042) held a groundbreaking on July 10, 2025. S.T.E.P. by S.T.E.P. received a \$9,729,210 HHAP award reservation in June 2024 for the new construction of 42 units/beds of PSH in Ogdensburg (St. Lawrence County). This project includes 15 units for individuals with SMI, six units for individuals diagnosed with SUD, six units for young adults, 13 units for chronically homeless individuals, and two units for re-entry individuals. Other sources of development funding include Affordable Home Program (AHP) through FHLBNY and a sponsor contribution for a total project cost of \$10,626,210. Kate Jackett is the project manager.
- Christopher Community, Inc. (Christopher Community)/ Community View Associates, L.P. (2021-049/HC01082) held a ribbon cutting ceremony on August 21, 2025. Christopher Community received a \$2,771,200 HHAP award reservation in June 2022 for the new construction of 20 units/beds of PSH in Morrisville (Madison County) for homeless individuals 55 and older who may have a disabling condition. This project includes an additional 41 units/beds reserved for low-income individuals earning between 30% and 60% of the AMI for a total of 61 units/beds. Other sources

of development funding include LIHTC and SHOP through HCR, NYSEDA incentives, and a deferred developer fee for a total project cost of \$18,953,429. Michael Riley is the project manager.

There was no further discussion or comment.

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 that the cash and cash equivalent available as of the date of the meeting was \$65,906,400. This included \$31,403,525 in Mortgage Insurance Funds (MIF).

There was no further discussion or comment.

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: Community Access, Inc. 2022-035

Martin Robinson reported that the Community Access project will not result in any significant adverse environmental impacts and therefore, a Negative Declaration was recommended for this project.

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 Authorizing Awards

Brenda McAteer explained that the purpose of the resolution was to request the Board's approval of 13 awards from the state fiscal year (SFY) 2025-26 funding round totaling \$125,420,643 to the following organizations:

- Eagle Star Housing, Inc.- Cheektowaga Veterans Home
- Finger Lakes Area Counseling & Recovery Agency, Inc. (FLACRA)- Waterloo
- DePaul Properties, Inc. & DePaul Community Services, Inc.- Granary Apartments
- DePaul Properties, Inc.- SCAP
- Concern for Independent Living, Inc. d/b/a Concern Housing - Joseph's Village

- New Destiny Housing Corporation - Atlantic Ave
- Greater Opportunities for Broome and Chenango, Inc. (GOBC) - Griswold Street
- CAMBA Housing Ventures, Inc & CAMBA Inc. - Kingsboro Seniors
- WellLife Network, Inc.- Osborn Street Apartments
- The Municipal Housing Authority of Utica (MHA), d/b/a People First - THRIVE Cornhill
- Citizens' Opportunity for Development and Equality (CODE)- Blooming Gardens
- West Side Federation for Senior and Supportive Housing, Inc. (WSFSSH) - 105 W. 108th St
- The Rescue Mission Alliance of Syracuse (Rescue Mission)- Auburn

16 applications were reviewed and not recommended for funding at that time:

- TOP Enterprises, Inc. - Jefferson Gateway Village
- Ali Forney Center, Inc. (AFC) - Share NYC
- The Doe Fund, Inc. - Casanova Residences
- Narragansett HDFO
- Brooklyn Community Housing and Services, Inc. (BCHS) - Brooklyn Gardens
- H.E.L.P. Development Corp. - The Genessee
- Albany Housing Authority - Steamboat Square Revitalization Phase 2
- Rochester Housing Authority - Glenwood Gardens
- Soldier On, Inc., - Haverstraw
- BestSelf Behavioral Health, Inc. -The Chalmers Apartments at Highland Park
- AFC - 46-09 31st Avenue
- St. Vincent's Services, Inc. dba HeartShare St. Vincent's Services (HSVS) - Clarkson Housing
- The Salvation Army - Hope on Main
- Spanish Action League of Onondaga County, Inc., a/k/a La Liga - Westside Village
- Services for the Underserved
- Child and Family Services of Erie County

The following applicants achieved a fundable score but the remaining funds available within the appropriation are dedicated to Emergency Shelter Repairs and Stabilization. These applicants will be notified that their proposals will be held on a waitlist until the end of the state fiscal year. If funding becomes available, either through a new appropriation for this state fiscal year or the recapture of funds, projects on the waitlist will be considered for funding. If no additional funding becomes available, these applicants will need to reapply after the passage of a new State Budget and the re-opening of the RFP. The six waitlisted applications and the 16 other applicants that did

not achieve a passing score will be offered technical assistance, it is recommended that all applicants engage in technical assistance.

- Concern for Independent Living, Inc. d/b/a Concern Housing- Valentine Place
- DePaul Properties, Inc. - Dansville Apartments
- ACMH, Inc. - Jamaica Ave.
- Soldier On, Inc. - Copper Village
- Women in Need, Inc. (WIN) - Powers Ave
- Christopher Community, Inc. - Fayette Park Manor

Two applicants withdrew from consideration for funding:

- PathStone Housing Action Corporation (PHAC) - Site 7
- Transitional Services for New York, Inc. (TSINY)- Archer Ave.

As of the date of this meeting, there are 11 applications under review requesting \$62.3 million. Note that four of these applications are for Stabilization funding open to existing HHAP operational projects that meet certain requirements.

The \$125,420,643 in project funding recommended from SFY 2025-2026 will produce 545 units/887 beds of PSH, 20 units/beds of transitional housing and 80 units/beds of emergency housing for a total of 645 units/987 beds.

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 there were an insufficient number of viable proposals for persons living with HIV/AIDS, the balance of funding is being used for the development of permanent housing for other priority need populations. The veteran's set-aside was awarded to one project, Eagle Star, Inc. - Cheektowaga Veterans Home which will provide 20 units of transitional housing for veterans.

The geographic distribution of the \$125,420,643 in HHAP awards recommended from the SFY 2025-2026 funding is \$45,400,000 (36%) allocated to the New York City region, \$14,873,186 (12%) to the Suburbs (Suffolk, Nassau and Westchester Counties) and \$65,147,457 (52%) to projects in the Rest of State (ROS) region.

There was no further discussion or comment.

Brett Hebner made a motion to accept the resolution authorizing awards which was seconded by James Lupoli. The motion carried.

Agency Reports:

HCR

Brett Hebner reported since August 2025, HFA has approved eight 4% bond financed projects and two subsidy financed projects including new construction and preservation of affordable housing and Michell-Lama supportive and senior housing units in NYC, Albany, Schenectady, Buffalo, Niagara Falls, and Rochester. These projects include over \$492 million in tax-exempt bonds and \$334 million in subsidies, contributing to the creation or preservation of over 1700 affordable units. HFA also closed on the financing of three projects preserving affordable rural USDA and Mitchell Lama housing units in Niagara County and Brooklyn, totaling \$58 million in tax-exempt bonds and \$141 million in subsidies, and contributing to the preservation of 372 units.

Brett Hebner also reported that HCR closed on six projects totaling 309 units, including 70 supportive housing units. HCR contributed \$40 million in subsidies and allocated \$9.6 million in LIHTC and State Low Income Housing Tax Credit (SLIHTC). HCR is also targeting to close 24 projects by the end of the calendar year. In September, HCR received 74 applications under their 2025 Multifamily Finance 9% LIHTC RFP. Applications are under review with awards expected to be announced in February 2026.

OMH

James Lupoli reported that OMH continues to work with providers who received SP-SRO, Community Residence Single Room Occupancy (CR-SRO) and Short -Term Transitional Residence (STTR) conditional awards. OMH still has preservation capital available for existing community programs. The ESSHI workgroup made 200 conditional awards in September. These awards would provide 8118 total units of housing spread over multiple populations. Eighty-nine (89) of the conditional awards went to the NYC metro area.

James Lupoli also reported that OMH has several RFPs in development which are anticipated to be released later this year.

OTDA

Rick Umholtz reported OTDA staff reviewed HHAP, ESSHI and Enhanced NYS Supportive Housing Program (NYSSHP) applications. NYSSHP funding recommendations will be advanced in the upcoming weeks. HHAP staff were also in the process of reviewing 13 concept papers for HHAP requesting a total of \$12 million.

Rick Umholtz also reported that the HHAP RFP remains open for stabilization and emergency shelter repair applications.

New/Other Business:

The next HHAC Board meeting is scheduled to take place on Wednesday, December 3, 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 2:21 p.m.

Amanda Diller

HHAC Secretary

Date: