



**Homes and
Community Renewal**

**STATE OF NEW YORK MORTGAGE AGENCY
STATE OF NEW YORK MORTGAGE AGENCY MORTGAGE INSURANCE
COMMITTEE**

**641 LEXINGTON AVENUE, NEW YORK, NY 10017
(212) 688-4000 - FAX (212) 872-0789**

**BOARD MEETINGS
THURSDAY, JUNE 8, 2023
10:00 A. M.**



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

SONYMA DIRECTORS

Kenneth G. Adams, Chairman
RuthAnne Visnauskas, Vice Chair
Robert Megna
Wallace Ford II
David E. Kapell
Joyce L. Miller
Bethaida Gonzalez
E. James Freeman

STATE OF NEW YORK MORTGAGE AGENCY MORTGAGE INSURANCE COMMITTEE

Kenneth G. Adams, Chairman
David E. Kapell
Robert Megna
RuthAnne Visnauskas



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 1, 2023


FROM: Secretary to the Boards **TO:** SONYMA
Directors

SUBJECT: Board Meetings

Attached are the agenda and materials for the meeting of SONYMA as well as the meeting of the SONYMA Mortgage Insurance Committee scheduled to be held on Thursday, June 8, 2023.

The meeting will be held at 10:00 a.m.

We look forward to your participation at the meeting.



Secretary to the Boards

STATE OF NEW YORK MORTGAGE AGENCY

STATE OF NEW YORK MORTGAGE AGENCY MORTGAGE INSURANCE COMMITTEE

10:00 A.M. THURSDAY JUNE 8, 2023

1. Approval of the minutes of the following meetings, which minutes shall be deemed approved, absent corrections from Members and Directors:
 - a. SONYMA – May 16, 2023
 - b. SONYMA Mortgage Insurance Committee – May 16, 2023

SONYMA MORTGAGE INSURANCE COMMITTEE ACTION ITEMS:

2. Resolution of the SONYMA Mortgage Insurance Committee approving 100% mortgage insurance on a \$2,103,380 LISC permanent first mortgage loan for 102 West 119th project, Manhattan, New York County.
3. Resolution of the SONYMA Mortgage Insurance Committee approving 100% mortgage insurance on a \$3,944,649 LISC permanent first mortgage loan for the 110 Lenox Avenue project, Manhattan, New York County.
4. Resolution of the SONYMA Mortgage Insurance Committee approving 100% mortgage insurance on a \$5,127,356 CPC permanent first mortgage loan for The Woodstock, 147 West 43d Street, Manhattan, New York County.
5. Resolution of the SONYMA Mortgage Insurance Committee approving 100% mortgage insurance on a \$4,547,000 LIIF permanent first mortgage loan for the BK Cluster Phase II project in The Bronx, Bronx County.

SONYMA AND SONYMA MORTGAGE INSURANCE COMMITTEE ITEM:

6. Resolutions of the SONYMA Mortgage Insurance Committee and of the SONYMA Board recommending and approving 100% mortgage insurance in the form of 25% top-loss insurance on an \$88,170,000 HDC permanent first mortgage loan for the Bedford Union Armory project in Brooklyn, Kings County.

SONYMA CONSENT ITEMS:

7. Resolution approving renewal of cybersecurity policy.
8. Authorization to extend the term of contracts with firms on the Agencies' prequalified panel for the provision of professional temporary staffing consultant services

INFORMATION ITEMS:

9. Current Agency procurement/contracts in the Lobbying Restricted Period.
10. MIF activity report for May 2023.
11. MWBE presentation.

ITEM 1:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 1, 2023

FROM: Secretary to the Boards **TO:** SONYMA
Directors

SUBJECT: Adoption of Minutes

The following minutes are presented for your review. If there are no corrections, the minutes stand approved as read.

- a. SONYMA – May 16, 2023
- b. SONYMA Mortgage Insurance Committee – May 16, 2023

a) SONYMA Minutes.

**MINUTES OF THE DIRECTORS' MEETING OF THE
STATE OF NEW YORK MORTGAGE AGENCY**

**HELD ON TUESDAY, MAY 16, 2023, AT 11:15 A.M.
641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

DIRECTORS AND DESIGNEES

Kenneth Adams	Chairman
RuthAnne Visnauskas	Commissioner, the New York State Division of Housing and Community Renewal
Wallace Ford II	Director, representing the Temporary President of the Senate
Joyce Miller	Director
EJ Freeman	Director, representing the Speaker of the Assembly
Jesse Olczak	New York State Division of the Budget, representing the Budget Director (via video conferencing)
David Kapell	Director, representing the Office of the State Comptroller
Bethaida Gonzalez	Director (via video conferencing)

Chairman Adams presided over the meeting. Ms. Diana Villarnovo Lopez, Senior Vice President and Counsel to HCR, formally opened the meetings and acted as secretary.

Ms. Lopez noted that Mr. Jesse Olczak, representing the Director of the New York State Division of the Budget, and Christopher Curtis, representing the Commissioner of Taxation and Finance are participating via video conference from the Capitol Building, Room 131, in Albany and that Bethaida Gonzalez was participating via video conference from the Agencies' Syracuse office located at 620 Erie Boulevard, Suite 312.

A public notice was given of the time and location of the venues in accordance with the New York State Open Meetings Law.

Ms. Lopez asked for motions and seconds to call to order the May 16, 2023, meetings of the New York State Housing Finance Agency (HFA), the New York State Affordable Housing Corporation (AHC), and the State of New York Mortgage Agency (SONYMA).

Ms. Lopez asked for a motion to call the meeting of the SONYMA Board to order, Chairman Adams motioned to call the SONYMA Board to order and Mr. Kapell seconded the motion.

Ms. Lopez noted that these motions and seconds would be used, unless specific items called for a different vote, or unless any Member wished to record his or her vote differently.

The first item on the agenda was the adoption of the minutes of the SONYMA Board meeting held on April 20, 2023. There being no objections or corrections from the Directors, the minutes were deemed approved.

The next item on the agenda was the approval of the SONYMA financial statements for the year ended October 31, 2022.

Chairman Adams noted that the financial statements had been approved at the Agency's Audit Committee meeting held earlier in the day, where staff had made a presentation as to SONYMA's performance during the last year, and during which a representative from Ernst & Young, SONYMA's external auditor, made a presentation.

Chairman Adams noted that this year the SONYMA financial statements were being presented at the May meeting, rather than as was customary at the January meeting as a result of delays brought about by this being the first time the Agency was collecting financial data using its new BAM technology system. The newness of the system posed challenges for staff in collecting the data in time for the audit to be completed.

In response to a question from Mr. McIntyre, Darryl Johnson, the Agency's Vice President and Deputy Chief Financial Officer, noted that the technological issues should not prevent the Agencies from reverting to the usual January cycle for approval of the financials in the coming year.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED OCTOBER 31, 2022.

Chairman Adams noted that the **next item on the agenda was the approval of the budget and financial plan for the fiscal year ending October 31, 2022**

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING THE BUDGET AND FINANCIAL PLAN RESULTS AS OF OCTOBER 31, 2022.

Chairman Adams noted that the **next item on the agenda was the approval of Annual Investment Report as of 10/31/22 for HFA (and of the quarterly AHC report as of 9/30/22).**

Ms. Lopez noted that this item was brought back to the Board to correct an interest rate calculation.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY, THE NEW YORK STATE HOUSING FINANCE AGENCY, AND THE AFFORDABLE HOUSING CORPORATION ACCEPTING THE ANNUAL INVESTMENT REPORT.

Chairman Adams noted that the **next item on the agenda was a Resolution of the SONYMA Board approving 100% mortgage insurance on a \$19,740,000 HFA permanent first mortgage loan for the 2435 Pacific Street project in Brooklyn, Kings County.**

Mr. Friedman presented the project.

Chairman Adams asked about the geothermal component of the project. He noted the fact that the project had all electric, Energy Star, solar and geothermal components. This led to a general discussion as to environmental and sustainability features. Chairman Adams suggested that a section be added to the MIF board memo that would summarize those features of the projects for SONYMA Board members. The information is found in the HFA board memos. Mr. Freeman offered some suggestions as to why a boiler might still be needed for buildings using geothermal technology. He noted that you have to carry out maintenance on the geothermal every year, and you also have to switch it over from winter to summer. The system needs to be drained and

recycled. You would need a boiler to offset that, especially if it goes down in a winter also. Mr. Freeman added that you would need a battery approximately the size of our Agency building if you just want to run it. Solar is great, he noted, but since battery efficiency is not there yet you need a propane tank as your backup and appropriate generators in most areas, outside of the big cities, where you have a natural gas hook up.

At this point in the meeting, the video connection to the Syracuse office and Albany failed and staff took some time to establish a new connection. The connection was established using laptop technology. During the time the connection was lost no vote was taken. In any case, there was a quorum present at all times in the 641 Lexington office.

Ms. Lopez moved for adoption of the resolution transmitted in connection therewith. Considering the first and second previously entered for the SONYMA Board, Ms. Lopez asked all SONYMA Directors voting to approve to signify by saying aye. The motion was carried, and the resolution adopted.

Chairman Adams noted that **the next item on the agenda was a Resolution of the SONYMA Board approving 100% mortgage insurance on a \$8,410,000 HFA permanent first mortgage loan for the St. Clair project, City of Yonkers, Westchester County.**

Mr. Friedman presented the project.

Ms. Lopez moved for adoption of the resolution transmitted in connection therewith. Considering the first and second previously entered for the SONYMA Board, Ms. Lopez asked all SONYMA Directors voting to approve to signify by saying aye. The motion was carried and the resolution adopted.

Chairman Adams noted that **the next item on the agenda was a resolution of the SONYMA Board approving 100% mortgage insurance on a \$24,450,000 HFA permanent first mortgage loan for the Wyandanch Building L Project, Town of Babylon, Suffolk County.**

Mr. Friedman presented the project.

Mr. Freeman asked if this was the project that needed remediation. Mr. Friedman answered in the negative but did note that the project had other uses for a substantial period of time and had some environmental findings. Mr. Freeman asked about the workforce housing component, asking if funds were set aside for training. Mr. Friedman did not think those funds were set aside. A discussion ensued as to the general usage of workforce housing with board members noting the difficulty in defining what is actually meant by the term.

Ms. Lopez moved for adoption of the resolution transmitted in connection therewith. Considering the first and second previously entered for the SONYMA Board, Ms. Lopez asked all

SONYMA Directors voting to approve to signify by saying aye. The motion was carried and the resolution adopted.

The next item on the agenda was approval of Mission Statements.

Ms. Lopez presented the item. She noted that the SONYMA Mission Statement was first reviewed in January prior to the PARIS filing. She stated that in January and also in February several Board Members had offered changes to the Mission Statement, and that staff also proposed certain changes. She summarized the revisions as incorporating the Board's desire that a new measurement category be added to the Mission Statement to test the Agency's success in financing mortgage loans for African American, Hispanic, and other ethnic populations that have historically been underrepresented as homeowners in New York State. Ms. Lopez asked the Board whether this change was consistent with their understanding. Mr. Freeman and Professor Ford, both of whom had urged consideration of this change, expressed satisfaction with the language and thanked staff for taking their efforts in making the change happen.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

**A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE
AGENCY ADOPTING CHANGES TO THE MISSION STATEMENT.**

The next item on the agenda was an information item on cybersecurity.

Ms. Mallow noted some of the concerns expressed by the Board at the last meeting in connection with Internal Audit's finding that a SONYMA servicing bank had not notified staff about a cybersecurity incident which affected SONYMA loans serviced by the Bank, as well as other loans generally. Ms. Mallow and Mr. Miller walked the Board through the provisions of the Agency's cybersecurity insurance policy. Mr. Valella addressed two legal issues: one involving insurance coverage for board members and the other any notice provisions in the relevant agency documents. He noted that the board members were covered under the State's general board indemnification provisions which indemnify and provide for defense of board members in any action so long as the Board members have not been guilty of intentional wrongdoing. He also noted that the Agency carries a separate \$5 million policy as additional insurance. This additional policy also provides entity insurance coverage applicable to the Agencies. Mr. Valella also noted that a provision would be added to the bank/Agency documents to require that the Agency be notified of any cybersecurity breaches.

Before adjourning the meeting, Chairman Adams noted that the MWBE presentation scheduled for the meeting had been postponed due to the inability of ESD representatives to attend. Professor Ford noted his extreme displeasure with this situation, adding that even for an Agency like ESD where there have been recent changes at the highest level it should be possible for them to make someone available to speak to the Board on such

an important matter as the State's MWBE goals and how they are defined. He added that his patience had run out and asked staff to make a presentation at the next meeting, whether ESD is able to attend or not. Staff agreed to his request.

There being no unfinished business, Ms. Lopez asked for a motion to adjourn the SONYMA Board meeting. Considering the first and second motions previously entered, the motions were carried, and the meeting was adjourned.

Diana Villarnovo Lopez, Secretary

b) MIC Minutes

**MINUTES OF THE MEETING OF THE
STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE COMMITTEE
HELD ON THURSDAY, MAY 16, 2023 AT 11:15 A.M.
641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

DIRECTORS AND DESIGNEES

PRESENT

Kenneth Adams	Chairman
RuthAnne Visnauskas	Commissioner, the New York State Division of Housing and Community Renewal
Jesse Olczak	New York State Division of the Budget, representing the Acting Budget Director (via video conference)
David Kapell	Director, representing the Office of the State Comptroller

Chairman Adams presided over the meeting. Ms. Diana Villarnovo Lopez, Senior Vice President and Counsel to HCR, formally opened the meetings. M. Lauren McGill, Vice President and Counsel to the Mortgage Insurance Fund, acted as secretary.

Ms. Lopez noted that Mr. Jesse Olczak, representing the Director of the New York State Division of the Budget, and Christopher Curtis, representing the Commissioner of Taxation and Finance are participating via video conference from the Capitol Building, Room 131, in Albany and that Bethaida Gonzalez was participating via video conference from the Agencies' Syracuse office located at 620 Erie Boulevard, Suite 312.

A public notice was given of the time and location of the venues in accordance with the New York State Open Meetings Law.

Ms. Lopez asked for motions and seconds to call to order the May 16, 2023 meeting of the State of New York Mortgage Agency Mortgage Insurance Committee (SONYMA MIC). Chairman Adams motioned to call the SONYMA MIC meeting to order; Mr. Kapell seconded the motion.

Ms. Lopez noted that these motions and seconds would be used, unless specific items called for a different vote, or unless any Committee Member wished to record his or her vote differently.

The first item on the agenda was the adoption of the minutes of the MIC meeting held on April 20, 2023. There being no objections or corrections from the Directors, the minutes were deemed approved.

The next item on the Agenda was a resolution approving 100% mortgage insurance on a \$4,800,000 HFA permanent first mortgage loan for Francis John Apartments and Frederick Douglas Towers Phase II, 1201 Broadway and 210 Jefferson Avenue, Buffalo, Erie County. Mr. Friedman discussed the programmatic and financial details of the project.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR FRANCIS JOHN APARTMENTS AND FREDERICK DOUGLAS TOWERS PHASE II, 1201 BROADWAY AND 210 JEFFERSON AVENUE, BUFFALO, ERIE COUNTY

The next item on the Agenda was a resolution recommending approval of 100% mortgage insurance on a \$19,740,000 HFA permanent first mortgage loan for 2435 Pacific Street, Brooklyn, Kings County. Mr. Friedman discussed the programmatic and financial details of the project.

Chairman Adams asked about the geothermal component of the project. He noted the fact that the project had all electric, Energy Star, solar and geothermal components. This led to a general discussion as to environmental and sustainability features. Chairman Adams suggested that a section be added to the MIF board memo that would summarize those features of the projects for SONYMA Board members. The information is found in the HFA board memos. Mr. Freeman offered some suggestions as to why a boiler might still be needed for buildings using geothermal technology. He noted that you have to do maintenance on the geothermal every year, and you also have to switch it over from winter to summer. The system needs to be drained and recycled. You would need a boiler to offset that, especially if it goes down in winter also. And then you would need a battery about the size of our Agency building if you just want to run it off. Solar is great, but since battery efficiency is not there yet you need a propane tank as your backup and appropriate generators in most areas like, outside of the big city, where you have a natural gas hook up.

At this point in the meeting, the video connection to the Syracuse office failed and staff took some time to establish a new connection. The connection was established using laptop technology. During the time the connection was lost no vote was taken. A quorum was present at all times in the 641 Lexington office.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF THE STATE OF NEW YORK MORTGAGE AGENCY RECOMMENDING APPROVAL OF MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR 2435 PACIFIC STREET, BROOKLYN, KINGS COUNTY.

The next item on the Agenda was a resolution recommending approval of 100% mortgage insurance on a \$8,410,000 HFA permanent first mortgage loan for The St. Clair, 34, 36 and 38 Main Street, Yonkers, Westchester County. Mr. Friedman discussed the programmatic and financial details of the project.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF THE STATE OF NEW YORK MORTGAGE AGENCY RECOMMENDING APPROVAL OF MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR THE ST. CLAIR, 34, 36, AND 38 MAIN STREET, YONKERS, WESTCHESTER COUNTY

The next item on the Agenda was a resolution recommending approval of 100% mortgage insurance on a \$24,490,000 HFA permanent first mortgage loan for Wyandanch Building L, 300 Long Island Avenue, Wyandanch, Suffolk County. Mr. Friedman discussed the programmatic and financial details of the project.

Mr. Freeman asked if this was the project that needed remediation. Mr. Friedman answered in the negative, but did note that the project had other uses for a substantial period of time and had some environmental findings. Mr. Freeman asked about the workforce housing component, asking if funds were set aside for training. Mr. Friedman did not think those funds were set aside. A discussion ensued as to the general usage of workforce housing with board members noting the difficulty in defining what is actually meant by the term.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was adopted unanimously:

A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF THE

**STATE OF NEW YORK MORTGAGE AGENCY RECOMMENDING
APPROVAL OF MORTGAGE INSURANCE AND A COMMITMENT FOR THE
PROVISION THEREOF FOR WYANDANCH BUILDING L, 300 LONG ISLAND
AVENUE, WYANDANCH, SUFFOLK COUNTY**

The next item on the agenda was the Mortgage Insurance Committee Activity Report for the period from April 1, 2023 through April 30, 2023.

There being no further business, Chairman Adams asked for a motion to adjourn the SONYMA Mortgage Insurance Committee meeting. Considering the first and second motions previously entered, the motions were carried and the meeting was adjourned.

M. Lauren McGill, Secretary

ITEMS REQUIRING MORTGAGE INSURANCE COMMITTEE ACTION:

ITEM 2:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

June 1, 2023

FROM: Michael A. Friedman **TO:** Mortgage Insurance Committee Members

SUBJECT: Approval of Permanent Mortgage Insurance for 102 W. 119th St, Manhattan, New York County: Certificate # 10-2203 [Google Maps](#)

Executive Summary

Insured Mortgage/ Mortgagee:	\$2,103,380 / 8.00% / 30 years Local Initiatives Support Corporation/NYCERS
Project Description:	Rehabilitation of one building with 18 units.
Public Purpose:	The Project will preserve moderate income rental housing.
Income Restrictions/ Affordability:	All units are restricted to households with incomes up to 120% of AMI with rents at 100% of AMI. Rents will be regulated by HPD through a regulatory agreement and by Rent Stabilization Law. See page three of the Project Summary for the schedule of initial rents.
Subsidy:	\$10,870,845 HPD Affordable Neighborhood Cooperative Program loan Full 40-year Article XI real estate tax abatement
Project Ownership:	The borrower is CB ANCP 2018 LLC controlled by CB Emmanuel Realty, LLC. R. Christopher ("Chris") Bramwell, Jr. and Bethan Upshaw are its principals.

Project Information

Project Background:	The Project involves the \$1 acquisition of a partially occupied building from NYC HPD and its subsequent rehabilitation.
Neighborhood(s):	The Project is located on West 119 th Street, between Lenox and 7 th Avenues in Central Harlem. (See Location Map-Exhibit D.) The neighborhood is primarily residential, improved with apartment buildings along the side-streets and mixed-use properties along the

avenues.

Retail stores, restaurants and other local services can be found along the avenues. MTA bus and subway service is accessible on W. 116th St., ½ block from the Project.

Description of Rehabilitation

Rehabilitation:	Replacement of all building systems; new windows; elevators, roofs; boilers; kitchens; bathrooms; construction of two additional units, and other work-related items.
Hard Cost Estimate PSF:	\$441±
Hard Cost Per Dwelling Unit:	\$516,241±
Total Project Cost:	\$14,078,452
Environmental Report:	A Phase I Environmental Site assessment report indicated that the building may contain lead-based paint and asbestos. See Special Conditions.

Project Rental Structure

Rent Schedule:

<u>Unit Type</u>	<u>Affordability</u> <u>% of AMI</u>	<u># Units</u>	<u>SF</u>	<u>Monthly Rent</u>
One-bedroom	100%	4	572	\$1,028-\$2,179
Two-bedroom	100%	8	728-904	\$2,608
Four-bedroom	100%	6	1,250	\$1,566
Total		18		

The lower rents are for occupied units. All 6 4-BR units are occupied. Tenants pay for electricity in addition to the rents shown.

Other Income: None.

Proposed Project Financing

Insured Loan

Payment Schedule: \$15,434/month for 30 years

Borrower

Equity Contribution: \$1,104,227

**Percent of Total
Project Costs:** 7.8%

Ins. Effective Date: At permanent loan closing.

Underwriting

Loan to Value Ratio: 40%.

Liability to Value Ratio: 40%.

Projected Income/Expense Ratio: 1.15:1

NOI/DS: 1.30:1

(See Exhibits A-C for further details)

Appraisal Summary

Ownership Rights Appraised: Fee.

Valuation: \$5,250,000

Valuation Methodology: Income Approach using market-rate financing, below market rents and subject to real estate tax benefits.

Capitalization Rate: 5.00%.

Developer Description/Management Capacity

Developer History: Chris Bramwell and Ben Upshaw are principals of Shinda Management Corporation, formed in 1981. Chris has years of experience managing distressed HUD-assisted properties.

Ben Upshaw has closed on more than \$500 million of housing projects. He has serviced as Director of Finance for the NYC Housing Partnership and Director of the Harlem Congregation for Community Improvement

Management Experience: The Project will be managed by Shinda Management Company which currently manages more than 6,000 units.

**SONYMA Commitments
and/or PIFs:**

See Exhibit F-Schedule of Commitments/Policies in Force.

Risk Analysis

- The loan amount is \$116,054 per unit and equals 15% of the Project's total development cost of \$782,136 per unit.
- The Project has satisfactory loan to value and liability to value ratios of 40% and a satisfactory income to expense ratio (1.15:1) and debt-service coverage ratio (1.30:1).
- The Project will break even with an 18% vacancy and collection loss or a 31% increase in operating expenses.

Special Conditions: Mortgage insurance is expected to become effective at permanent loan closing subject to the following:

- SONYMA required rent achievement level of \$380,647 (@ 1.05).
- Submission of an engineer's report.
- Article XI real estate tax abatement.
- Operating and Maintenance Plan for asbestos and lead-based paint.
- \$9,089,999 HPD Enforcement Loan

Conclusion: It is recommended that the Mortgage Insurance Committee approve issuance of a Commitment to Insure covering 100% mortgage insurance for the Project on a loan amount of \$2,103,380.

Attachments

Exhibit A	Sources and Uses of Loan Proceeds
Exhibit B	Income and Expense Analysis
Exhibit C	Maintenance and Operating Expenses
Exhibit D	Location Map(s)
Exhibit E	Project Photo(s)
Exhibit F	Schedule of Commitments/Policies in Force

Exhibit A
102 W. 119 Street
Manhattan, New York County
Certificate # 10-2203

PROJECT FINANCIAL STRUCTURE

Sources of Funds

1st Mortgage, LISC	\$2,103,380	30-year term; 8.00% interest rate (rate includes mortgage insurance premium). Monthly payments: \$15,434 (8.80% constnt)
HPD 2nd Mortgage Loan	\$10,870,845	No scheduled payments
Deferred Reserves	\$184,904	
Developer Equity	\$322,169	
Deferred Developer Fee	<u>\$597,154</u>	
Total Sources	\$14,078,452	

Uses of Funds

	<u>Total Cost</u>	<u>Per SF.</u> <u>(21,058)</u>	<u>Per Unit</u> <u>(18)</u>
Acquisition Costs	\$1	\$0	\$0
Hard Costs	\$9,292,335	\$441	\$516,241
Soft Costs	\$3,101,206	\$147	\$172,289
Reserves & Escrows	\$490,600	\$23	\$27,256
Developer Fee	<u>\$1,194,310</u>	<u>\$57</u>	<u>\$66,351</u>
Total Uses	\$14,078,452	\$668	\$782,136

Exhibit B
102 W. 119 Street
Manhattan, New York County
Certificate # 10-2203

PROJECTED INCOME AND EXPENSE ANALYSIS

	Mortgagee's Projection <u>2025</u>
Residential Income	<u>\$440,088</u>
Total Gross Potential Income	\$440,088
Less Vacancy & Collection Loss	
Residential (5%)	<u>(\$22,004)</u>
Total Vacancy & Collection Loss	(\$22,004)
Effective Gross Income (EGI)	\$418,084
Less: M & O	<u>(\$177,315)</u>
Net Operating Income	\$240,769
Less: Debt Service	
1st Mortgage, LISC @ 8.00%	<u>(\$185,206)</u>
Total Debt Service	(\$185,206)
Cash Flow	\$55,563
Total Operating Expenses (TOE)	(\$362,521)
EGI/TOE	1.15
NOI/DS	1.30
SONYMA Effective Gross Income @ 1.05:1	\$380,647
Total Operating Expenses	<u>(\$362,521)</u>
Cash Flow	\$18,126

Exhibit C
102 W. 119 Street
Manhattan, New York County
Certificate # 10-2203

MAINTENANCE & OPERATING EXPENSES

	Underwriting		
	Projections	Per Room	Per Unit
	<u>2025</u>	<u>80</u>	<u>18</u>
Water & Sewer	\$18,800	\$235	\$1,044
Insurance	\$32,400	\$405	\$1,800
Supplies / Cleaning / Exterminating	\$8,400	\$105	\$467
Heat (gas)	\$22,400	\$280	\$1,244
Management	\$27,175	\$340	\$1,510
Payroll	\$22,500	\$281	\$1,250
Repairs & Maintenance	\$14,350	\$179	\$797
Elevator (1)	\$6,250	\$78	\$347
Legal and Accounting	\$6,140	\$77	\$341
Electric (common area)	\$14,400	\$180	\$800
Building Reserve	<u>\$4,500</u>	<u>\$56</u>	<u>\$250</u>
Total Expenses	\$177,315	\$2,216	\$9,850

EXHIBIT D
102 WEST 119TH STREET
MANHATTAN, NEW YORK COUNTY
CERTIFICATE # 10-2203
PROJECT LOCATION

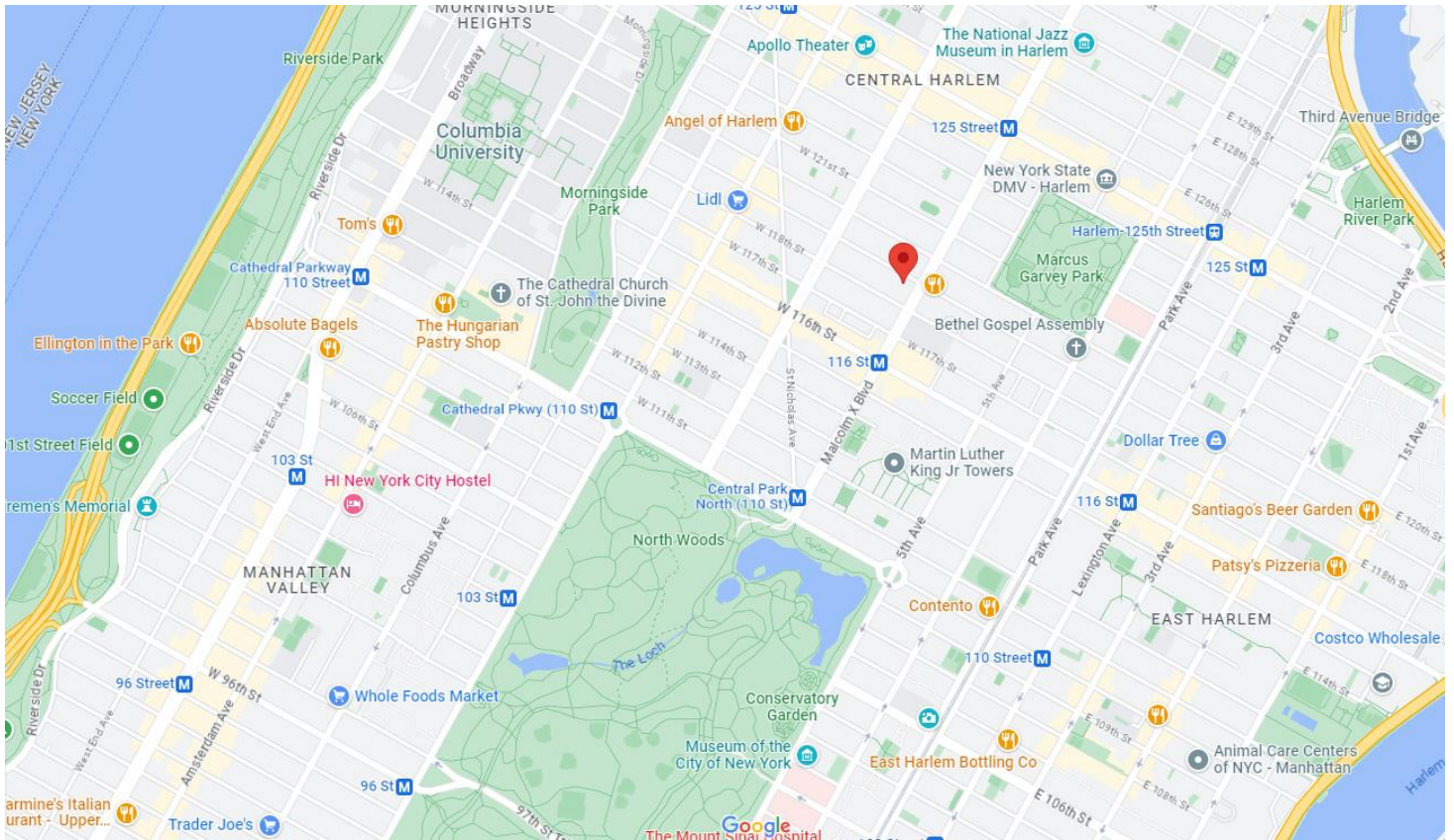


EXHIBIT E
102 WEST 119TH STREET
MANHATTAN, NEW YORK COUNTY
CERTIFICATE # 10-2203
PROJECT PHOTO



EXHIBIT F-SCHEDULE OF COMMITMENTS/POLICIES IN FORCE

Report - PR024
5/26/2023

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
FOR DEVELOPER -CB Emmanuel Realty LLC



CERTIFICATE	PROJECT NAME	PROPERTY ADDRESS	TOWN/CITY	LOAN AMOUNT	LENDER	STATUS
01-0000121	Lofts at University Heights	Lofts at University Heights	Buffalo	\$626,461	N Y S H F A	PIF 11/4/2019
02-0000136	WIH Preservation	1 Arrowbend Dr	Williamson	\$4,198,891	N Y S H F A	PIF 7/27/2016
02-0000169	St. Bernard's Apts	2260 Lake Ave et al	Rochester	\$1,988,416	N Y S H F A	PIF 2/18/2022
10-0001346		Bed-Stuy Heights LLC	Brooklyn	\$1,302,000	C P C	PIF 11/23/2011
10-0001391		1964 Bergen St	Brooklyn	\$1,505,139	C P C	PIF 8/27/2009
10-0002104	CB WHCO	102 W 114th St et al	New York	\$14,233,000	C P C	COMM 1/10/2020
10-0002127	461 Alabama Avenue	461 Alabama Ave	Brooklyn	\$4,836,731	JP MORGAN CHASE BANK, N. A.	COMM 3/18/2020
10-0002137	Calvary Baptist	16060 Claude Ave	Jamaica	\$12,000,000	N Y S H F A	COMM 12/17/2020
10-0002202		110 Malcolm X Blvd	New York	\$3,944,649	LISC New York City	APPL. 5/22/2023
10-0002203		102 W 119th St	New York	\$2,103,380	LISC New York City	APPL. 5/23/2023
10-0002204		128 W 116th St	New York	\$954,339	LISC New York City	APPL. 5/23/2023
10-0002205		1971 Adam Clayton Powell Jr Blvd	New York	\$882,104	LISC New York City	APPL. 5/23/2023
GRAND TOTAL: Total Certs 12				<u>\$48,575,110</u>		

A RESOLUTION OF THE
MORTGAGE INSURANCE COMMITTEE OF THE
STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR
102 WEST 119TH STREET, MANHATTAN, NEW YORK COUNTY

WHEREAS, pursuant to Public Authorities Law Section 2425 et seq., the State of New York Mortgage Agency (the “Agency”), among other things, is authorized to issue commitments to insure and to contract to insure mortgage loans eligible for insurance thereunder; and

WHEREAS, an application for mortgage insurance was submitted to the Agency;
and

WHEREAS, the Agency staff has reviewed such application and recommends that the project be approved for mortgage insurance; now, therefore be it

RESOLVED, by the Mortgage Insurance Committee of the Agency, as follows:

Section 1. Pursuant to Section 2425 et seq., of the Public Authorities Law and conditions to be set forth in the Commitment to Insure and Certificate of Insurance of mortgage loans eligible for insurance thereunder (the “Commitment”), the Mortgage Insurance Committee hereby authorizes the issuance of a Commitment for 100% mortgage insurance of the Local Initiatives Support Corporation permanent mortgage loan in the approximate amount of \$2,103,380 for 102 West 119th Street, Manhattan, New York County, Certificate #10-2203, utilizing the New York City Employees’ Retirement System.

Section 2. The President and Chief Executive Officer, or another Senior Officer of the Agency designated by her, is hereby authorized, subject to the provisions of this resolution and her approval of the form and content of any documents and agreements necessary to effectuate this transaction, to execute a Commitment for the Project on behalf of the Agency.

Section 3. This resolution shall take effect immediately.

ITEM 3:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

June 1, 2023

FROM: Michael A. Friedman **TO:** Mortgage Insurance Committee Members

SUBJECT: Approval of Permanent Mortgage Insurance for 110 Lenox Avenue, Manhattan,
New York County: Certificate # 10-2203 [Google Maps](#)

Executive Summary

Insured Mortgage/ Mortgagee:	\$3,944,649 / 8.00% / 30 years Local Initiatives Support Corporation/NYCERS
Project Description:	Rehabilitation of one building with 17 units and 3 commercial spaces. The Project is expected to close as a cooperative corporation but is being underwritten using the rental fallback scenario.
Public Purpose:	The Project will preserve middle-income housing.
Income Restrictions/ Affordability:	All units are restricted to households with incomes up to 120% of AMI, with rents at 90% of AMI. Rents will be regulated by HPD through a regulatory agreement and by Rent Stabilization Law. See page three of the Project Summary for the schedule of initial rents and affordability levels.
Subsidy:	\$10,266,909 HPD Affordable Neighborhood Cooperative Program loan Full 40-year Article XI real estate tax abatement
Project Ownership:	The borrower is CB ANCP 2018 LLC controlled by CB Emmanuel Realty, LLC. R. Christopher (“Chris”) Bramwell, Jr. and Bethan Upshaw are its principals. In the event the Project converts to cooperative ownership a new ownership entity will be created.

Project Information

Project Background: The Project involves the \$1 acquisition of the building from NYC HPD and its rehabilitation. The Project is expected to convert to a

permanent loan as a cooperative corporation, but this deal is being underwritten using the rental fallback.

Neighborhood(s):

The Project is located on Lenox Ave. (aka Malcolm X Blvd.) IN Central Harlem. (See Location Map-Exhibit D.) The neighborhood is primarily residential, improved with apartment buildings along the side-streets and mixed-use properties along the avenues.

Retail stores, restaurants and other local services can be found along the avenues. MTA bus and subway service is accessible on W. 116th St., ½ block from the Project.

Description of Rehabilitation

Rehabilitation:

Replacement of all building systems; new windows; elevators, roofs; boilers; kitchens; bathrooms; construction of two additional units, and other work-related items.

Hard Cost Estimate PSF:

\$458±

**Hard Cost
Per Dwelling Unit:**

\$645,658±

Total Project Cost:

\$15,496,411

Environmental Report:

A Phase I Environmental Site assessment report indicated that the building may contain lead-based paint and asbestos. See Special Conditions.

Project Rental Structure

Rent Schedule:

<u>Unit Type</u>	<u>Affordability</u>		<u>SF</u>	<u>Monthly Rent</u>
	<u>% of AMI</u>	<u># Units</u>		
One-bedroom	90%	2	572	\$2,179
Two-bedroom	90%	4	728-904	\$2,608
Three-bedroom	90%	8	1,025	\$1,411-\$3,007
Four-bedroom	90%	3	1,250	\$1,566-\$3,346
Total		17		

The lower rents are for occupied units. Tenants pay for electricity in addition to the rents shown.

Other Income: \$216,645/yr. commercial income from 3,225 sf of commercial space at an average of \$67.17/sf. This is supported by the appraisal.

Proposed Project Financing

**Insured Loan
Payment Schedule:** \$28,944/month for 30 years

**Borrower
Equity Contribution:** \$1,042,880

**Percent of Total
Project Costs:** 6.7%

Ins. Effective Date: At permanent loan closing.

Underwriting

Loan to Value Ratio: 46%.

Liability to Value Ratio: 46%.

Projected Income/Expense Ratio: 1.19:1

NOI/DS: 1.30:1

(See Exhibits A-C for further details)

Appraisal Summary

Ownership Rights Appraised: Fee.

Valuation: \$8,500,000

Valuation Methodology: Income Approach using market-rate financing, below market rents and subject to Article XI real estate tax benefits.

Capitalization Rate: 5.00%.

Developer Description/Management Capacity

Developer History: Chris Bramwell and Ben Upshaw are principals of Shinda

Management Corporation, formed in 1981. Chris has years of experience managing distressed HUD-assisted properties.

Ben Upshaw has closed on more than \$500 million of housing projects. He has serviced as Director of Finance for the NYC Housing Partnership and Director of the Harlem Congregation for Community Improvement

Management Experience:

The Project will be managed by Shinda Management Company which currently manages more than 6,000 units.

**SONYMA Commitments
and/or PIFs:**

See Exhibit F-Schedule of Commitments/Policies in Force.

Risk Analysis

- The loan amount is \$232,038 per unit and equals 25% of the Project's total development cost of \$911,554 per unit.
- The Project has satisfactory loan to value and liability to value ratios of 46% and a satisfactory income to expense ratio (1.19:1) and debt-service coverage ratio (1.30:1).
- The Project will break even with a 28% vacancy and collection loss or a 56% increase in operating expenses and breaks even with a proforma 60% vacancy of the commercial space.

Special Conditions:

Mortgage insurance is expected to become effective at permanent loan closing subject to the following:

- SONYMA required rent achievement level of \$614,900 (@ 1.15).
- Submission of an engineer's report.
- Article XI real estate tax abatement.
- Operating and Maintenance Plan for asbestos and lead-based paint.
- HPD Enforcement Mortgage for \$6,979,999

Conclusion:

It is recommended that the Mortgage Insurance Committee approve issuance of a Commitment to Insure covering 100% mortgage insurance for the Project on a

loan amount of \$3,944,649.

Attachments

Exhibit A	Sources and Uses of Loan Proceeds
Exhibit B	Income and Expense Analysis
Exhibit C	Maintenance and Operating Expenses
Exhibit D	Location Map(s)
Exhibit E	Project Photo(s)
Exhibit F	Schedule of Commitments/Policies in Force

Exhibit A
110 Lenox Ave.
Manhattan, New York County
Certificate # 10-2203

PROJECT FINANCIAL STRUCTURE

Sources of Funds

1st Mortgage, LISC	\$3,944,649	30-year term; 8.00% interest rate (rate includes mortgage insurance premium). Monthly payments: \$28,944 (8.80% constant)
HPD ANCP 2nd Loan	\$10,266,909	
HPD 3rd Loan	\$241,973	
Deferred Reserve	\$174,631	
Developer Equity	\$304,270	
Deferred Developer Fee	<u>\$563,979</u>	
Total Sources	\$15,496,411	

Uses of Funds

	<u>Total Cost</u>	<u>Per SF.</u> <u>(23,949)</u>	<u>Per Unit</u> <u>(17)</u>
Acquisition Costs	\$1	\$0	\$0
Hard Costs	\$10,976,191	\$458	\$645,658
Soft Costs	\$2,928,918	\$122	\$172,289
Reserves & Escrows	\$463,344	\$19	\$27,256
Developer Fee	<u>\$1,127,957</u>	<u>\$47</u>	<u>\$66,350</u>
Total Uses	\$15,496,411	\$646	\$911,554

Exhibit B
110 Lenox Ave.
Manhattan, New York County
Certificate # 10-2203

PROJECTED INCOME AND EXPENSE ANALYSIS

	Mortgagee's Projection <u>2025</u>
Gross Potential Income	
Residential Income	\$467,280
Commercial Income	<u>\$216,645</u>
Total Gross Potential Income	\$683,925
Less Vacancy & Collection Loss	
Residential (5%)	(\$23,364)
Commercial (10%)	<u>(\$21,665)</u>
Total Vacancy & Collection Loss	(\$45,029)
Effective Gross Income (EGI)	\$638,897
Less: M & O	<u>(\$187,363)</u>
Net Operating Income	\$451,534
Less: Debt Service	
1st Mortgage, LISC@ 8.00%	<u>(\$347,333)</u>
Total Debt Service	(\$347,333)
Cash Flow	\$104,201
Total Operating Expenses (TOE)	(\$534,696)
EGI/TOE	1.19
NOI/DS	1.30
SONYMA Effective Gross Income @ 1.15:1	\$614,900
Total Operating Expenses	<u>(\$534,696)</u>
Cash Flow	\$80,204

Exhibit C
110 Lenox Ave.
Manhattan, New York County
Certificate # 10-2203

MAINTENANCE & OPERATING EXPENSES

	Underwriting		
	Projections	Per Room	Per Unit
	<u>2025</u>	<u>80</u>	<u>17</u>
Water & Sewer	\$18,800	\$235	\$1,106
Insurance	\$30,600	\$383	\$1,800
Supplies / Cleaning / Exterminating	\$8,400	\$105	\$494
Heat (gas)	\$22,400	\$280	\$1,318
Management	\$41,528	\$519	\$2,443
Payroll	\$21,250	\$266	\$1,250
Repairs & Maintenance	\$13,575	\$170	\$799
Elevator (1)	\$6,250	\$78	\$368
Legal and Accounting	\$5,910	\$74	\$348
Electric (common area)	\$14,400	\$180	\$847
Building Reserve	<u>\$4,250</u>	<u>\$53</u>	<u>\$250</u>
Total Expenses	\$187,363	\$2,342	\$11,023

A detailed map of Harlem, New York City, showing streets, parks, and landmarks. A red pin marks the location of the Bethel Gospel Assembly at the intersection of W 117th St and 5th Ave. Other labeled locations include Central Park, Columbia University, and the Harlem River.

EXHIBIT E
110 LENOX AVENUE
NEW YORK, NEW YORK COUNTY
CERTIFICATE # 10-2202
PROJECT PHOTO



EXHIBIT F-SCHEDULE OF COMMITMENTS/POLICIES IN FORCE

Report - PR024
5/26/2023

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
FOR DEVELOPER -CB Emmanuel Realty LLC



CERTIFICATE	PROJECT NAME	PROPERTY ADDRESS	TOWN/CITY	LOAN AMOUNT	LENDER	STATUS
01-0000121	Lofts at University Heights	Lofts at University Heights	Buffalo	\$626,461	N Y S H F A	PIF 11/4/2019
02-0000136	WIH Preservation	1 Arrowbend Dr	Williamson	\$4,198,891	N Y S H F A	PIF 7/27/2016
02-0000169	St. Bernard's Apts	2260 Lake Ave et al	Rochester	\$1,988,416	N Y S H F A	PIF 2/18/2022
10-0001346		Bed-Stuy Heights LLC	Brooklyn	\$1,302,000	C P C	PIF 11/23/2011
10-0001391		1964 Bergen St	Brooklyn	\$1,505,139	C P C	PIF 8/27/2009
10-0002104	CB WHCO	102 W 114th St et al	New York	\$14,233,000	C P C	COMM 1/10/2020
10-0002127	461 Alabama Avenue	461 Alabama Ave	Brooklyn	\$4,836,731	JP MORGAN CHASE BANK, N. A.	COMM 3/18/2020
10-0002137	Calvary Baptist	16060 Claude Ave	Jamaica	\$12,000,000	N Y S H F A	COMM 12/17/2020
10-0002202		110 Malcolm X Blvd	New York	\$3,944,649	LISC New York City	APPL. 5/22/2023
10-0002203		102 W 119th St	New York	\$2,103,380	LISC New York City	APPL. 5/23/2023
10-0002204		128 W 116th St	New York	\$954,339	LISC New York City	APPL. 5/23/2023
10-0002205		1971 Adam Clayton Powell Jr Blvd	New York	\$882,104	LISC New York City	APPL. 5/23/2023
GRAND TOTAL: Total Certs 12				<u>\$48,575,110</u>		

A RESOLUTION OF THE
MORTGAGE INSURANCE COMMITTEE OF THE
STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR
110 LENOX AVENUE, MANHATTAN, NEW YORK COUNTY

WHEREAS, pursuant to Public Authorities Law Section 2425 et seq., the State of New York Mortgage Agency (the “Agency”), among other things, is authorized to issue commitments to insure and to contract to insure mortgage loans eligible for insurance thereunder; and

WHEREAS, an application for mortgage insurance was submitted to the Agency;
and

WHEREAS, the Agency staff has reviewed such application and recommends that the project be approved for mortgage insurance; now, therefore be it

RESOLVED, by the Mortgage Insurance Committee of the Agency, as follows:

Section 1. Pursuant to Section 2425 et seq., of the Public Authorities Law and conditions to be set forth in the Commitment to Insure and Certificate of Insurance of mortgage loans eligible for insurance thereunder (the “Commitment”), the Mortgage Insurance Committee hereby authorizes the issuance of a Commitment for 100% mortgage insurance of the Local Initiatives Support Corporation permanent mortgage loan in the approximate amount of \$3,944,649 for 110 Lenox Avenue, Manhattan, New York County, Certificate #10-2203, utilizing the New York City Employees’ Retirement System.

Section 2. The President and Chief Executive Officer, or another Senior Officer of the Agency designated by her, is hereby authorized, subject to the provisions of this resolution and her approval of the form and content of any documents and agreements necessary to effectuate this transaction, to execute a Commitment for the Project on behalf of the Agency.

Section 3. This resolution shall take effect immediately.

ITEM 4:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

June 1, 2023

FROM: Michael A. Friedman **TO:** Mortgage Insurance Committee Members

SUBJECT: Approval of Permanent Mortgage Insurance for The Woodstock; 127 West 43rd Street, Manhattan, New York County, Certificate No. 10-2199 [Google Maps](#)

Executive Summary

Insured Mortgage/ Mortgagee:	\$5,127,356 / 6.64 / 30 years The Community Preservation Corporation/NYCERS
Project Description:	Rehabilitation of a 12-story building with 291 SRO units and two commercial spaces.
Public Purpose:	The Project will preserve supportive housing.
Income Restrictions/ Affordability:	All units are restricted to individuals with incomes up to 80% of AMI. Rents will be regulated by HPD through a regulatory agreement. See page three of the Project Summary for the schedule of initial rents.
Subsidy:	\$513,000 HPD Reso A loan, \$1,183,508 balloon payment year 30. \$579,000/yr. DHS grant 420c full real estate tax exemption on the residential portion.
Project Ownership:	Woodstock Housing Development Fund Corporation for Senior Citizens is the borrower controlled by Find Aid for The Aged, Inc. (aka Project Find).

Project Information

Project Background:	CPC provided a construction loan for the rehabilitation of the Project in June of 2018 with the expectation that the construction loan would be repaid with proceeds from the sale of air rights through HPD's Voluntary Inclusionary Housing Program. The borrower was unable to secure a buyer for the air rights, so the Project is requesting the conversion of the CPC loan to a permanent
----------------------------	---

NYCERS loan. All work has been completed and the building is fully occupied.

The New York City Department of Homeless Services (“DHS”) provides referrals to the Project which will be provided with tenant-based Section 8 HAP vouchers. DHS also provides a \$579,000/yr. 5-year renewable contract for the funding of support-service related payroll. (See Special Conditions.)

Social services are funded with building rents. HPD restructured/increased the monthly rents on 225 units to \$1,336 to fund the social services.

Project Find has master leased the two commercial spaces, the ground floor Mermaid Inn and 6th floor Project Find-operated senior center for \$111,180/yr. The current annual rent plus real estate tax reimbursement paid by Mermaid Inn is \$754,546. (See Special Conditions.)

Neighborhood(s):

The Project is located on West 43rd Street, between Broadway and 6th Avenue, in the heart of the Times Square Theater District. (See Location Map-Exhibit D.) The neighborhood comprises primarily commercial, and office uses with under 10% of the buildings being residential and 12% being mixed-use.

Retail stores, restaurants and other local services can be found scattered throughout the area. The Project is well served by MTA bus and subway service.

Description of Rehabilitation

Rehabilitation:

Conversion to gas heating; water heater replacement; façade repairs; elevator upgrades; construction of 10 new rental units, and other work-related items.

Hard Cost Estimate PSF:

\$31±

**Hard Cost
Per Dwelling Unit:**

\$15,355±

Total Project Cost:

\$6,280,096

Environmental Report:

A Phase I Environmental Site Assessment report was prepared by

ALC Environmental on January 10, 2018. No recognized environmental conditions were found.

Project Rental Structure

Rent Schedule:

<u>Unit Type</u>	<u># Units</u>	<u>Monthly Rent</u>
SRO	40	\$215
SRO	26	\$744
SRO	<u>225</u>	\$1,336
Total	291	

For new move-ins there is a time lag between the move-in date and the commencement of rent subsidies. These tenants will be obligated to pay the shelter rent amount of \$215 until the subsidies start. CPC anticipates 40 units falling into this category.

Twenty-six residents do not receive section 8 vouchers, so their rent remains unchanged.

225 units receive Section 8 tenant vouchers which provide significantly higher unit rents.

Other Income: \$111,180/yr. commercial income from a master lease for 11,240 sf of commercial space
\$579,000/yr. DHS grant income
\$8,257/yr. laundry income

Proposed Project Financing

Insured Loan

Payment Schedule: \$32,882/month for 30 years

Borrower

Equity Contribution: \$639,740

Percent of Total

Project Costs: 10%

Ins. Effective Date: At permanent loan closing.

Underwriting

Loan to Value Ratio: 9%

Liability to Value Ratio: 9%.

Projected Income/Expense Ratio: 1.26:1

NOI/DS: 3.30:1

(See Exhibits A-C for further details)

Appraisal Summary

Ownership Rights Appraised: Fee.

Valuation: \$56,750,000

Valuation Methodology: Income Approach using market-rate financing, below market rents and subject to 420c real estate tax benefits.

Capitalization Rate: 5.00%.

Developer Description/Management Capacity

Developer History: Project Find is a not-for-profit organization established in 1969 to develop programs and services for low- and moderate-income seniors in NYC. It owns and operates approximately 320 units of housing and four senior centers.

Management Experience: The Project will be managed by Project Find.

**SONYMA Commitments
and/or PIFs:** None.

Risk Analysis

- The loan amount is \$17,620 per unit and equals 84% of the Project's total development cost of \$21,581 per unit.
- The Project has satisfactory loan to value and liability to value ratios of 9% and a satisfactory income to expense ratio (1.26:1) and debt-service coverage ratio (3.31:1).
- The Project will break even with a 28% vacancy and collection loss for the units or a 29% increase in operating expenses.

Special Conditions: Mortgage insurance is expected to become effective at permanent loan closing subject to the following:

Cert # 10-2199 (Gary Schuldenfrei)

- SONYMA required rent achievement level of \$3,692,674 (@ 1.05:1).
- 420c real estate tax exemption
- 5-year renewable NYC DHS support service contract for \$579,000/yr.
- Master lease between the borrower and Project Find for annual rent payment of \$111,180 for the commercial space.

Conclusion: It is recommended that the Mortgage Insurance Committee approve issuance of a Commitment to Insure covering 100% mortgage insurance for the Project on a loan amount of \$5,127,356.

Attachments

Exhibit A	Sources and Uses of Loan Proceeds
Exhibit B	Income and Expense Analysis
Exhibit C	Maintenance and Operating Expenses
Exhibit D	Location Map(s)
Exhibit E	Project Photo(s)

Exhibit A

**The Woodstock -127 West 43th Street
Manhattan, New York County
Certificate # 10-2199**

PROJECT FINANCIAL STRUCTURE**Sources of Funds**

1st Mortgage, CPC	\$5,127,356	30-year term; 6.64% interest rate (rate includes mortgage insurance premium). Monthly payments: \$32,882 (7.70% constant)
HPD Reeso A Loan	\$513,000	0.25% interest, \$107/mo. Payments
Chetrit Group Grant	\$139,740	
Sponsor Equity	<u>\$500,000</u>	
Total Sources	\$6,280,096	

Uses of Funds

	<u>Total Cost</u>	<u>Per SF.</u> <u>(145,135)</u>	<u>Per Unit</u> <u>(291)</u>
Hard Costs	\$4,468,266	\$31	\$15,355
Soft Costs	<u>\$1,811,830</u>	<u>\$12</u>	<u>\$6,226</u>
Total Uses	\$6,280,096	\$43	\$21,581

Exhibit B
The Woodstock -127 West 43th Street
Manhattan, New York County
Certificate # 10-2199

PROJECTED INCOME AND EXPENSE ANALYSIS

	Mortgagee's Projection <u>2025</u>
Gross Potential Income	
Residential Income	\$3,942,528
Grant Income	\$579,000
Commercial Income (master lease)	\$111,180
Laundry Income	<u>\$8,257</u>
Total Gross Potential Income	\$4,640,965
Less Vacancy & Collection Loss	
Residential (5%)	(\$197,126)
Commercial Income (10%)	(\$11,118)
Laundry Income (10%)	<u>(\$825.70)</u>
Total Vacancy & Collection Loss	(\$209,070)
Effective Gross Income (EGI)	\$4,431,895
Less: M & O	<u>(\$3,120,966)</u>
Net Operating Income	\$1,310,929
Less: Debt Service	
1st Mortgage, CPC @ 6.64%	(\$394,583)
HPD Reso A Loan	<u>(\$1,283)</u>
Total Debt Service	(\$395,866)
Cash Flow	\$915,063
Total Operating Expenses (TOE)	(\$3,516,832)
EGI/TOE	1.26
NOI/DS	3.31
SONYMA Effective Gross Income @ 1.05:1	\$3,692,674
Total Operating Expenses	<u>(\$3,516,832)</u>
Cash Flow	\$175,842

Exhibit C**The Woodstock -127 West 43th Street****Manhattan, New York County****Certificate # 10-2199****MAINTENANCE & OPERATING EXPENSES**

	Underwriting		
	Projections	Per Room	Per Unit
	<u>2025</u>	<u>582</u>	<u>291</u>
Real Estate Taxes	\$104,546	\$180	\$359
Water & Sewer	\$136,770	\$235	\$470
Insurance	\$218,250	\$375	\$750
Supplies / Cleaning / Exterminating	\$61,110	\$105	\$210
Heat (gas)	\$162,960	\$280	\$560
Management	\$398,871	\$685	\$1,371
Payroll	\$860,928	\$1,479	\$2,959
Front Desk/Security	\$579,000	\$995	\$1,990
Social Services	\$140,491	\$241	\$483
Repairs & Maintenance	\$226,020	\$388	\$777
Elevator (2)	\$12,500	\$21	\$43
Legal and Accounting	\$76,930	\$132	\$264
Electric (common area)	\$69,840	\$120	\$240
Building Reserve	<u>\$72,750</u>	<u>\$125</u>	<u>\$250</u>
Total Expenses	\$3,120,966	\$5,362	\$10,726

EXHIBIT D
WOODSTOCK HOTEL
124 WEST 43RD STREET
MANHATTAN, NEW YORK COUNTY
CERTIFICATE # 10-2199
PROJECT LOCATION

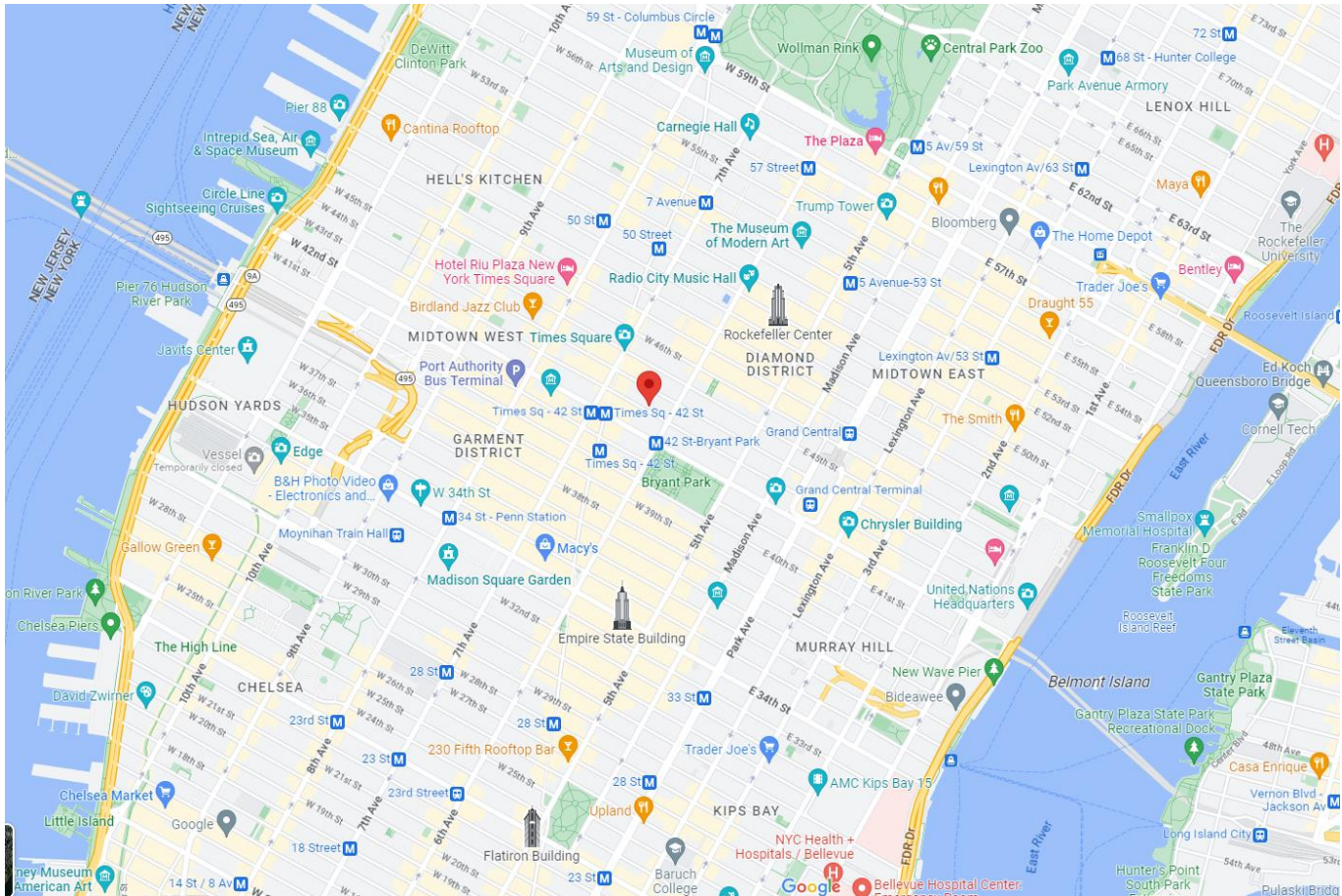


EXHIBIT E
WOODSTOCK HOTEL
124 WEST 43RD STREET
MANHATTAN, NEW YORK COUNTY
CERTIFICATE # 10-2199
PROJECT PHOTO



Note: This picture from Google Maps is from August 2022. Heartland Brewery has since closed, and the space is now occupied by The Mermaid Inn.

A RESOLUTION OF THE
MORTGAGE INSURANCE COMMITTEE OF THE
STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR
THE WOODSTOCK, 127 WEST 43RD STREET, MANHATTAN,
NEW YORK COUNTY

WHEREAS, pursuant to Public Authorities Law Section 2425 et seq., the State of New York Mortgage Agency (the “Agency”), among other things, is authorized to issue commitments to insure and to contract to insure mortgage loans eligible for insurance thereunder; and

WHEREAS, an application for mortgage insurance was submitted to the Agency;
and

WHEREAS, the Agency staff has reviewed such application and recommends that the project be approved for mortgage insurance; now, therefore be it

RESOLVED, by the Mortgage Insurance Committee of the Agency, as follows:

Section 1. Pursuant to Section 2425 et seq., of the Public Authorities Law and conditions to be set forth in the Commitment to Insure and Certificate of Insurance of mortgage loans eligible for insurance thereunder (the “Commitment”), the Mortgage Insurance Committee hereby authorizes the issuance of a Commitment for 100% mortgage insurance of the Community Preservation Corporation permanent mortgage loan in the approximate amount of \$5,127,356 for The Woodstock, 127 West 43rd Street, Manhattan, New York County, Certificate #10-2199, utilizing the New York City Employees’ Retirement System.

Section 2. The President and Chief Executive Officer, or another Senior Officer of the Agency designated by her, is hereby authorized, subject to the provisions of this resolution and her approval of the form and content of any documents and agreements necessary to effectuate this transaction, to execute a Commitment for the Project on behalf of the Agency.

Section 3. This resolution shall take effect immediately.

ITEM 5:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

June 1, 2023

FROM: Michael A. Friedman **TO:** Mortgage Insurance Committee Members

SUBJECT: Approval of Permanent Mortgage Insurance for BK Cluster Phase 2; 1315 Lafayette Ave., & 911 Simpson St., Bronx, Bronx County; Certificate No. 10-2201 Google Maps: [1315](#) [911](#)

Executive Summary

Insured Mortgage/ Mortgagee:	\$4,547,000 / 6.77% / 30 years Low Income Investment Fund/NYCERS
Project Description:	Rehabilitation of two buildings with 75 units.
Public Purpose:	The Project will preserve 42 homeless units, 10 low-income units and 21 Rent Stabilized units.
Income Restrictions/ Affordability:	7 units @ 30% of AMI, 16 units @ 50% of AMI, 50 units @ 60% of AMI. 26 of the homeless units will receive rent subsidies under the City/FEPS program. 16 homeless units will receive project-based Section 8 HAP contract rent subsidies. 31 occupied units have rents 60% of AMI or below. Rents will be regulated by HPD through a regulatory agreement and by HUD through the Section 8 HAP Contract. See page three of the Project Summary for the schedule of initial rents and affordability levels.
Subsidy:	\$27,233,710 HPD City Capital loan \$17,373,799 HPD existing acquisition loan \$125,401 HPD existing building loan \$100,759 HPD existing project loan City/FEPS rent subsidies for 26 units Project-based Section 8 HAP contract covering 16 units. Full 420a real estate tax exemption
Project Ownership:	JOE BK 2 Cluster LLC is the beneficial owner controlled by Joint Ownership Entity New York City LLC. BK Cluster Rehab Housing

Development Fund Corp. is the legal owner controlled by Banana Kelly Community Improvement Association.

Project Information

Project Background: The Project involves the acquisition of two buildings from NYC and their rehabilitation. The \$19,668,195 acquisition cost equals the assumption of the existing HPD debt.

The City/FEPS vouchers are expected to provide \$90,497/yr. extra income to the Project (voucher “overhang”) that will be used to first fund a special conversion reserve account for 5 years and second, to pay the deferred developer fee. In the event the City/FEPS program is terminated this reserve account will be used to support rental income for 18 months while the Project transitions away from the program. (See Special Conditions.)

The Project will have one or two Project-Based Section 8 HAP Contracts covering a total of 16 units. (See Special Conditions.)

Supportive services will be provided to residents by Banana Kelly with funding through the Provision of Case Coordination for Cluster Conversion Initiative, administered by the NYC Human Resources Administration.

Neighborhood(s): The Project consists of two buildings in the Bronx 0.6 miles from each other. (See Location Map-Exhibit D.)

1315 Lafayette Ave. is located in the Hunts Point neighborhood. 911 Simpson St. is located in the Longwood neighborhood. Both neighborhoods are primarily residential, comprising low- and midrise apartment buildings.

Retail stores and services are widely scattered throughout the area. MTA bus service is accessible within ¼ mile of each building.

Description of Rehabilitation

Rehabilitation: Installation of new windows; roofs; kitchens & bathrooms; unit flooring; boiler and plumbing replacements; apartment door replacement; repairs to common stairs; extensive façade work and other work-related items.

Hard Cost Estimate PSF: \$528±

Hard Cost Per Dwelling Unit:	\$329,851±
Total Project Cost:	\$54,295,970
Environmental Report:	Suspected presence of asbestos and lead-based paint (See Special Conditions.)

Project Rental Structure

Rent Schedule:

<u>Unit Type</u>	<u>Affordability % of AMI</u>	<u># Units</u>	<u>Monthly Rent</u>
One-bedroom	Sec. 8	8	\$2,387
One-bedroom	Occupied/Rent/Stabilized	8	\$1,101
One-bedroom	60%	27	\$1,426
Two-bedroom	Sec. 8	7	\$2,696
Two-bedroom	Homeless (30%)	5	\$900
Two-bedroom	Occupied/Rent/Stabilized	10	\$1,063
Two-bedroom	60%	2	\$1,711
Three-bedroom	Sec. 8	1	\$3,386
Three-bedroom	Homeless (30%)	2	\$1,040
Three-bedroom	Occupied/Rent/Stabilized	<u>3</u>	\$1,192
Total		73	

Schedule excludes two non-revenue one-bedroom superintendent's unit. Tenants pay for electric but receive a utility allowance to cover the cost. Rents shown are net of this utility allowance.

Other Income: None.

Proposed Project Financing

Insured Loan Payment Schedule:	\$29,552/month for 30 years
Borrower Equity Contribution:	\$22,515,260
Percent of Total Project Costs:	41%
Ins. Effective Date:	At permanent loan closing.

Underwriting

Loan to Value Ratio:	28%
Liability to Value Ratio:	28%.
Projected Income/Expense Ratio:	1.05:1
NOI/DS:	1.17:1

(See Exhibits A-C for further details)

Appraisal Summary

Ownership Rights Appraised:	Fee.
Valuation:	\$16,150,000
Valuation Methodology:	Income Approach using market-rate financing, below market rents and subject to 420a real estate tax benefits.
Capitalization Rate:	5.50%.

Developer Description/Management Capacity

Developer History:	JOE was organized in 2015 with 11 community development organizations to secure long-term viability of non-profit run affordable housing. As of 2021 JOE owns more than 3,000 units. Banana Kelly has a portfolio of 1,281 units in 27 buildings, with another 599 in the development pipeline.
Management Experience:	The Project will continue to be managed by Banana Kelly.
SONYMA Commitments and/or PIFs:	See Exhibit F-Schedule of Commitments/Policies in Force

Risk Analysis

- The loan amount is \$60,626 per unit and equals 8% of the Project's total development cost of \$723,946 per unit.
- The Project has satisfactory loan to value and liability to value ratios of 28% and a satisfactory income to expense ratio (1.05:1) and debt-service coverage ratio

(1.17:1).

- The Project will break even with a 10% vacancy and collection loss or a 7% increase in operating expenses.

Special Conditions: Mortgage insurance is expected to become effective at permanent loan closing subject to the following:

- SONYMA required rent achievement level of \$1,354,548 (@ 1.05:1).
- Submission of an engineer's report.
- 420a real estate tax exemption
- Services contract between the Banana Kelly and NYC HRA for the provision of rent subsidy funding for 26 units and support service funding for 42 units and between Banana Kelly and the borrower for rent subsidies for 26 units and support services for 42 units.
- Operating and Maintenance Plan for lead-based paint or asbestos if remains post construction.
- Establishment of a Conversion Reserve to be funded from cash flow at \$90,497/yr. over a five (5) year period, to provide 18 months of rental assistance for the 26 City/FEPS units while the Project transitions these units to 60% units if the program is terminated.
- Project-Based Section 8 HAP Contract covering 16 units for 20 years.

Conclusion: It is recommended that the Mortgage Insurance Committee approve issuance of a Commitment to Insure covering 100% mortgage insurance for the Project on a loan amount of \$4,547,000.

Attachments

Exhibit A	Sources and Uses of Loan Proceeds
Exhibit B	Income and Expense Analysis
Exhibit C	Maintenance and Operating Expenses
Exhibit D	Location Map(s)
Exhibit E	Project Photo(s)
Exhibit F	Schedule of Commitments/Policies in Force

Exhibit A**BK Cluster Phase II-1315 Lafayette Ave. & 911 Simpson St.****Bronx, Brond County****Certificate #10-2201****PROJECT FINANCIAL STRUCTURE****Sources of Funds**

1st Mortgage, LIIF	\$4,547,000	30-year term; 6.77% interest rate (rate includes mortgage insurance premium). Monthly payments: \$29,552 (6.40% constant)
HPD City Capital	\$27,233,710	No scheduled repayment
HPD Existing Acquisition Loan	\$17,373,799	
HPD Existing Building Loan	\$125,401	
HPD Existing Project Loan	\$100,759	
Accrued Interest on Existing Debt	\$2,077,856	
HPD Deferred Interest	\$1,993,508	
Deferred Developer Fee	<u>\$853,557</u>	
Total Sources	\$54,305,590	

Uses of Funds

	<u>Total Cost</u>	<u>Per SF.</u> <u>(46,832)</u>	<u>Per Unit</u> <u>(75)</u>
Acquisition Costs	\$19,677,815	\$420	\$262,371
Hard Costs	\$24,738,808	\$528	\$329,851
Soft Costs	\$7,297,637	\$156	\$97,302
Reserves & Escrows	\$612,773	\$13	\$8,170
Developer Fee	<u>\$1,978,557</u>	<u>\$42</u>	<u>\$26,381</u>
Total Uses	\$54,305,590	\$1,159	\$724,075

Exhibit B**BK Cluster Phase II-1315 Lafayette Ave. & 911 Simpson St.****Bronx, Brond County****Certificate #10-2201****PROJECTED INCOME AND EXPENSE ANALYSIS****Mortgagee's
Projection
2025**

Gross Potential Income	
Residential Income	<u>\$1,354,548</u>
Total Gross Potential Income	\$1,354,548
Less Vacancy & Collection Loss	
Residential (5%)	<u>(\$67,727)</u>
Total Vacancy & Collection Loss	(\$67,727)
Effective Gross Income (EGI)	\$1,286,821
Less: M & O	<u>(\$870,919)</u>
Net Operating Income	\$415,902
Less: Debt Service	
1st Mortgage, LIIF @ 6.77%	<u>(\$354,627)</u>
Total Debt Service	(\$354,627)
Cash Flow	\$61,275
Total Operating Expenses (TOE)	(\$1,225,546)
EGI/TOE	1.05
NOI/DS	1.17

Exhibit C**BK Cluster Phase II-1315 Lafayette Ave. & 911 Simpson St.****Bronx, Brond County****Certificate #10-2201****MAINTENANCE & OPERATING EXPENSES**

	Underwriting		
	Projections	Per Room	Per Unit
	<u>2025</u>	<u>261</u>	<u>75</u>
Water & Sewer	\$73,080	\$280	\$974
Insurance	\$120,000	\$460	\$1,600
Supplies / Cleaning / Exterminating	\$45,675	\$175	\$609
Heat (gas)	\$71,775	\$275	\$957
Management	\$90,077	\$345	\$1,201
Payroll	\$108,552	\$416	\$1,447
WiFi	\$13,500	\$52	\$180
Viewpoint Monitoring (bldg. security)	\$39,744	\$152	\$530
Repairs & Maintenance	\$94,740	\$363	\$1,263
Legal and Accounting	\$43,250	\$166	\$577
Electric (common & City/FEPS Units)	\$144,276	\$553	\$1,924
Building Reserve	<u>\$26,250</u>	<u>\$101</u>	<u>\$350</u>
Total Expenses	\$870,919	\$3,337	\$11,612

EXHIBIT D
BK CLUSTER 2
1315 LAFAYETTE AVENUE & 911 SIMPSON STREET
BRONX, BRONX COUNTY
CERTIFICATE # 10-2201
PROJECT LOCATION

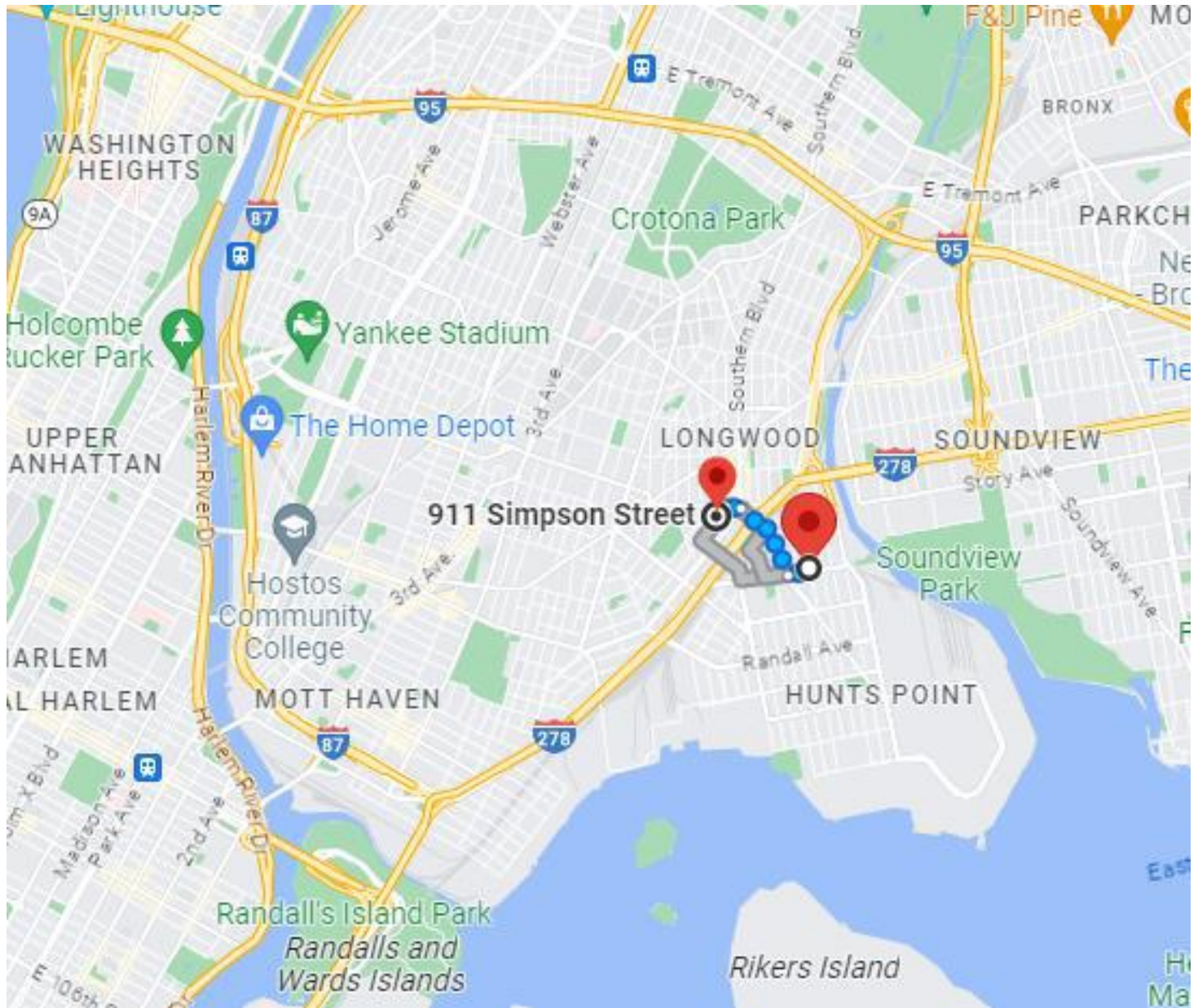


EXHIBIT E
BK CLUSTER 2
1315 LAFAYETTE AVENUE & 911 SIMPSON STREET
BRONX, BRONX COUNTY
CERTIFICATE # 10-2201
PROJECT PHOTO



1315 Lafayette



911 Simpson Street

EXHIBIT F-SCHEDULE OF COMMITMENTS/POLICIES IN FORCE

Report - PR024
5/19/2023

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
FOR DEVELOPER Banana Kelly Community Improvement Association



CERTIFICATE	PROJECT NAME	PROPERTY ADDRESS	TOWN/CITY	LOAN AMOUNT	LENDER	STATUS
10-0000548		850 Longwood Ave	Bronx	\$2,959,583	C P C	PIF 11/7/2016
10-0001261		993 Intervale Ave	Bronx	\$1,115,993	C P C	PIF 11/5/2015
10-0001262		1290 Hoe Ave	Bronx	\$2,450,555	C P C	PIF 5/16/2010
10-0001445		783 Beck St	Bronx	\$845,420	C P C	PIF 8/21/2007
10-0001768		Kelly Street Restoration	Bronx	\$3,420,000	JP MORGAN CHASE BANK, N. A.	PIF 2/4/2022
10-0002016		788 Fox St	Bronx	\$5,556,500	C P C	COMM 1/30/2017
10-0002120		53 E 110th St et al	New York	\$6,133,900	C P C	COMM 2/4/2020
10-0002139	Joe Intervale Cluster	1036 Intervale Ave et al	Bronx	\$10,585,000	C P C	COMM 3/26/2021
10-0002149	JOE BK Cluster	941 Intervale Ave	Bronx	\$8,115,800	C P C	COMM 7/13/2021
GRAND TOTAL:				Total Certs	9	<u>\$41,182,751</u>

A RESOLUTION OF THE
MORTGAGE INSURANCE COMMITTEE OF THE
STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR
BK CLUSTER PHASE 2, 1315 LAFAYETTE AVENUE AND 911 SIMPSON
STREET, BRONX, BRONX COUNTY

WHEREAS, pursuant to Public Authorities Law Section 2425 et seq., the State of New York Mortgage Agency (the “Agency”), among other things, is authorized to issue commitments to insure and to contract to insure mortgage loans eligible for insurance thereunder; and

WHEREAS, an application for mortgage insurance was submitted to the Agency;
and

WHEREAS, the Agency staff has reviewed such application and recommends that the project be approved for mortgage insurance; now, therefore be it

RESOLVED, by the Mortgage Insurance Committee of the Agency, as follows:

Section 1. Pursuant to Section 2425 et seq., of the Public Authorities Law and conditions to be set forth in the Commitment to Insure and Certificate of Insurance of mortgage loans eligible for insurance thereunder (the “Commitment”), the Mortgage Insurance Committee hereby authorizes the issuance of a Commitment for 100% mortgage insurance of the Low Income Investment Fund permanent mortgage loan in the approximate amount of \$4,547,000 for BK Cluster Phase 2, 1315 Lafayette Avenue and 911 Simpson Street, Bronx, Bronx County, Certificate #10-2201, utilizing the New York City Employees’ Retirement System.

Section 2. The President and Chief Executive Officer, or another Senior Officer of the Agency designated by her, is hereby authorized, subject to the provisions of this resolution and her approval of the form and content of any documents and agreements necessary to effectuate this transaction, to execute a Commitment for the Project on behalf of the Agency.

Section 3. This resolution shall take effect immediately.

**ITEMS REQUIRING MORTGAGE INSURANCE COMMITTEE AND SONYMA
BOARD ACTION:**

ITEM 6:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

June 1, 2023

FROM: Michael A. Friedman **TO:** Mortgage Insurance Committee Members
SONYMA Directors

SUBJECT: Approval of Permanent Mortgage Insurance for Bedford Union Armory; 1089 and 1101 President Street, Brooklyn, Kings County; Certificate # 10-2201
Google Maps: [1089](#) [1101](#)

Executive Summary

**Insured Mortgage/
Mortgagee:** \$88,170,000 / 5.67% interest rate / 25% insurance / 35-year term
New York City Housing Development Corporation

Project Description: Construction of two buildings with 415 units and 25,000 sf of community facility space.

Public Purpose: The Project will provide 250 low-income units including 25 units reserved for formerly homeless households, 164 market rate units and a healthcare facility.

**Income Restrictions/
Affordability:** 250 units are restricted to households with incomes up to 30%, 40%, 50% or 60% of AMI adjusted by household size with rents at 30%, 40%, 50% or 60% of AMI adjusted by unit size. Rents for these units will be regulated by HPD through a regulatory agreement. The market rate units do not have any rent regulations. See page three of the Project Summary for the schedule of initial rents and affordability levels.

Subsidy: \$15,000,000 HDC 2nd mortgage loan
\$31,075,000 HPD 3rd mortgage loan
\$2,000,000 Reso A loan
\$10,000,000 HPD Housing Infrastructure Fund loan
\$35,593,663 from federal LIHTCs
1089 PILOT agreement will be modeled after 420c for 60 years.
1101 PILOT agreement will be modeled after 421a for 35 years.

Project Ownership: Bedford Court III LIHTC LLC is the beneficial lessee owner. Bedford Court III Housing Development Fund Company is the legal

lessee owner. Both are controlled by the principals of BFC Partners. The investor member is Wells Fargo.

Project Information

Risk Sharing:

HDC has requested that SONYMA share the insurance risk with HDC's Residential Mortgage Insurance Corp. ("REMIC") on an \$88,170,000 permanent HDC first mortgage loan. SONYMA and REMIC will each provide 25% top-loss insurance on the loan. SONYMA MIF and REMIC will execute an intercreditor agreement which gives REMIC sole responsibility for billing and collection of annual mortgage insurance premiums and the remittance to SONYMA of 50% of those premiums. REMIC will also have responsibility for oversight of HDC's workout of any loan defaults. Since its inception, the MIF has not paid a claim for default on any HDC mortgage loan.

Project Background:

The Bedford Union Armory was decommissioned and taken over by NYC in 2013. The site will be developed into a three-building complex. Building one is a recreation center comprising basketball courts, a competitive-length swimming pool and a multi-sport court for soccer, tennis, and volleyball. It is financed separately and is not part of the collateral for the insured loan.

Buildings 2 & 3 comprise a 6-condominium unit complex including a parking unit, a community facility unit, a market rate rental unit, and three LIHTC units. The Project will include all 6 units. The community facility space is expected to be occupied by a medical center/health facility.

Bedford Court III LIHTC LLC has entered into a 65-year ground lease with the NYC Economic Development Corporation for the site. (See Special Conditions.)

25% of the units will be permanently affordable under Mandatory Inclusionary Housing Option 1, triggered by the rezoning of the site.

Breaking Ground will be providing social services for residents of the 25 homeless units. These units will not have rent subsidies but are expected to have tenant-based vouchers. Funding for the social services is included in the operating budget.

Neighborhood(s):

The Project is located in the Crown Heights section of Brooklyn (See Location Map-Exhibit D.) The neighborhood is primarily

residential, improved with mid-rise walkup and elevated apartment buildings.

Retail stores, restaurants and other local services can be found along Franklin Avenue one block east of the Project and along Eastern Parkway, one block north. MTA buses have stops within 2 blocks of the Project and subway access at Eastern Parkway is around ¼ mile northwest of the Project.

Description of Construction

Construction of two LEED-Silver certified buildings including rooftop solar arrays, and central gas boilers with PTAC units in each apartment.

1089 President St: an 8-story building with 60 units; a washer and dryer in each unit, 25,000 sf of community facility space, a laundry room, and other work-related items.

1101 President St.: a 15-story building with 355 units, a washer and dryer in each unit; a 118-car parking garage, a laundry room, and other work-related items.

Hard Cost Estimate PSF: \$316±

**Hard Cost
Per Dwelling Unit:** \$324,849±

Total Project Cost: \$205,934,447

Environmental Report: The Project entered into the Brownfield Cleanup Program. All contamination has been remediated and there are no remaining environmental issues.

Rent Schedule:

<u>Unit Type</u>	<u>Affordability</u> <u>% of AMI</u>	<u># Units</u>	<u>SF</u>	<u>Monthly Rent</u>
Studio	30%	6	500	\$367, \$465
Studio	40%	5	500	\$524, \$665
Studio	50%	5	500	\$680, \$866
Studio	60%	24	500	\$837, \$1,066
Studio	Market	24	500	\$2,945
1-BR	30%	10	570	\$591

1-BR	40%	12	570	\$667, \$841
1-BR	50%	14	570	\$863, \$1,092
1-BR	60%	97	570	\$1,058, \$1,342
1-BR	Market	91	570	\$3,309
2-BR	Homeless	13	740	\$425
2-BR	30%	7	740	\$575, \$700
2-BR	40%	6	740	\$810, 1,000
2-BR	50%	4	740	\$1,301
2-BR	60%	17	740	\$1,280, \$1,601
2-BR	Market	21	740	\$4,451
3-BR	Homeless	12	960	\$512
3-BR	30%	2	960	\$800
3-BR	40%	2	960	\$1,147
3-BR	50%	2	960	\$1,494
3-BR	60%	12	960	\$1,472, \$1,841
3-BR	Market	<u>28</u>	960	\$5,070
Total		414		

Schedule excludes one non-revenue two-bedroom superintendent's unit. Rent shown for the restricted units are net of a utility allowance for electric.

For unit sizes showing 2 rents, the 1089 building uses the lower 2018 AMI and the 1101 building uses the higher 2022 AMI. HDC does not change unit rents used for the construction loan underwriting at conversion unless it is required to meet increased operating or debt service expenses. The permanent loan will increase \$12,670,000 over the construction loan necessitating an increase in the unit rents in the 1101 building.

Other Income: \$99,360/yr. parking income from 118 spaces at \$183/space/mo.
\$731,670/yr. community facility income for 24,389 sf of space at \$30/sf.
\$8,875/yr. from laundry income.

Proposed Project Financing

Insured Loan

Payment Schedule: \$483,742/month for 35 years

Borrower

Equity Contribution: \$54,437,290

**Percent of Total
Project Costs:** 28%

Ins. Effective Date: At permanent loan closing.

Underwriting

Loan to Value Ratio: 80%.

Liability to Value Ratio: 20%.

Projected Income/Expense Ratio: 1.09:1

NOI/DS: 1.15:1

(See Exhibits A-C for further details)

Appraisal Summary

Ownership Rights Appraised: Fee.

Valuation: \$110,500,000

Valuation Methodology: Income Approach using market-rate financing, market and below market rents and 420c & 421a tax benefits.

Capitalization Rate: 4.75%.

Developer Description/Management Capacity

Developer History: BFC Partners, whose principals are Brandon Baron, Joseph Ferrara, and Donald Capoccia, have acquired, developed, and constructed more than 5,000 units over the past 25 years valued at more than \$1.5 billion.

Management Experience: The managing agent has not yet been selected.

**SONYMA Commitments
and/or PIFs:** See Exhibit F-Schedule of Commitments/Policies in Force

Risk Analysis

- The loan amount is \$212,458 per unit and equals 43% of the Project's total development cost of \$496,228 per unit.

- The Project has satisfactory loan to value ratio of 80%, a liability to value ratio of 20% and a satisfactory income to expense ratio (1.09:1) and debt-service coverage ratio (1.15:1).
- The Project will break even with a 14% vacancy and collection loss or a 23% increase in operating expenses and will operate with a proforma 1.02 income to expense ratio with the community facility space vacant.

Special Conditions: Mortgage insurance is expected to become effective at permanent loan closing subject to the following:

- SONYMA required rent achievement level of \$10,326,762 (@ 1.05:1).
- Submission of environmental report.
- PILOT agreements equivalent to 420c and 421a real estate tax abatements.
- Service contract between Breaking Ground and the borrower for support services for 25 units.
- 65-year ground lease between the borrower and NYC Economic Development Corp.
- Agreement between SONYMA and REMIC detailing terms of risk sharing.

Conclusion: It is recommended that the Mortgage Insurance Committee and SONYMA Directors approve issuance of a Commitment to Insure providing 25% mortgage insurance for the Project on a loan amount of \$88,170,000.

Attachments

Exhibit A	Sources and Uses of Loan Proceeds
Exhibit B	Income and Expense Analysis
Exhibit C	Maintenance and Operating Expenses
Exhibit D	Location Map(s)
Exhibit E	Project Photo(s)
Exhibit F	Schedule of Commitments/Policies in force

Exhibit A
Bedford Union Armory-1101 & 1089 President Street
Brooklyn, Kings County
Certificate # 10-2200

PROJECT FINANCIAL STRUCTURE

Sources of Funds

1st Mortgage, HDC	\$88,170,000	35-year term; 5.67% interest rate (rate includes mortgage insurance premium). Monthly payments: \$483,742 (6.58% constant)
HDC 2nd Mortgage	\$15,000,000	1% interest, \$12,500/mo. payments
HPD 3rd Mortgage	\$31,075,000	No payments, \$206,419,728 balloon
Reso A Loan	\$2,000,000	No scheduled repayment
HPD Housing Infrastructure Funding	\$10,000,000	No scheduled repayment
Deferred Interest	\$5,152,157	
Federal LIHTCs	\$35,593,663	
Developer Equity	<u>\$18,943,627</u>	
Total Sources	\$205,934,447	

Uses of Funds

	<u>Total Cost</u>	<u>Per SF.</u> <u>(427,212)</u>	<u>Per Unit</u> <u>(415)</u>
Acquisition Costs	\$11,360,942	\$27	\$27,376
Hard Costs	\$134,812,298	\$316	\$324,849
Soft Costs	\$45,352,961	\$106	\$109,284
Developer Fee	<u>\$14,408,246</u>	<u>\$34</u>	<u>\$34,719</u>
Total Uses	\$205,934,447	\$483	\$496,228

Exhibit B
Bedford Union Armory-1101 & 1089 President Street
Brooklyn, Kings County
Certificate # 10-2200

PROJECTED INCOME AND EXPENSE ANALYSIS

	Mortgagee's Projection <u>2024</u>
Gross Potential Income	
Residential Income	\$10,498,056
Parking Income	\$99,360
Community Facility Income	\$731,670
Laundry	<u>\$8,875</u>
Total Gross Potential Income	\$11,337,961
Less Vacancy & Collection Loss	
Residential (5%)	(\$524,903)
Parking (10%)	(\$9,936)
Community Facility (10%)	(\$73,167)
Laundry (10%)	<u>(\$888)</u>
Total Vacancy & Collection Loss	(\$608,893)
Effective Gross Income (EGI)	\$10,729,068
Less: M & O	<u>(\$3,880,113)</u>
Net Operating Income	\$6,848,955
Less: Debt Service	
1st Mortgage, HDC @ 5.67%	(\$5,804,898)
HDC 2nd Loan	<u>(\$150,000)</u>
Total Debt Service	(\$5,954,898)
Cash Flow	\$894,057
Total Operating Expenses (TOE)	(\$9,835,011)
EGI/TOE	1.09
NOI/DS	1.15
SONYMA Effective Gross Income @ 1.05:1	\$10,326,762
Total Operating Expenses	<u>(\$9,835,011)</u>
Cash Flow	\$491,751

Exhibit C
Bedford Union Armory-1101 & 1089 President Street
Brooklyn, Kings County
Certificate # 10-2200

MAINTENANCE & OPERATING EXPENSES

	Underwriting		
	Projections	Per Room	Per Unit
	<u>2024</u>	<u>1365</u>	<u>415</u>
Real Estate Taxes	\$44,883	\$33	\$108
Water & Sewer	\$389,025	\$285	\$937
Insurance	\$560,250	\$410	\$1,350
Supplies / Cleaning / Exterminating	\$191,100	\$140	\$460
Heat (gas)	\$409,500	\$300	\$987
Management	\$313,849	\$230	\$756
Misc. Administrative Expenses	\$37,550	\$28	\$90
Social Service Expenses	\$56,275	\$41	\$136
Payroll	\$919,306	\$673	\$2,215
Repairs & Maintenance	\$373,500	\$274	\$900
Elevator (5)	\$37,500	\$27	\$90
Legal and Accounting	\$149,600	\$110	\$360
Electric (common area)	\$252,525	\$185	\$608
Building Reserve	<u>\$145,250</u>	<u>\$106</u>	<u>\$350</u>
Total Expenses	\$3,880,113	\$2,843	\$9,347

EXHIBIT D
BEDFORD UNION ARMORY
1089 & 1101 PRESIDENT STREET
BROOKLYN, KINGS COUNTY
CERTIFICATE # 10-2200
PROJECT LOCATION

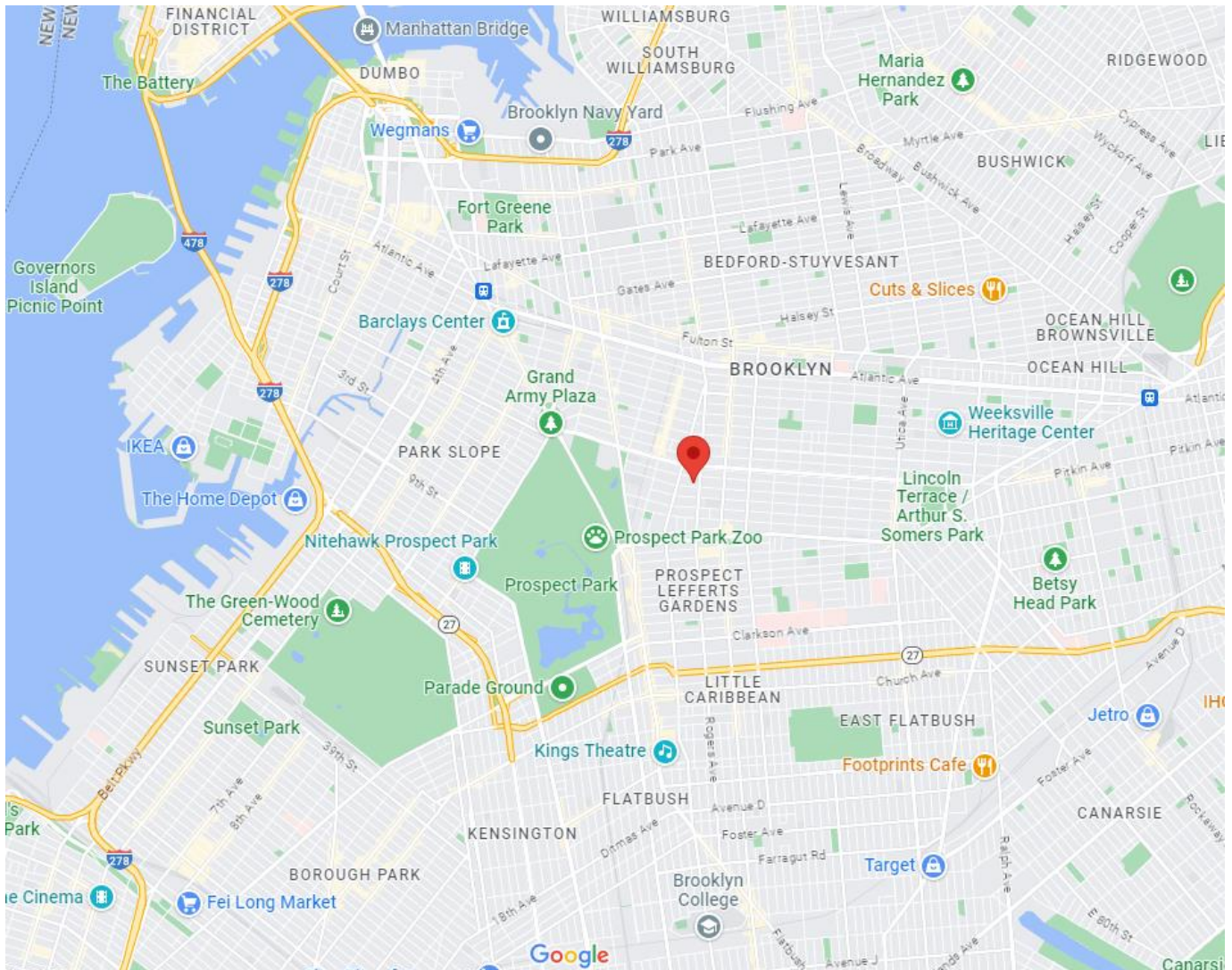


EXHIBIT E
BEDFORD UNION ARMORY
1089 & 1101 PRESIDENT STREET
BROOKLYN, KINGS COUNTY
CERTIFICATE # 10-2200
PROJECT PHOTO



1089 President Street



1101 President Street

EXHIBIT F-SCHEDULE OF COMMITMENTS/POLICIES IN FORCE

Report - PR024
5/11/2023

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
FOR DEVELOPER -BFC Partners (D.Capoccia, J.Ferrara & B.Baron)



CERTIFICATE	PROJECT NAME	PROPERTY ADDRESS	TOWN/CITY	LOAN AMOUNT	LENDER	STATUS
01-0000160	McCarley Gardens	818 Michigan Ave	Buffalo	\$10,205,000	N Y S H F A	COMM. 12/16/2021
10-0001849		825 E 170th St	Bronx	\$17,410,000	C P C	PIF 11/21/2014
10-0001870	Albert Goodman Apartments	970 Boston Rd	Bronx	\$12,300,000	N Y C H D C	PIF 6/2/2016
10-0002079		15319 Jamaica Ave	Jamaica	\$18,965,300	N Y S H F A	PIF 4/28/2023
10-0002161		475 Bay St	Staten Island	\$45,580,000	N Y S H F A	COMM. 12/16/2021
10-0002200	Bedford Union Armory	1089 President St et al	Brooklyn	\$88,170,000	N Y C H D C	APPL. 5/11/2023
GRAND TOTAL:				Total Certs	6	<u>\$192,630,300</u>

A RESOLUTION OF THE
MORTGAGE INSURANCE COMMITTEE OF THE
STATE OF NEW YORK MORTGAGE AGENCY
RECOMMENDING APPROVAL OF MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR
BEDFORD UNION ARMORY, 1089 AND 1101 PRESIDENT STREET,
BROOKLYN, KINGS COUNTY

WHEREAS, pursuant to Public Authorities Law Section 2425 et seq., the State of New York Mortgage Agency (the “Agency”), among other things, is authorized to issue commitments to insure and to contract to insure mortgage loans eligible for insurance thereunder; and

WHEREAS, an application for mortgage insurance was submitted to the Agency;
and

WHEREAS, the Agency staff has reviewed such application and recommends that the project be approved for mortgage insurance; now, therefore be it

RESOLVED, by the Mortgage Insurance Committee of the Agency, as follows:

Section 1. Pursuant to Section 2425 et seq., of the Public Authorities Law and conditions to be set forth in the Commitment to Insure and Terms of Insurance of mortgage loans eligible for insurance thereunder (the “Commitment”), the Mortgage Insurance Committee hereby recommends authorization of the issuance of a Commitment for 25% mortgage insurance of the New York City Housing Development Corporation first mortgage permanent loan in the approximate amount of \$88,170,000 for Bedford Union Armory, 1089 and 1101 President Street, Brooklyn, Kings County, Certificate #10-2200, to be financed by the issuance of tax exempt bonds.

Section 2. The President and Chief Executive Officer, or another Senior Officer of the Agency designated by her, is hereby authorized, subject to the provisions of this resolution and her approval of the form and content of any documents and agreements necessary to effectuate this transaction, to execute a Commitment for the Project on behalf of the Agency.

Section 3. This resolution shall take effect immediately.

A RESOLUTION OF THE
STATE OF NEW YORK MORTGAGE AGENCY
APPROVING MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR
BEDFORD UNION ARMORY, 1089 AND 1101 PRESIDENT STREET,
BROOKLYN, KINGS COUNTY

WHEREAS, pursuant to Public Authorities Law Section 2425 et seq., the State of New York Mortgage Agency (the “Agency”), among other things, is authorized to issue commitments to insure and to contract to insure mortgage loans eligible for insurance thereunder; and

WHEREAS, an application for mortgage insurance was submitted to the Agency;
and

WHEREAS, the Agency staff has reviewed such application and recommends that the project be approved for mortgage insurance; and

WHEREAS, the Mortgage Insurance Committee recommends that the project be approved for mortgage insurance; now, therefore be it

RESOLVED, by the Directors of the Agency, as follows:

Section 1. Pursuant to Section 2425 et seq., of the Public Authorities Law and conditions to be set forth in the Commitment to Insure and Terms of Insurance of mortgage loans eligible for insurance thereunder (the “Commitment”), the Agency hereby authorizes the issuance of a Commitment for 25% mortgage insurance of the New York City Housing Development Corporation permanent first mortgage loan in the approximate amount of \$88,170,000 for Bedford Union Armory, 1089 and 1101 President Street, Brooklyn, Kings County, Certificate #10-2200, to be financed by the issuance of tax-exempt bonds.

Section 2. The Agency hereby authorizes the President and Chief Executive Officer, or another Senior Officer of the Agency designated by her, subject to the provisions of this resolution and her approval of the form and content of any documents and agreements necessary to effectuate this transaction, to execute a Commitment for the Project on behalf of the Agency.

Section 3. This resolution shall take effect immediately.

SONYMA CONSENT ITEM:

ITEM 7:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 1, 2023

FROM: **Betsy Mallow**
 SVP and Chief Operating Officer

TO: SONYMA Directors

SUBJECT: Extension of Cybersecurity Policy

Materials in connection with this item will be sent under separate cover.

ITEM 8:



Homes and Community Renewal

KATHY HOCHUL
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 1, 2023

FROM: Sev Moro
Vice President and Assistant Commissioner
of Human Resources

TO: SONYMA Directors

SUBJECT: Authorization to extend the term of contracts with firms on the Agencies' prequalified panel for the provision of professional temporary staffing consultant services

Reason Before the Directors

Contracts with firms on the Agencies' prequalified panel of firms for the provision of professional temporary staffing consulting services ("Staffing Services") are being presented to the Directors for approval in accordance with Section 2879 of the Public Authorities Law and the Agencies' Procurement and Contract Guidelines ("Guidelines") that require the Directors to approve procurement contracts that exceed one year in duration or \$100,000 in amount. *(Unless otherwise defined herein, capitalized terms appearing in this memorandum adhere to their respective definitions in the Guidelines.)*

Criteria for Use of Contractors for Personal Services

In accordance with the provisions of Article III of the Agencies' Guidelines, the Agencies have made a determination that it is appropriate that Staffing Services be performed under personal services contracts as: (a) such services are necessary to the performance of the Agencies' responsibilities; and (b) such services are not available from Employees or use of personnel of any Agency for such services would not be cost efficient or cost beneficial. Such services are appropriately determined to be personal services proper for "contracting out" as they are substantially akin to the personal services listed in Article III of the Guidelines.

Description of the Solicitation Process

On March 4, 2016, HFA, SONYMA and AHC (collectively, "Agencies") issued a request for proposals ("RFP") seeking qualified professional temporary staffing consultant firms to provide the Agencies with Staffing Services that include, but are not limited to, attorneys, certified public accountants,

human resource recruiters/assistants and multi-family program underwriters. The Agencies received 21 responses, 15 of which were from MWBE firms. An Agency Review Committee (“Review Committee”) evaluated proposals utilizing the following criteria: (i) qualifications; (ii) experience; (iii) screening process; (iv) maintenance of an office in NYS; (v) fees; (vi) resumes; and (vii) Diversity requirements. Based on a review of the proposals, the Review Committee selected for recommendation the following 15 firms (“Staffing Firms”) to be included on the Agencies’ pre-qualified (“Panel”), six of which are NYS certified MBE and/or WBE firms and nine of which are New York State Business Enterprises (“NYSBEs”):

- 22nd Century Technologies, Inc. (“22nd Century”), uncertified MWBE;
- ALS Staffing, Inc. d/b/a All About People, Inc., uncertified MBE;
- COGO Sourcing, LLC d/b/a COGO Partners, a MBE;
- Datrose, a MBE;
- Diamond Personnel, LLC (“Diamond”);
- LanceSoft, Inc. (“LanceSoft”), uncertified MBE;
- Mindlance Inc., uncertified MBE;
- MP Engineers, P.C., a MBE;
- New Wave People, Inc., an MWBE;
- Nexis Staffing, Inc. (“Nexus”), a MBE;
- Penda Aiken, Inc. (“Penda”), an MWBE;
- Special Counsel Inc., now known as ADO Professional Solutions, Inc. D/B/A LHH Recruitment Solutions (“ADO”);
- TemPositions, Inc.;
- The Execu-Search Holdings, LLC (“Execu-Search”); and
- Yorkson Legal, a WBE

The 15 Staffing Firms are located throughout the State of New York, thus offering the Agencies flexibility in addressing critical staffing needs both upstate and downstate.

The Agencies’ Members and Directors authorized contracts with Staffing Firms on the Panel, on an as-needed basis, for a five-year period at their meetings on July 14, 2016. At their June 2021 meetings, the Members and Directors authorized extending the term of contracts with Staffing Firms on the Panel, on an as-needed basis, for a two-year period and amending the compensation terms in contracts (*i.e., mark-up for temporary staffing and placement fee for temp to perm positions*). The contracts with Staffing Firms on the Panel are being presented to the Directors for approval to extend the term of the contracts for a two-year period.

Promoted and Prohibited Contracts & Contracts Subject to Other Limitations

Article VIII of the Agencies' Guidelines provide for consideration to be given to certain kinds of contracts that may be promoted, prohibited or subjected to certain limitations which include, but are not limited to, contracts with MWBEs, NYSBEs and contracts with firms from "Discriminatory Jurisdictions." Datrose is an MBE and Penda is an MWBE. Datrose and Special Counsel are NYSBE firms.

Record of Expenditures under Contracts; Contracting Agencies, Allocation of Costs Between Agencies

The below table indicates the expenditures paid by the Agencies to the firms providing Staffing Services.

A L L O C A T I O N S								
Agency	Vendor	Amount Paid FY 2023 (11/1/2022 to 4/30/2023)	Amount Paid FY 2022 (11/1/2021 to 04/30/2022)	H F A	S O N Y M A	A H C	M B B A	T S F C
HFA SONYMA AHC	22 nd Century	\$ 58,387	\$240,675	50%	50%			
HFA SONYMA AHC	ADO Professional Solutions, Inc.	122,644	48,361	22%	78%			
HFA SONYMA AHC	Datrose		29,322	50%	50%			
HFA SONYMA AHC	Diamond	20,088		50%	50%			
HFA SONYMA AHC	Exec-Search		140,166	82%	18%			
HFA SONYMA AHC	Lancesoft	71,715	84,398	50%	50%			
HFA SONYMA AHC	Penda	55,644	123,223	53%	47%			
HFA SONYMA AHC	Special Counsel		7,425	50%	50%			

Recommendation with respect to Length of Contract Terms

Agency staff is satisfied with the services provided by the firms on the Panel and wishes to continue to retain these contractual agreements for a two-year period. During the next year, staff will: (a) continually evaluate each contract and the performance of each contractor; (b) continually give consideration as to whether the further use of each contractor's services and the continuation of each contractual agreement is desirable; and (c) at least annually, as part of the annual review and re-certification of the Panel process, make a determination with respect to awarding the Staffing Services contracts again through a new competitive process. The Agency and its Affiliates anticipate resoliciting Staffing Services in 2024.

Recommendation

Authorization to extend the term of contracts with firms on the Panel for the provision of Staffing Services is being submitted to the Directors for approval. In consideration of the recommendations of staff, it is respectfully requested that the transmitted resolution be adopted by the Directors authorizing the Agency to extend the term of the contracts with Firms on the Panel for the provision of Staffing Services for a two-year period, on an as-needed basis.

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A RESOLUTION OF THE
STATE OF NEW YORK MORTGAGE AGENCY
APPROVING THE CONTINUED RETENTION OF CONTRACTS WITH
FIRMS ON THE AGENCY'S PREQUALIFIED PANEL OF FIRMS
FOR PROFESSIONAL TEMPORARY STAFFING CONSULTANT SERVICES

WHEREAS, pursuant to the Procurement and Contract Guidelines of the State of New York Mortgage Agency ("Agency") (the "Guidelines") and Section 2879 of the Public Authorities Law, the Agency's Directors are required to review and approve all procurement contracts that exceed one year in duration or \$100,000 in amount; and

WHEREAS, the Agency and its Affiliates (*New York State Housing Finance Agency and New York State Affordable Housing Corporation*) issued a Request for Proposals ("RFP") on March 4, 2016 for professional temporary staffing consultant services ("Staffing Services"); and

WHEREAS, as a result of the RFP process, the Agency and its Affiliates established a prequalified panel of firms for Staffing Services ("Panel"); and

WHEREAS, the Agency entered into contracts with firms on the Panel, on an as-needed basis, for a five-year period; and

WHEREAS, in June 2021, the Directors authorized extending the term of Staffing Services contracts with firms on the Panel for a two-year period; and

WHEREAS, the Agency has a continuing need for Staffing Services provided by the firms on the Panel and wishes to extend the term of the contracts with firms on the Panel for a two-year period; and

WHEREAS, the Guidelines require the affirmative concurrence of the Agency's Directors for any determination not to enter into a new competitive award process as a result of which a procurement contract would exceed a projected five years in duration without a new competitive process being conducted; and

WHEREAS, the Agency's Directors desire to provide such affirmative concurrence for the determination not to enter into a new competitive award process at this time with the understanding that such determination will result in the continued retention of firms on the Panel for the provision of Staffing Services under contracts exceeding five years in duration without a new competitive selection process being conducted; now, therefore be it

RESOLVED, by the Agency's Directors:

Section 1. Authorization to extend the term of the contracts with firms on the Panel for the provision of Staffing Services, on an as-needed basis, is hereby approved for a two-year period.

Section 2. Affirmative concurrence is hereby provided by the Directors for the determination not to enter into a new competitive award process at this time in connection to the Staffing Services provided by firms on the Panel, with the understanding that such determination will result in the continued retention of firms under Staffing Services contracts exceeding five years in duration without a new competitive selection process being conducted, as indicated in the memorandum accompanying this resolution.

Section 3. The President and Chief Executive Officer, or another designated officer of the Agency, is hereby authorized and directed, subject to the provisions of this resolution, to execute any and all documents which may be necessary and appropriate to effectuate the purpose of this resolution in accordance with the provisions set forth in the memorandum accompanying this resolution.

Section 4. This resolution shall take effect immediately.

Dated: June 8, 2023

INFORMATION ITEMS:

ITEM 9:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 1, 2023

FROM: Lisa G. Pagnozzi
Vice President,
Contracts and Administration

TO: SONYMA Directors

SUBJECT: Agency Procurements and Contracts in the Lobbying Restricted Period

As a result of inquiries by the Members and Directors during their May 2016 educational session relating to Agency procurements/contracts in the Lobbying Restricted Period, an update is being provided to the Members and Directors at each Board meeting that includes a listing of the Agencies' current procurements/contracts in the Lobbying Restricted Period.

The Lobbying Restricted Period means, for purposes of applying the Lobbying Law for any Agency, a Governmental Procurement or contract with actual or anticipated annualized expenditures in excess of \$15,000, from the period of time commencing with the earliest posting on the Agencies' website, in a newspaper of general circulation, or in the procurement opportunities' newsletter in accordance with Article 4-C of the New York State Economic Development Law, of written notice, advertisement or solicitation of a request for proposal, invitation for bids or solicitation of proposals, or any other method provided for by the Agencies' Procurement and Contract Guidelines or by law of regulation for soliciting a response from offerers intending to result in a procurement contract with our Agencies and ending with any Agency's approval of the final contract award.

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Below is a listing of current Agency procurements in the Lobbying Restricted Period. Solicitations may be viewed on HCR's website at <https://hcr.ny.gov/procurement-opportunities> .

Agency	Name of Solicitation	Contracting Agency Department	Anticipated Award Date
HTFC and HFA	Consultant Services for (a) Construction Monitoring Services, (b) Engineering / Architectural Services and (c) Integrated Physical Needs Assessments	OEOPD and Multi-Family	July, 2023
HFA, SONYMA, MBBA and TSFC	Financial Printer Services	Bond Finance and Debt Issuance	June, 2023
HFA	Information Technology Solution for Housing Lottery and Waitlist	Asset Management	September, 2023
HFA, HTFC, AHC, SONYMA, MBBA and TSFC	Legal Services Agreement for legal services other than those legal services related to municipal finance transactions	Legal	September, 2023

Below is a listing of Agency procurements anticipated to be in the Lobbying Restricted Period within the next several weeks.

Agency	Name of Solicitation	Contracting Agency Department	Anticipated Award Date
HFA and SONYMA	Security Services	Information Technology	December, 2023
HFA, SONYMA, MBBA, TSFC	Financial Advisor and Swap Advisor Services	Debt Issuance	December, 2023
HFA and HTFC	Sustainability & Environmental Technical Assistance Services	Office of Housing Preservation	November, 2023
HFA	Mitchell Lama Consultant Services	Office of Housing Preservation	November, 2023

ITEM 10:

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
APPROVALS PERIODMAY 01, 2023 TO MAY 31, 2023



CERTIFICATE	PROJECT NAME	CITY	MORTGAGEE	APPROVAL DATE	LOAN AMOUNT	COV.	INSURANCE AMOUNT	RESERVES	PROPERTY TYPE	HOUSE UNITS	SQ.FT NONRE
01-0000169	Francis John Apts. & Frederick Dou	Buffalo	N Y S H F A	05/16/23	\$4,800,000	100%	\$4,800,000	\$960,000	MFH	174	0
05-0000353	85 Market Street	Poughkeepsie	C P C	05/18/23	\$1,100,000	100%	\$1,100,000	\$220,000	MFH	8	0
08-0000352	The St. Clair	Yonkers	N Y S H F A	05/16/23	\$8,400,000	100%	\$8,400,000	\$1,680,000	MFH	76	2,008
09-0000116	Wyandanch Rising Building L	Wyandanch	N Y S H F A	05/16/23	\$24,490,000	100%	\$24,490,000	\$4,898,000	MFH	218	0
10-0002196	2435 Pacific Street	Brooklyn	N Y S H F A	05/16/23	\$19,740,000	100%	\$19,740,000	\$3,948,000	SH	236	6,963
TOTALS	5				\$58,530,000		\$58,530,000	\$11,706,000		712	8,971

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
COMMITMENTS PERIOD MAY 01, 2023 TO MAY 31, 2023



CERTIFICATE / LENDER LOAN #	PROJECT NAME	CITY	MORTGAGEE	COMM. DATE	COMM. EXPIRE DATE	LOAN AMOUNT	COV.	INSURANCE AMOUNT	RESERVES	PROPERTY TYPE	SQ.FT NONRES	HOUSE UNITS	APPLICATION DATE
05-0000353 12575	85 Market Street	Poughkeepsie	C P C	05/18/2023	05/18/2025	\$1,100,000	100%	\$1,100,000	\$220,000	MFH	0	8	04/26/2023
TOTALS				1		\$1,100,000		\$1,100,000	\$220,000		0	8	

STATE OF NEW YORK MORTGAGE AGENCY/ MORTGAGE INSURANCE FUND
MIF PROJECT INSURANCE PROGRAM
APPLICATION PRIORITY REPORT (APR)
APPLICATIONS RECEIVED(1B) OR APPROVED(1D) BUT NOT COMMITTED



CERTIFICATE / LENDER LOAN #	LENDER NAME	LOAN AMOUNT	COV.	LIABILITY	RESERVES	APPL. DATE	ANTICIPATED COMMITMENT DATE	U/W	PROPERTY ADDRESS GENERAL CONTRACTOR	PROP. TYPE	CITY	STATUS
10-0002199 11951	C P C	\$5,127,356	100%	\$5,127,356	\$1,025,471	03/31/2023	06/30/2023	Schuldenfrei, Gary	The Woodstock	MFH	New York	1B
10-0002200	N Y C H D C	\$88,170,000	25%	\$22,042,500	\$4,408,500	05/11/2023	06/30/2023	Schuldenfrei, Gary	Bedford Union Armory	MFH	Brooklyn	1B
10-0002201	Low Income Investment Fund	\$4,547,000	100%	\$4,547,000	\$909,400	05/19/2023	06/30/2023	Schuldenfrei, Gary	JOE BK 2 Cluster LLC	SH	Bronx	1B
10-0002202	LISC New York City	\$3,944,649	100%	\$3,944,649	\$788,930	05/22/2023	06/30/2023	Schuldenfrei, Gary	110 Malcolm X Blvd	MFH	New York	1B
10-0002203	LISC New York City	\$2,103,380	100%	\$2,103,380	\$420,676	05/23/2023	06/30/2023	Schuldenfrei, Gary	102 W 119th St	MFH	New York	1B
10-0002204	LISC New York City	\$954,339	100%	\$954,339	\$190,868	05/23/2023	06/30/2023	Schuldenfrei, Gary	128 W 116th St	MFH	New York	1B
10-0002205	LISC New York City	\$882,104	100%	\$882,104	\$176,421	05/23/2023	06/30/2023	Schuldenfrei, Gary	1971 Adam Clayton Powell Jr Blvd	MFH	New York	1B
01-0000169 3623	N Y S H F A	\$4,800,000	100%	\$4,800,000	\$960,000	04/20/2023	06/30/2023	Schuldenfrei, Gary	Francis John Apts. & Frederick Douglass Towers II	MFH	Buffalo	1D
08-0000352 3624	N Y S H F A	\$8,400,000	100%	\$8,400,000	\$1,680,000	04/18/2023	06/30/2023	Schuldenfrei, Gary	The St. Clair	MFH	Yonkers	1D
09-0000114 3608	N Y S H F A	\$18,350,000	100%	\$18,350,000	\$3,670,000	03/16/2023	06/30/2023	Schuldenfrei, Gary	Matinecock Court	MFH	East Northport	1D
09-0000116 3619	N Y S H F A	\$24,490,000	100%	\$24,490,000	\$4,898,000	04/19/2023	06/30/2023	Schuldenfrei, Gary	Wyandanch Rising Building L	MFH	Wyandanch	1D
10-0002196 3613	N Y S H F A	\$19,740,000	100%	\$19,740,000	\$3,948,000	02/28/2023	06/30/2023	Schuldenfrei, Gary	2435 Pacific St Manny Periera	SH	Brooklyn	1D
10-0002197 3626	N Y S H F A	\$12,130,000	100%	\$12,130,000	\$2,426,000	03/21/2023	06/30/2023	Schuldenfrei, Gary	St. Anselm Apartments	SH	Bronx	1D
Totals for June 2023		13		\$193,638,828				\$127,511,328		\$25,502,266		
01-0000168 70904	C P C	\$5,700,000	100%	\$5,700,000	\$1,140,000	03/03/2023	07/31/2023	Schuldenfrei, Gary	35 E Morris Ave	MFH	Buffalo	1B

STATE OF NEW YORK MORTGAGE AGENCY/ MORTGAGE INSURANCE FUND
MIF PROJECT INSURANCE PROGRAM
APPLICATION PRIORITY REPORT (APR)
APPLICATIONS RECEIVED(1B) OR APPROVED(1D) BUT NOT COMMITTED



CERTIFICATE / LENDER LOAN #	LENDER NAME	LOAN AMOUNT	COV.	LIABILITY	RESERVES	APPL. DATE	ANTICIPATED COMMITMENT DATE	UW	PROPERTY ADDRESS GENERAL CONTRACTOR	PROP. TYPE	CITY	STATUS
02-0000194 3628	N Y S H F A	\$5,000,000	100%	\$5,000,000	\$1,000,000	04/05/2023	07/31/2023	Schuldenfrei, Gary	Parliament Fairfield	MFH	Rochester	1B
08-0000353 3620	N Y S H F A	\$5,760,000	100%	\$5,760,000	\$1,152,000	04/24/2023	07/31/2023	Schuldenfrei, Gary	Mary the Queen Senior Apartments	SH	Yonkers	1B
09-0000115 12527	C P C	\$10,852,000	100%	\$10,852,000	\$2,170,400	04/13/2023	07/31/2023	Schuldenfrei, Gary	356 - 370 Bayview Ave	MFH	Inwood	1B
10-0002206 12545	C P C	\$5,175,000	100%	\$5,175,000	\$1,035,000	05/23/2023	07/31/2023	Schuldenfrei, Gary	Parkview Apartments	MFH	Bronx	1B
Totals for July 2023		5		\$32,487,000	\$32,487,000	\$6,497,400						
Grand Totals		18		\$226,125,828	\$159,998,328	\$31,999,666						

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
(3B)(3C) RESERVES ON CLAIMS AGAINST POLICIES IN FORCE
AS OF May 31, 2023



CERTIFICATE / LENDER LOAN #	MORTGAGOR	MORTGAGEE	PROPERTY ADDRESS	INSURANCE EFFECTIVE DATE	DATE CLAIM POSTED	LOAN AMOUNT / COVERAGE	INSURANCE AMOUNT	RESERVES AGAINST CLAIMS	CURRENT MONTH CLAIMS PAID	CLAIMS PAID TO DATE	ADJUSTED RESERVE BALANCE
03-0000178 70396	Near West Side Initiative, Inc.	C P C	109 Otisco St Syracuse	10/03/11	02/04/21 3C	\$1,800,000 100.00%	\$1,800,000	\$1,800,000	\$11,108.90	\$60,605.15	\$1,739,394.85
03-0000199 70491	Near Westside Initiative, Inc.	C P C	110 Marcellus St Syracuse	05/06/19	04/11/23 3C	\$700,000 100.00%	\$700,000	\$700,000	\$27,699.90	\$27,699.90	\$672,300.10
Totals for Syracuse Region			CLAIMS FILED	2		\$2,500,000	\$2,500,000	\$2,500,000	\$38,808.80	\$88,305.05	\$2,411,694.95
04-0000011 125001	Hathorn Redevelopment Company, LLC	Chemung County Industrial Development Agency	Hathorn Apts. Elmira	10/01/04	06/17/08 3C	\$4,000,000 100.00%	\$4,000,000	\$4,000,000		\$451,941.92	\$3,548,058.08
Totals for Elmira-Binghamton Region			CLAIMS FILED	1		\$4,000,000	\$4,000,000	\$4,000,000		\$451,941.92	\$3,548,058.08
05-0000115 116001	BOURNE & KENNEY REDEVELOPMENT COMP	NEWBURGH INDUSTRIAL DEVELOPM	Bourne & Kenney Apartments Newburgh	04/10/03	07/22/08 3C	\$4,500,000 100.00%	\$4,500,000	\$4,500,000		\$1,031,000.11	\$3,468,999.89
05-0000121	Eastman & Bixby Redevelopment Fund Compa	POUGHKEEPSIE INDUSTRIAL DEVELOPM	21 Charles St Poughkeepsie	09/25/03	07/16/08 3C	\$4,445,000 100.00%	\$4,445,000	\$4,445,000		\$266,710.55	\$4,178,289.45
Totals for Mid-Hudson Region			CLAIMS FILED	2		\$8,945,000	\$8,945,000	\$8,945,000		\$1,297,710.66	\$7,647,289.34
06-0000181 7871	Urgo, Antonella	C P C	31 N Pearl St Albany	08/24/09	07/20/20 3C	\$485,000 100.00%	\$485,000	\$485,000	-\$3,109.96	\$21,772.63	\$463,227.37
Totals for Capital Region			CLAIMS FILED	1		\$485,000	\$485,000	\$485,000	-\$3,109.96	\$21,772.63	\$463,227.37
08-0000140 2356	Oakwood Housing Limited Liability Corporation, LLC	JP MORGAN CHASE BANK, N. A.	Crest Ct Ramapo	02/28/00	02/10/23 3C	\$1,163,964 100.00%	\$1,163,964	\$1,163,964	\$16,293.16	\$57,026.06	\$1,106,937.94
Totals for Downstate Region			CLAIMS FILED	1		\$1,163,964	\$1,163,964	\$1,163,964	\$16,293.16	\$57,026.06	\$1,106,937.94
10-0001170 1909	972 Anderson Ave Housing Development Fund Corporat	C P C	972 Anderson Avenue Bronx	09/21/06	06/14/13 3C	\$171,129 100.00%	\$171,129	\$171,129	\$6,577.50	\$28,941.00	\$142,188.00
10-0001238 2801	MCC Community Development Corp.	C P C	1487 Saint Johns Pl Brooklyn	09/22/10	08/21/20 3C	\$777,550 100.00%	\$777,550	\$777,550	\$9,583.04	\$110,293.43	\$667,256.57
10-0001254 10112	Philadelphia Community Services HDFC	JP MORGAN CHASE BANK, N. A.	Philadelphia Community Servi New York	12/20/05	01/09/20 3C	\$455,000 100.00%	\$455,000	\$455,000	\$4,844.49	\$71,345.06	\$383,654.94

STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND - PROJECT INSURANCE
(3B)(3C) RESERVES ON CLAIMS AGAINST POLICIES IN FORCE
AS OF May 31, 2023



CERTIFICATE / LENDER LOAN #	MORTGAGOR	MORTGAGEE	PROPERTY ADDRESS	INSURANCE EFFECTIVE DATE	DATE CLAIM POSTED	LOAN AMOUNT / COVERAGE	INSURANCE AMOUNT	RESERVES AGAINST CLAIMS	CURRENT MONTH CLAIMS PAID	CLAIMS PAID TO DATE	ADJUSTED RESERVE BALANCE
10-0001266 3217	Longwood Apartments, L.P.	C P C	870 Longwood Ave Bronx	12/08/05	04/11/23 3C	\$1,150,000 100.00%	\$1,150,000	\$1,150,000	\$51,728.44	\$51,728.44	\$1,098,271.56
10-0001318 10664	Bradhurst Apartments, LLC	JP MORGAN CHASE BANK, N. A.	Bradhurst Apartments, 148th S New York	01/10/08	07/20/20 3C	\$1,430,400 100.00%	\$1,430,400	\$1,430,400	\$18,536.08	\$92,680.40	\$1,337,719.60
10-0001396 10246	Aspire HDFC	C P C	408 St Marks Ave Brooklyn	08/21/14	09/08/22 3C	\$781,000 100.00%	\$781,000	\$781,000	\$11,669.64	\$52,513.38	\$728,486.62
10-0001512 3470	159/160 Realty	C P C	560 W 160th St New York	10/07/08	09/29/20 3C	\$1,181,510 100.00%	\$1,181,510	\$1,181,510	\$8,023.64	\$80,660.28	\$1,100,849.72
10-0001724 11112	Central Harlem 203K HDFC	C P C	3 W 119th St New York	11/23/11	04/11/23 3C	\$681,037 100.00%	\$681,037	\$681,037	\$31,468.56	\$31,468.56	\$649,568.44
10-0001749 10324	PFC Astor Row HDFC	C P C	60-62 W 130th St New York	01/29/14	09/29/20 3C	\$1,156,765 100.00%	\$1,156,765	\$1,156,765	\$7,420.90	\$134,039.02	\$1,022,725.98
10-0001769 11687	TBD	JP MORGAN CHASE BANK, N. A.	499 - 505 E 188th St Bronx	04/05/17	04/11/23 3C	\$1,750,000 100.00%	\$1,750,000	\$1,750,000	\$45,644.15	\$45,644.15	\$1,704,355.85
10-0001821 11263	Topping Avenue CATCH HDFC	C P C	1685 Topping Ave Bronx	12/02/14	05/08/23 3C	\$830,890 100.00%	\$830,890	\$830,890	\$18,517.84	\$18,517.84	\$812,372.16
10-0001835 11801-01	West Harlem Group Assistance, Inc.	JP MORGAN CHASE BANK, N. A.	8 Saint Nicholas Ter New York	03/06/18	04/13/22 3C	\$2,325,400 100.00%	\$2,325,400	\$2,325,400	\$36,391.17	\$72,755.34	\$2,252,644.66
10-0001932 11548	Acquinas Deacon Juan Santos LLC	C P C	975 E Tremont Ave Bronx	12/19/18	04/11/23 3C	\$11,370,000 100.00%	\$11,370,000	\$11,370,000	\$304,685.90	\$304,685.90	\$11,065,314.10
Totals for New York City Region			CLAIMS FILED	13		\$24,060,681	\$24,060,681	\$24,060,681	\$555,091.35	\$1,095,272.80	\$22,965,408.20
			TOTAL CLAIMS FILED	20		\$41,154,645	\$41,154,645	\$41,154,645	\$607,083.35	\$3,012,029.12	\$38,142,615.88

MONTHLY TAX SURCHARGE COLLECTIONS AS OF MAY 2023

SONYMA SURTAX Revenue by Month For The Periods:

Statute Year: 2021-2022, 2022-2023, 2023-2024

Report Date: 05/31/23

	2023-2024 <u>CURRENT S/Y</u>	2022-2023 <u>PRIOR</u>	2021-2022 <u>PRIOR</u>
April	8,889,233	21,082,726	12,899,780
May	8,964,585	13,966,429	10,385,056
June	0	17,771,998	12,020,983
July	0	19,323,439	19,243,585
August	0	16,383,191	12,325,517
September	0	17,935,255	13,588,018
October	0	16,497,590	14,710,860
November	0	11,442,219	15,385,042
December	0	12,388,830	12,666,573
January	0	14,476,626	19,242,517
February	0	10,663,607	25,787,028
March	0	9,674,218	14,165,203
Totals:	17,853,818	181,606,126	182,420,162

SUMMARY

<u>RECEIPTS</u>	CURRENT 2023-2024 <u>STATUTE YEAR</u>	2022-2023 <u>STATUTE YEAR</u>	2021-2022 <u>STATUTE YEAR</u>
MONTH OF MAY:	8,964,585	13,966,429	10,385,056
STATUTE YEAR TO DATE:	17,853,818	35,049,155	23,284,836

ITEM 11:



KATHY HOCHUL
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 1, 2023

FROM: Carrie Torres
VP/Office of Economic Opportunities
and Partnerships

TO: SONYMA Directors

SUBJECT: Presentation on MIF MWBE Project Data

A presentation will be made at the Board meeting.