



**Homes and
Community Renewal**

**641 LEXINGTON AVENUE, NEW YORK, NY 10004
(212) 688-4000 · FAX (212) 872-0789**

HOUSING TRUST FUND CORPORATION

MEETING OF THE MEMBERS

**THURSDAY, NOVEMBER 7, 2019
2 P.M.**



**Homes and
Community Renewal**

**Housing
Trust Fund
Corporation**

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner

November 7, 2019

To: Housing Trust Fund Corporation Members

From: Secretary of the Board

Subject: Housing Trust Fund Corporation Meeting

Please find enclosed, the agenda materials for the Housing Trust Fund Corporation board, governance committee and audit committee meetings on Thursday, November 7, 2019 at 2:00 p.m. The meetings will be held at New York State Homes and Community Renewal's offices at 641 Lexington Avenue, New York, New York and 38-40 State Street, Albany, New York.

We look forward to seeing you.

AGENDA FOR THE MEMBERS' MEETING OF THE
HOUSING TRUST FUND CORPORATION
NOVEMBER 7, 2019, 2 P.M.

Action Items:

1. Approval of the Minutes of the Meeting held on October 10, 2019
2. Resolution Authorizing an Award Increase of Community Development Block Grant Public Infrastructure Program Funds to the Town of Hancock
3. Resolution Authorizing an Award of Community Development Block Grant Imminent Threat Program Funds to the Village of Sharon Springs
4. Resolution Authorizing an Award of Community Development Block Grant Economic Development Funds to Sullivan County for Healthy Kids Daycare Program
5. Resolution Authorizing Documentation and Classification of The Gardens at St. Anthony's
6. Resolution Reauthorizing an Award of Low-Income Housing Trust Fund Program Funds for Jefferson Wollensack
7. Resolution Authorizing the Replacement of an Existing Award of Low-Income Housing Trust Fund Program Funds with Public Housing Preservation Program Funds for MLK Apartments Phase 2
8. Resolution Authorizing an Award of Rural Community Investment Funds for Galvin Armory Day Care Center
9. Resolution Authorizing an Award under the Homes for Working Families Fund Program for Ithaca Arthaus
10. Resolution Authorizing an Award under the Homes for Working Families Fund Program for Landmark Place Apartments
11. Resolution Authorizing Awards under the Community Investment Fund Program and the Homes for Working Families Fund Program for Macartovin Apartments

Informational Items:

12. Review of Quarterly Project Status Report(s) of United Funding and Other Awards
13. Review of SEQRA Type 2 Projects

14. Review of SEQRA Concur Actions
15. Review of Authorized Contracts under the Governor's Office of Storm Recovery
16. Review of Previously Authorized Contracts under the Governor's Office of Storm Recovery
17. Review of SEQRA Determinations under the Governor's Office of Storm Recovery

**MINUTES OF THE MEETING OF THE MEMBERS OF THE
HOUSING TRUST FUND CORPORATION (“HTFC”)
HELD ON OCTOBER 10, 2019 AT 2:15 P.M.**

Locations: New York State Homes and Community Renewal, 415 Madison Avenue,
New York, New York
New York State Homes and Community Renewal, 25 Beaver Street,
New York, New York
New York State Homes and Community Renewal, 38-40 State Street,
Albany, New York

Locations connected by phone-conference

MEMBERS PRESENT:

RuthAnne Visnauskas, Chairperson
Alex Valella, representing Kenneth Adams, Member
Holly Leicht, Member

OTHERS PRESENT:

Sean Fitzgerald
Dwight Kwa
Dina Levy
Crystal Loffler
Betsy Mallow
Stacey Mickle
Jason Purvis
Nanika Shaw
Heather Spitzberg

There was a quorum with three Members present. Ms. Leicht made a motion to call to order the meeting of the Members of the HTFC. The motion was seconded by Mr. Valella. Mr. Valella made a motion to call to order the meeting of the Members of the Audit and Governance Committees. The motion was seconded by Ms. Leicht.

The first item on the agenda was the approval of the minutes of the meeting held on September 12, 2019. The minutes were deemed approved.

The next item on the agenda was a resolution authorizing an award of Community Development Block Grant Economic Development Funds to Ontario County for ZAxis Inc. Mr. Purvis presented the proposed award summarizing the main points contained in the related memo.

Ms. Leicht moved to adopt the resolution; Mr. Valella seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby approve an award of \$375,000 under the CDBG Program to Ontario County to assist ZAxis Inc.

Section 2. The Members hereby authorize the President of the Office of Community Renewal or another authorized officer of HTFC, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award increase of Small Rental Development Initiative HOME Program Funds for Clayton Improvement Association, Ltd. Mr. Purvis presented the proposed award increase summarizing the main points contained in the related memo. Ms. Levy provided additional detail as to the diligence performed to verify the necessity and amount of the proposed award increase.

Ms. Leicht moved to adopt the resolution; Mr. Valella seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby authorize the increase of \$239,407.00 in NYS HOME program funding for Clayton Improvement Association's Small Rental Development Initiative (SRDI) award.

Section 2. The Members hereby authorize the entering into of regulatory agreements with the applicants, upon their satisfactory compliance with any pre-contract conditions as required by statute or regulations as applicable, and upon such terms and conditions as set forth by program guidelines.

Section 3. The Members hereby authorize the President of the Office of Community Renewal or another authorized officer of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

The next item on the agenda was a resolution authorizing an award increase of Low-Income Housing Trust Fund Program Funds for Atlas Heights. Mr. Fitzgerald presented the proposed award increase summarizing the main points contained in the related memo. Ms. Leicht asked if the net difference of the amounts of SLIHC reallocated from Atlas Heights to the other project was zero and Mr. Fitzgerald confirmed it was. Mr. Valella asked if any other projects would query the reallocation of SLIHC and Mr. Fitzgerald provided additional details.

Ms. Leicht moved to adopt the resolution; Mr. Valella seconded the motion, and the following resolution was adopted:

Section 1. The Members hereby approve an increase in award of Low-Income Housing Trust Fund Program funds by \$1,450,000 for a total award amount up to \$3,850,000 for Atlas Heights.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby approve entry into a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and consistent with such terms and conditions as set forth by program guidelines.

Section 4. The Members hereby ratify the authorization of any officer in the Office of Finance and Development or Senior Officer as defined in the By-Laws of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 5. This resolution shall be effective immediately.

The next item on the agenda was a resolution authorizing documentation and classification of Herkimer SRDI & 310 John Ave. Daycare and Mt. Aaron Village. Ms. Spitzberg presented the documentation and proposed classification summarizing the main points contained in the related memo.

Ms. Leicht moved to adopt the resolution contingent upon receipt of final NYS SHPO approval; Mr. Valella seconded the motion, and the following resolution was adopted contingent upon receipt of final NYS SHPO approval:

Section 1. The Members hereby accept the SEQRA documentation for Herkimer SRDI & 310 John Ave Daycare and hereby adopt the recommendation that this project be classified as an unlisted action with a negative declaration under SEQRA.

Section 2. The Members hereby accept the SEQRA documentation for Mt. Aaron Village and hereby adopt the recommendation that this project be classified as an unlisted action with a negative declaration under SEQRA.

Section 3. The Members hereby authorize HTFC's SEQRA Officer or any authorized agent or officer to execute any documents in accordance with the applicable provisions of law to effectuate the purpose of this resolution.

Section 4. This resolution shall take effect immediately.

The remainder of the items were informational items and did not require board action.

The next item on the agenda was a review of the SEQRA Type 2 Projects.

The next item on the agenda was a review of the SEQRA Concur Actions.

The next item on the agenda was a review of authorized contracts under the Governor's Office of Storm Recovery.

There being no unfinished business, Ms. Leicht moved to adjourn the Audit and Governance Committee meeting and the Board meeting, which Mr. Valella seconded, and the meeting was adjourned at 2:30 p.m.



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

To: Housing Trust Fund Corporation Board Members

From: Jason Purvis, Vice President Federal Programs

Date: November 7, 2019

Subject: FFY 2018 Adjustment and Increase to Award Recommendation; CDBG Public Infrastructure Program

EXECUTIVE SUMMARY

Applicant: Town of Hancock

Project Name: Town of Hancock Hamlet of East Branch Water Main Replacement

Public Benefit: 40 residents

Project Description and Public Purpose:

On December 18, 2018 the Town of Hancock was awarded \$595,500 in NYS CDBG funds for project #505PW109-18. The original recommended award amount was \$665,425, but due to a clerical error during application intake, the proposed award amount was identified as \$595,500.

The Office of Community Renewal notified the Town of the error early in 2019. The Town has completed cost estimates for engineering and construction. The requested amount, as originally submitted in the 2018 CFA, has been adequately demonstrated by the Town as necessary to complete the project. At this time, it has been determined that for the Town of Hancock to complete the proposed improvements for East Branch Water Main Replacement, the increase is requested to be approved.

The proposed total CDBG investment of \$665,425 will allow the Town to complete all components of the East Branch Water Main Replacement. The Town will retain a qualified engineering firm to assist with design bidding and construction activities. The recommendation is to increase the award by \$69,925 from \$595,500 to \$665,425, the amount originally requested by the Town.

Relevant Information:

County: Delaware
REDC Region: Southern Tier
Chief Elected: W. Jerry Vernhold, Supervisor
NYS Assembly: Clifford Crouch
NYS Senate: Frederick Akshar
US Congressional: Antonio Delgado

Financing Structure:

Total Project Costs: **\$665,425**

<u>Original Source of Funds:</u>		<u>Original Use of Funds:</u>	
NYS CDBG	<u>\$595,500</u>	Water	\$546,425
Total	\$595,500	Engineering	\$ 19,300
		Administration	\$ 29,775

<u>Amended Source of Funds:</u>		<u>Amended Use of Funds:</u>	
NYS CDBG	<u>\$665,425</u>	Water	\$546,425
Total	\$665,425	Engineering	\$ 89,000
		Administration	\$ 30,000

RECOMMENDATION AND REQUEST FOR AUTHORIZATION Action Item - a recommendation and resolution to provide an increase of NYS CDBG Public Infrastructure funds to the Town of Hancock.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION AUTHORIZING THE
ADJUSTMENT AND INCREASE OF A PUBLIC INFRASTRUCTURE AWARD UNDER
THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FOR THE TOWN OF HANCOCK

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Section 45-a of the New York Private Housing Finance Law authorizes HTFC to administer the Community Development Block Grant (“CDBG”) Program; and

WHEREAS, on December 18, 2018, in accordance with the recommendations of staff, the Members authorized a public infrastructure award under the NYS Community Development Block Grant Program in an amount up to \$595,500 for the Town of Hancock for project #505PW109-18. Due to a clerical error during application intake, the proposed award amount was identified as \$595,500, whereas the application as submitted had requested \$665,425; and

WHEREAS, the Town of Hancock has completed cost estimates for engineering and construction and has adequately demonstrated that the requested amount, as originally submitted in the 2018 CFA, is necessary to complete the project; and

WHEREAS, staff recommends an adjustment of the previously identified award by \$69,925 resulting in an increase from \$595,500 to \$665,425, the amount originally requested by the Town; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby authorize an adjustment and increase of CDBG public infrastructure funds to the Town of Hancock in the amount of \$69,925 for an aggregate award up to \$665,425.

Section 2. The Members hereby authorize the entering into of regulatory agreements with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and upon such terms and conditions as set forth in the CDBG Program guidelines.

Section 3. The Members hereby authorize the President of the Office of Community Renewal or another authorized officer of HTFC, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

MEMORANDUM

To: Housing Trust Fund Corporation Board Members
From: Jason Purvis, Vice President Federal Programs
Date: November 7, 2019
Subject: FFY 2019 Award Recommendation; CDBG Imminent Threat Program

EXECUTIVE SUMMARY

Applicant: Village of Sharon Springs
Project Name: Empire Hotel Emergency Demolition
Public Benefit: 600 residents

Project Description and Public Purpose:

The Village of Sharon Springs has requested \$524,800 in NYS CDBG Imminent Threat funds for the demolition of the former Empire Hotel.

On August 21, 2019, during a heavy rain storm, approximately two-thirds of the 14,000 square foot building unexpectedly collapsed. On August 22, 2019, the Village of Sharon Springs made an emergency declaration to begin to respond to the collapse. The remaining structure is at risk of total collapse due to wind, snow or another heavy rain event, which contributed to the initial collapse. The building has been determined to be beyond repair by conventional methods and poses an imminent threat to the Village.

The Village has undertaken interim steps to protect public health and safety, including fencing off the property and the closure of Union and Willow Streets. These measures remain in place until demolition is completed. The project will further benefit all 600 Village residents, 55% of whom are low-and moderate income

The proposed CDBG investment of \$524,800 will allow the Village to address the public health threat that exists due to the collapse. The Village has taken title to the property. All work will be overseen by the Village of Sharon Springs which will retain a qualified engineering firm that will assist the Village with design, bidding and demolition activities.

Relevant Information:

County: Schoharie
REDC Region: Mohawk Valley
Chief Elected: Douglas Plummer, Mayor
NYS Assembly: Chris Tague
NYS Senate: James Seward
US Congressional: Antonio Delgado

Financing Structure:

Total Project Costs: \$554,800

<u>Source of Funds:</u>		<u>Use of Funds:</u>	
NYS CDBG	\$524,800	Demolition	\$474,500
Mohawk Valley Land Bank	\$ 30,000	Engineering	\$ 57,800
Total	\$554,800	Administration	\$ 22,500

RECOMMENDATION AND REQUEST FOR AUTHORIZATION Action Item - a recommendation and resolution to provide NYS CDBG Imminent Threat funds to the Village of Sharon Springs.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION AUTHORIZING
AWARDS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
IMMINENT THREAT FUNDS FOR THE VILLAGE OF SHARON SPRINGS

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Section 45-a of the New York Private Housing Finance Law authorizes HTFC to administer the Community Development Block Grant (“CDBG”) Program; and

WHEREAS, the Village of Sharon Springs has requested \$524,800 in NYS CDBG Imminent Threat funds for the demolition of the former Empire Hotel which has been determined to be beyond repair by conventional methods and poses an imminent threat to the Village; and

WHEREAS, the Village has undertaken interim steps to protect public health and safety, including fencing off the property and the closure certain streets, which steps will remain in place until demolition is completed; and

WHEREAS, staff has determined that the applicant is eligible for Imminent Threat Funds under the CDBG Program; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby authorize an award of Community Development Block Grant Program Imminent Threat Funds in an amount up to \$524,800 for the Village of Sharon Springs.

Section 2. The Members hereby authorize the President of the Office of Community Renewal or another authorized officer, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately.

Dated: November 7, 2019



Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

To: Housing Trust Fund Corporation Members

From: Jason Purvis, Vice-President, Federal Programs

Date: November 7, 2019

Subject: NYS CDBG Economic Development Program Award
OCR ID: 1126ED943-19

EXECUTIVE SUMMARY

Applicant: Sullivan County

Project Name: Healthy Kids Extended Daycare Program, Inc.

Public Benefit: Job Creation: 13 FTE

Project Description and Public Purpose:

Sullivan County has requested \$180,000 in NYS CDBG Economic Development funds to assist Healthy Kids Extended Daycare Program, Inc. with Working Capital.

Healthy Kids Extended Daycare Program, Inc. (Healthy Kids Daycare), based in New Windsor, NY, provides affordable daycare to working families throughout the mid-Hudson region, including before and after school programs in over sixty (60) elementary schools across New York State.

Healthy Kids Daycare proposes to convert a vacant former VFW building at 21 Liberty Street in Monticello, NY into a high quality, affordable and licensed daycare center for fifty-seven (57) children from infant to pre-school age. This will address a shortage in qualified childcare in Monticello as the region experiences steady job growth through major new employers including Catskills Casino, Y01 Yoga Resort, and the Kartrite Water Park.

The proposed project, with a total project cost of \$450,200 will create 13 full-time equivalent jobs over two years, with seven (54%) to benefit low- and moderate-income persons. The full project will assist Healthy Kids Daycare with working capital, construction, furniture, fixtures and equipment, of which the NYS CDBG funds will be used for working capital. The NYS CDBG cost per job is \$13,846. Each dollar in NYS CDBG funds provided will leverage \$1.50 in private investment. Without CDBG funds, the business will have a gap in financing that will prevent the project from moving forward, and the new positions will not be created.

Relevant Information:

County: Sullivan
REDC Region: Mid-Hudson
Chief Elected: Luis Alvarez, Chairperson
NYS Assembly: Aileen M. Gunther
NYS Senate: Jen Metzger
US Congressional: Antonio Delgado

Financing Structure:

Total Project Costs: **\$450,200**

<u>Source of Funds:</u>		<u>Use of Funds:</u>	
CDBG	\$180,000	Working Capital	\$164,000
Equity	\$170,200	Construction	\$265,000
Bank Loan	\$100,000	FFE	\$5,200
Total	\$450,200	Administration	\$8,000
		Program Delivery	\$8,000

RECOMMENDATION AND REQUEST FOR AUTHORIZATION Action Item - a recommendation and resolution to provide NYS CDBG Economic Development funds to Sullivan County.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION AUTHORIZING AN
AWARD UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT
ECONOMIC DEVELOPMENT PROGRAM FOR SULLIVAN COUNTY

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, the HTFC is authorized to administer the Community Development Block Grant Economic Development Program (“CDBG Program”); and

WHEREAS, the HTFC staff recommends awarding funds to Sullivan County to assist Healthy Kids Extended Daycare Program, Inc. with working capital to help finance the conversion of a vacant former VFW building at 21 Liberty Street in Monticello, NY into a high quality, affordable and licensed daycare center for fifty-seven (57) children from infant to pre-school age; and

WHEREAS, the proposed expansion will create 13 full-time equivalent jobs over two years, with seven (54%) to benefit low- and moderate-income persons; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby approve an award of \$180,000 under the CDBG Program to Sullivan County to assist Healthy Kids Extended Daycare Program, Inc.

Section 2. The Members hereby authorize the President of the Office of Community Renewal or another authorized officer of HTFC, subject to the provisions of this resolution, to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

FROM: Heather M. Spitzberg, Esq.
SEQRA Officer for the Office of Finance and Development
Director, Environmental Analysis Unit

TO: Housing Trust Fund Corporation Members

SUBJECT: SEQRA Resolutions

Reason Before the Members

- Projects funded by the Corporation must be reviewed in accordance with the State Environmental Quality Review Act (SEQRA).
- The SEQRA Officer for the Office of Finance and Development has reviewed certain projects and has made recommendations to the Corporation.
- Members of the Corporation accept the SEQRA documentation for each project, conditional upon the satisfactory resolution of any adverse conditions identified therein.
- Members of the Corporation determine to make certain classifications and findings.

Recommendation and Required Action by Members:

RESOLVE that the Corporation accepts the report of the SEQRA Officer for the Office of Finance and Development and classifies the following projects as **UNLISTED**, with a **NEGATIVE DECLARATION** under SEQRA:

<u>SHARS #</u>	<u>Project Name</u>	<u>Project Sponsor</u>
20186018	The Gardens at St. Anthony's	Home Leasing, LLC

RESOLVE that the SEQRA Officer for the Office of Finance and Development is authorized and directed to implement the determinations of the Corporation as made above.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: The Gardens at St. Anthony's							
Project Location (describe, and attach a location map): 411 West Colvin Street, Syracuse							
Brief Description of Proposed Action: The Gardens at St. Anthony's will reuse the historic St. Anthony's school and convent buildings and convert them into 54 units of affordable senior housing. The housing will be available to households with a range of incomes and provide safe, accessible, energy-efficient housing to Syracuse's older adults age 55 and over. Energy Efficiency and required Green building Measures will be implemented and installed to support the long-term sustainability of the buildings and cost-effective operation for the owner and residents.							
Name of Applicant or Sponsor: Home Leasing, LLC		Telephone: 585.287.5775 E-Mail: jeniferhi@homeleasing.net					
Address: 180 Clinton Square							
City/PO: Rochester		State: New York	Zip Code: 14604				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS SHPO/US Dept of Interior/NPS - Historic Rehab Parts 1, 2 & 3.; City of Syr HOME Loan, PILOT. Continued. on attached sheet			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? 0.7 acres b. Total acreage to be physically disturbed? 0.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.7 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Church <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
The project will meet or exceed the NYSEDA Low Rise New Construction Energy Smart Homes requirements and be eligible for incentives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Both project buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing City of Syracuse storm sewer systems will continue to be utilized by the existing structures and uses.		
+		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Jenifer Higgins / Home Leasing LLC + Date: July 10, 2019		
Signature: <i>Jenifer Higgins</i> Title: Development Manager +		

Project: 20186018 - The Gardens at St. Anthon

Date: November 7, 2019

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

SHARS NUMBER: 20186018 PROGRAM: Unified Funding

NAME OF ACTION: The Gardens at St. Anthony's LOCATION: 411 West Colvin Street, City of Syracuse, Onondaga County

CONDITIONED NEGATIVE DECLARATION: [] YES; [X] NO

DESCRIPTION OF THE ACTION:

Home Leasing, LLC proposes the rehabilitation and conversion of the 3-story St. Anthony's School and convent for persons 55 or older, with 54 residential units, on a 0.7-acre site at 411 West Colvin Street in the City of Syracuse, Onondaga County. The building will include an elevator, community room, and a community laundry room. The rehabilitation work includes conversion of a former school and convent into 54 residential apartment units. Public water and sewer are available at the site. Limited site work will be conducted including construction of access driveways, parking areas and sidewalks. The building is currently unoccupied and will be unoccupied during project work. Construction is estimated to last approximately 14 continuous months.

No question in Part 2 was answered "moderate to large impact may occur." See attached for further discussion.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

New York State Homes and Community Renewal

11/7/19

Name of Lead Agency

Date

Heather Spitzberg

Director, Environmental Analysis Unit

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

617.20
Appendix B
Short Environmental Assessment Form

Attachment For Part 3 – Determination of significance

This notice is issued pursuant to Part 617 of implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

NEW YORK STATE HOMES AND COMMUNITY RENEWAL (HCR), through the NEW YORK STATE HOUSING TRUST FUND CORPORATION, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement WILL NOT be prepared.

SHARS NUMBER: 20186018

NAME OF ACTION: THE GARDENS AT ST. ANTHONY’S

REASONS SUPPORTING THIS DETERMINATION OF A NEGATIVE DECLARATION:

The proposed conversion and rehabilitation of a school and convent into 54 residential units in a municipality with a zoning variance constitutes an Unlisted action, in accordance with 6 NYCRR Part 617.¹ The proposed facility is not of sufficient scale to affect existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns or infrastructure for mass transit, biking or walkways, water or waste water utilities, solid waste production or disposal, or create erosion, drainage or flooding problems. The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 36067C0219F, dated November 4, 2016. The project is conversion and rehabilitation of existing buildings. Federal and state wetlands maps indicate no wetlands on or near the site and there does not appear to be wetland habitat on the site due to level of development and lack of proximity to water bodies and from the Phase I Environmental Site Assessment. No impacts to wetlands are anticipated to result from this action. The project site is not in a coastal zone. Compliance with the SPDES General Stormwater Permit for Construction Activities is not required since the site is less than one acre.

The project has been reviewed in accordance with Section 106 National Historic Preservation Act of 1966. The sponsors have applied to receive federal historic tax credits through the United States Department of the Interior National Park Service (NPS). The Part I and Part II for both the former convent and school have been approved with conditions. A letter from the sponsor, dated September 18, 2019, states that all conditions indicated in the Part II approvals will be met, except as described below. A final determination letter from the NYS Office of Parks, Recreation and Historic Preservation, dated September 27, 2019, indicates that the proposed construction will have “No Adverse Impact” on cultural or historic resources with conditions. The final approved Part III of the historic tax credits for both the former convent and school must be submitted to the HTFC environmental analyst prior to permanent loan closing.

The original site plan for the former convent incorporated the existing chapel into a 2-bedroom unit, which was not approved by NPS. To meet the NPS condition, the chapel space will be adapted into a studio and lounge and common area. The project will proceed as if the chapel space will be adapted into a studio and lounge and common area.

However, due to the need for higher density units and marketability of units, the sponsor’s preference is the original alternative of creating a 2-bedroom unit in the chapel.

¹ HTFC analyzed and decided against reviewing the project as a Type I Action pursuant to 617.4(b)(9) because of the historic status of the site. The status of project site does not call for Type I review because the project is “designed for the preservation of the facility or site,” and is undergoing review by the National Park Service (NPS) to ensure that the project design is consistent with NPS standards.

The sponsor will apply for an amendment to the tax credit application through NPS. If an amendment is rejected, the sponsor must proceed with the original plans approved by NPS. Project construction in the area of the chapel cannot commence until the issue is resolved with NPS.

The property is not included within an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Sections 303 and 304.

The proposed project does not involve the acquisition, new construction of, or expansion or reconstruction of infrastructure such as roads, sewers or sidewalks that are open and accessible to the public. No further action is required.

The project is rehabilitation on previously improved urban lots. No impacts to rare, threatened or endangered species, or associated critical habitat, are anticipated to result from this action.

An area variance (V-01-37 M1) and two use variances (V-01-37 M1 and V-18-25 M1) were approved on August 1, 2019 by the City of Syracuse Office of Zoning Administration. Site Plan Approval was awarded on August 12, 2019 by the City of Syracuse Office of Zoning Administration. A letter from Home Leasing, LLC, dated August 23, 2019 indicates that all conditions set forth in the approved variances and site plan approval will be addressed and incorporated into the project scope.

The project is intended to serve an existing need for affordable housing for income-qualified families and is not likely to induce subsequent development which would result in adverse environmental impacts. The project site is located in close proximity to a range of services including retail and public transportation. The proposed new construction will meet NYS Energy Code standards. The scope of development of the currently proposed 54 residential units will have no anticipated adverse long term or cumulative impacts. Short term employment will be created during construction. The project will contribute to long term revitalization of this area.

A Phase I Environmental Site Assessment (ESA) Report, dated May 6, 2018 and updated August 13, 2019, was prepared by LaBella Associates, LLC. The ESA found that the site consists of two vacant buildings that were previously used as the former St. Anthony's School and Convent with their adjoining parking lots. The ESA did not indicate any recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs) associated with the project site. The ESA also did not recommend and further investigations.

A locked possible transformer room was discovered as indicated in the ESA which may contain PCBs. Also, a good condition 30-gallon plastic drum of potassium hydroxide was discovered with no apparent leaks within the school building. The sponsor has submitted construction specifications indicating that the project will comply with all federal, state and local regulations regarding the proper categorization, removal and disposal of the possible PCB-containing equipment and drum of potassium hydroxide. At the end of the project, the sponsor must submit a certification, including waste manifests, stating that all fluorescent lights were properly removed and disposed.

A September 20, 2018 Lead-Based Paint Inspection Report prepared by UNYSE Environmental Consultants details the locations of lead-based paint (LBP) throughout the former convent and school. Prior to site altering activities the sponsor must submit LBP removal and disposal specifications that must be followed during project construction. Regardless of the age of occupants, LBP encountered during rehabilitation must be handled in accordance with the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," 2012, including revisions, which requires that all lead abatement work areas receive work area

clearance (by sampling) prior to the continuation of non-lead-abatement work. Work area clearance results must be forwarded to the HTFC Construction Monitor and the assigned HTFC Architect. A qualified third-party must complete the work area testing/clearance.

At the completion of the entire project, evidence of proper LBP removal and disposal must be submitted to the HTFC Environmental Analyst. This must be in the form of a Clearance Report that complies with HUD's Lead Safe Housing Rule at 24 CFR 35.1340(c). A qualified third-party must complete the final testing/clearance. In the event that LBP not fully removed, an LBP O&M Plan that complies with Chapters 5 and 6 of the HUD Guidelines, including reinspection and reevaluation schedules, must be prepared and submitted to the HTFC Environmental Analyst.

A September 11, 2018 Asbestos Containing Materials Survey details the locations of asbestos-containing material (ACM) throughout both the convent and school buildings. Prior to site altering activities, the sponsor must submit ACM removal and disposal specifications. These specifications must be followed during project construction. All ACM removal must conform to NYS Department of Labor regulations at 12 NYCRR Part 56, as amended January 11, 2006. At the completion of the entire project, evidence of proper ACM removal and disposal must be submitted to the HTFC Environmental Analyst. This must include a report that summarizes the final testing/clearance for the entire project with waste manifests attached. A qualified third-party must complete the final testing/clearance. In the event that ACM is not fully removed (even if enclosed or encapsulated) an ACM O&M Plan must be prepared and submitted to the HTFC Environmental Analyst.

A Mold Assessment Report and Remediation Plan, dated September 12, 2018, was prepared by UNSYSE Environmental Consultants for the former St. Anthony's convent. The report and laboratory samples indicated that no mold spores are present within the former convent. UNSYE did not recommend any further investigation or remediation.

A Mold Assessment Report and Remediation Plan, dated September 12, 2018, was prepared by UNSYSE Environmental Consultants for the former St. Anthony's school. The report and laboratory samples indicated a heavy presence of mold throughout the building. UNSYE recommended mold remediation and thorough cleaning be conducted throughout the former school building.

A third-party licensed mold remediation contractor must perform the mold remediation for the former St. Anthony's School according to Article 32 of NYSDOL mold program regulations and the mold remediation plan prepared by the licensed mold assessor using licensed mold abatement workers.

When remediation work has been completed, a licensed mold assessor must conduct a post-remediation assessment and determine if the work areas are free from all visible mold and if all work has been completed in compliance with the mold remediation plan. When the licensed mold assessor determines that the clearance criteria specified in the work plan have been satisfied, the assessor must issue a written clearance to the client. The post-remediation clearance report must also determine to the extent feasible whether the underlying causes of the mold creating moisture have been remedied. If the licensed mold assessor determines that the remediation was not successful, the assessor will issue a written final status report and recommend that either a new assessment be prepared.

The final clearance report must be submitted to the HTFC Environmental Analyst prior to occupancy. If project work is phased and the mold contamination is in a residential unit that will be reoccupied prior to final project-wide mold clearance being issued, then a worksite clearance must be forwarded to the HTFC Environmental Analyst prior to re-occupancy of each unit.

This project site is located in an area with a high potential for radon levels to exceed the EPA action level for residential construction. A "passive" soil depressurization system will be incorporated into the existing buildings during rehabilitation. The radon mitigation system has been accepted by the HTFC Architect.

Radon testing must be conducted when the rehabilitation is complete, with test results forwarded to the HTFC Environmental Analyst, prior to re-occupancy. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. If rehabilitation is phased, then test results must be forwarded to the HTFC Environmental Analyst, prior to occupancy of each building. If testing indicates that the radon level exceeds the EPA action level, an active fan, complete with alarm system, will be installed and re-tested prior to occupancy to determine that radon levels are being maintained below recommended limits.

HCR is not aware of any issues likely to cause controversy related to potential environmental impacts. In accordance with NYCRR 617.7(f), this Negative Declaration is subject to rescission if substantive changes are made to the project, new information is discovered, or changes in circumstances related to the project arise.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
APPROVING THE SEQRA DOCUMENTATION AND CLASSIFICATION OF THE
ENVIRONMENTAL IMPACT OF A PROJECT

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, the State Environmental Quality Review Act (“SEQRA”), all state authorities are subject to SEQRA whenever they approve or fund a privately or publicly sponsored action; and

WHEREAS, HTFC seeks to undertake The Gardens at St. Anthony’s, a conversion of St. Anthony’s school and convent buildings into 54-unit of affordable senior housing in the Village of the City of Syracuse, Onondaga County; and

WHEREAS, the undertaking of The Gardens at St. Anthony’s constitutes an action subject to SEQRA, and as such, HTFC is required to review and make a determination on whether the project has a significant impact on the environment; and

WHEREAS, the SEQRA Officer has reviewed The Gardens at St. Anthony’s and has recommended that the project be classified as an unlisted action with a negative declaration under SEQRA, as supported by SEQRA documentation; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby accept the SEQRA documentation for The Gardens at St. Anthony’s and hereby adopt the recommendation that this project be classified as an unlisted action with a negative declaration under SEQRA.

Section 2. The Members hereby authorize HTFC’s SEQRA Officer or any authorized agent or officer to execute any documents in accordance with the applicable provisions of law to effectuate the purpose of this resolution.

Section 3. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

FROM: Sean Fitzgerald
Vice President
Multifamily Finance

TO: HTFC Members

SUBJECT: Resolution Re-Authorizing Financing for Jefferson Wollensack, City of
Rochester, Monroe County (20176021)

Project Summary

Jefferson Wollensack (the “Project”) will use the Agency’s investment to fund the development of 41 affordable units in two buildings on two different sites. All the units will be set-aside for households with incomes at or below 50% of the Area Median Income (“AMI”), adjusted for family size for the Monroe County NY MSA. One of the sites involves the new construction of 19 residential units on a vacant City-owned site. The other site involves the historic adaptive reuse of the former Wollensack Optical building into 22 apartments.

The HTFC Board of Directors previously authorized a Low-Income Housing Trust Fund Program (HTF) award to the project of up to \$2,000,000 in May 2018. The project was also awarded 9% Low Income Housing Tax Credit (LIHTC) by the New York State Division of Housing and Community Renewal. The resolution authorizing the award included a provision that lapsed the award authorization if a construction financing closing did not occur within 365 days from the time of the authorization. Since the project has not yet gone to a construction financing closing, the prior award authorization has lapsed. As such, the Office of Finance and Development is now seeking reauthorization of funding for the project.

Although the Phase I Environmental Site Assessment that was included in the application for the Wollensack site did note the presence of contamination, the extent and nature of the contamination, as well as the true cost of remediation were not fully understood by either the applicant or their development consultant (Edgemere Development). The Phase II Environmental Site Assessment submitted in August of 2018, identified elevated levels of trichloroethene (TCE) in the groundwater and a potential for soil vapor intrusion and radioactive material. Further investigation into the source of contamination was recommended. Subsequent to award, after the full extent and nature of the contamination was recognized, the project sponsor applied for acceptance into the New York State Department of Environmental Conservation’s Brownfield Cleanup Program. The Wollensack site of Jefferson Wollensack was accepted into the Brownfield Cleanup Program and received their Brownfield Cleanup Agreement in January 2019. The project encountered significant delays due to work required to assemble the Brownfield Interim Remedial Measure and Remediation Investigation Work Plan which is needed prior to construction finance closing.

Jefferson Wollensack

At this time, the Office of Finance and Development is requesting reauthorization of the HTF award of \$2,000,000 to Jefferson Wollensack. The syndicator and investor on Jefferson Wollensack continue to be supportive of the project and welcome the reauthorization of the HTF Award. The project sponsor and their development consultant have stated that the project's other financing partners are prepared to go to a construction financing closing in November 2019.

Project Location: 663-687 Jefferson Avenue, and 872 & 886 Hudson Avenue, Rochester NY
14611 & 14621, Monroe County

Total Units: 41

Unit Distribution:

<u>Size</u>	<u># of Units</u>	<u>Income</u>	<u># of Units</u>
Studio	5	38%	5
1 Bedroom	28	44%	15
		49%	6
		42%	7
2 Bedroom	8	42%	6
		51%	2
Total	41		41

Funding Recommendation:

- Up to \$2,000,000 in Low-Income Housing Trust Fund Program (HTF) (\$48,780 per unit)

Agency Priorities:

X Address Specific Local Housing Needs

☐ Prevent and End Homelessness & Support Vulnerable Populations

☐ Preserve Housing and Promote Community Revitalization

☐ Promote Racial and Economic Integration

Construction Type: X New Construction X Adaptive Reuse ☐ Preservation

Energy Efficiency Standard & Features:

X New York State Energy Research & Development Authority (NYSERDA) Incentive Programs

☐ U.S. Environmental Protection Agency (EPA) ENERGY STAR Programs

☐ Enterprise Green Communities Criteria

☐ Passive House Institute US (PHIUS) or Passive House Institute (PHI)

☐ National Green Building Standard

☐ Leadership in Energy and Environmental Design (LEED)

☐ Moderate Rehabilitation

Jefferson Wollensack

Key Features:

The project will be certified under the NYSERDA Low-rise Residential New Construction (Jefferson site) and NYSERDA Multifamily New Construction Program (Hudson site). The project will include Energy Star rated refrigerators, air conditioning and heating systems as well as other building components to provide the highest grade of energy efficiency. Energy Star rated light fixtures and kitchen appliances along with low flow faucets, low water use toilets, continuous ventilations and low or no VOC paints/adhesives are some of the more prevalent green elements of the project.

Total Project Cost (“TPC”): \$ 13,951,093 \$ 340,271 per unit

Other Sources and Subsidies (amounts approximate)

- LIHC Equity \$ 6,511,296 \$158,812 per unit
- Federal Historic Tax Credits (22 Units in Wollensack) \$ 1,236,537 \$ 56,206 per unit
- NYS Historic Tax Credit Equity (22 units- Wollensack) \$ 901,862 \$ 40,994 per unit
- Brownfield Tax Credit Equity (22 units in Wollensack) \$ 1,199,692 \$ 54,531 per unit
- Deferred Developer Fee \$ 286,944 \$ 6,999 per unit
- OPWDD (7 units) \$ 961,262 \$137,323 per unit
- FHLB \$ 512,500 \$ 12,500 per unit
- City of Rochester – HOME (8 units) \$ 300,000 \$ 37,500 per unit
- NYSERDA \$ 41,000 \$ 1,000 per unit
- The project will receive project-based Section 8 rent subsidies from the City of Rochester for 8 units, and OPWDD rent subsidies for 7 additional units.
- The Project will be assessed for real estate taxes under the terms of a PILOT agreement with the City of Rochester.

Financial Partners

Investor Limited Partner: RBC Tax Credit Equity, LLC as a representative for one or more equity funds. The LIHC in an annual amount of \$747,801 is expected to produce an equity contribution of .8775 cents on the dollar. Federal historic tax credits, state historic tax credits, and Brownfield tax credits will also be syndicated by RBC Tax Credit Equity, LLC. Other sources in the project include NYS OPWDD, City of Rochester, FHLBNY and NYSERDA.

Project Team

Borrower: Jefferson Wollensack LLC
Developer: Urban League of Rochester Economic Development Corporation, whose principal is Carolyn Vitale
Consulting Developer: Edgemere Development, Inc. whose principal is Stephanie Benson
General Contractor: Hamilton Stern Construction, LLC whose principal is Christopher Stern
Management Company: Urban League of Rochester Economic Development Corporation, whose principal is Carolyn Vitale

Jefferson Wollensack

Architect: Barkstrom & LaCroix Architects, whose principal is Robert Barkstrom

Project Description

The project includes 2 buildings on different sites which are located approximately 4 miles from each other. The Jefferson Building on Jefferson Avenue is new construction on a vacant lot of a 3-story wood frame apartment building with an elevator consisting of 19 workforce housing units, and the Wollensack Optical Building on Hudson Avenue is the adaptive reuse of a vacant 4-story historic building for a total of 22 workforce housing units. The project will serve 41 units below 50% AMI.

The project will consist of 5 studio units, 28 one-bedroom units, and 8 two-bedroom units, including 5 fully accessible and adapted units for persons with mobility impairment (in units of each bedroom type) and 2 fully accessible and adapted units for persons who have hearing or vision impairment (1 unit of each unit type) in conjunction with the need for accessible housing identified by Urban League of Rochester Economic Development Corporation. Further, 7 of the units will be targeted to persons with intellectual and developmental disabilities with supportive services to be provided by People Inc. Rental subsidies for the 7 supportive units will be provided by OPWDD. The Rochester Housing Authority approved Section 8 rent subsidies for 8 units in Dec 2018, which will be used to provide rent support for 6 1BR and 2 2BR units.

Location

The Project includes 2 sites located at 663-687 Jefferson Avenue, and 872 & 886 Hudson Avenue, Rochester NY, Monroe County.

Public transportation is available within 500 feet of the site. Both sites are located in walkable communities with public transportation in close proximity as well as commercial, retail and hospitals.

Buildings

A new three-story building will be built on vacant land at the Jefferson Avenue site. A second building on Hudson Avenue involves the adaptive reuse of the former Wollensack Optical building, which is a vacant 4-story historic building. Site amenities will include a playground for the Jefferson building and a community room in the Wollensack building.

Work scope

The Jefferson building will be a 3-story wood frame building with and elevator for 19 apartments units on a .52-acre parcel. The Hudson building will involve adaptive reuse of an existing 4-story historic building with 22 apartment units on a .49-acre parcel. A community room will be included in the Hudson building for tenant gatherings. The project will include 22 parking spaces at the Hudson site and 19 parking spaces at the Jefferson site for staff, tenants and visitors. The sites will have adequate stormwater detention/retention areas to limit and manage runoffs.

Acquisition

The project sites are being purchased from the City of Rochester in “as is” condition for a total cost of \$15,000. The Wollensack site on Hudson Avenue was acquired by Jefferson Wollensack LLC in February 2019. The sponsor has exercised an option to purchase the Jefferson site and the

Jefferson Wollensack

municipal Ordinance required to authorize the sale is subject to approval at the November 12th City Council Meeting.

Development Team Capacity

Developer

Urban League of Rochester Economic Development Corporation (ULREDC) –ULREDC has served as a developer on several HCR financed projects.

Edgemere Development, Inc. as Consulting Developer. Edgemere Development has served as consultant on a significant number of tax credit transactions.

General Contractor

Hamilton Stern Construction, whose principal is Christopher Stern has served as general contractor on a significant number of HCR-financed projects, including Blossom Village and Mills at High Falls.

Management Company

Urban League of Rochester Economic Development Corporation (ULREDC) will serve as the managing agent. ULREDC manages a significant portfolio of affordable housing in this region of the State.

Environmental Review

As the City of Rochester has taken lead status on the environmental review, no action will be required by the HTFC Board. Rochester City Council is expected to take action on site plan approval and issue a determination for the project according to State Environmental Quality Review Act (SEQRA) regulations at 6 NYCRR 617 at their November 12, 2019 City Council Meeting.

Economic Opportunity & Partnership Development

This Project is anticipated to meet the Agency's Minority and Women-owned Business Enterprise ("MWBE") and Service-Disabled Veteran-owned Business ("SDVOB") participation goals.

RECOMMENDATION AND REQUEST FOR AUTHORIZATION

Staff has reviewed the preliminary underwriting data supplied by the Borrower and determined that the Project meets the stated mission of the Agency and (i) the projected revenue and expenses are reasonable, and (ii) given these projections, the Project satisfies the underwriting criteria of the Agency.

Therefore, staff recommends that the Members adopt the resolution transmitted herewith reauthorizing:

- (i) a Low-Income Housing Trust Fund Program (HTF) award of up to \$2,000,000

Jefferson Wollensack

Attachments

Attachment A: Schedule of Unit Types, Rents and Affordability

Attachment B: Map indicating the location of the site and Photos of the Project

Attachment C: Schedule of Sources and Uses of Funds

Attachment D: 15-Year Cash Flow Pro forma

Exhibit 4 - Rents/Maintenance Fees & Affordability

page 1

Project Name:	Jefferson Wollensack	Date:	10/17/19
Project County:	Monroe	SHARS # (if assigned)	20176021
		Median Income =	\$75,700 Apr-2019

This Exhibit must be completed by all applicants proposing to assist residential units. All residential units in the project must be recorded on this Exhibit, including those not funded by DHCR/HTFC, and building superintendent's/resident manager's units.

Will you be electing the 9% LIHC Income Averaging? **No**

A. Tenant Affordability Plan for Rental Units

1. Do you anticipate that any units in the project will receive a rental subsidy?	Yes
2. If yes, enter the number of units that you expect to receive the subsidy from, by source	
 a. Housing Choice Project Based Vouchers from HCR:	
X b. Housing Choice Project Based Vouchers from a Non-HCR source:	8
Source: Rochester Housing Authority	
 d. DHCR RRAP	
 e. USDA - RD Section 521	
X f. Other project based rental subsidy	7
Source: OPWDD - ISH	
Total number of units receiving subsidy:	15

3. If the project includes a non-rent bearing unit to be occupied by a building superintendent/resident manager, complete the following table:

A. Unit Size	B. # of Units	D. Monthly Utilities	E. Total Monthly Housing Cost	DHCR Funding Sources							Not DHCR Funded
				HTF	LIHC	SLIHC	SHOP	MIHP	PHPP	CIF	
Total Units	0	Total \$	\$0	0	0	0	0	0	0	0	0

Comments:

Date: 10/17/19

Project County:	Monroe	SHARS # (if assigned)	20176021
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Median Income = **\$75,700** Apr-2019

Table A1 - Monthly Housing Cost and Affordability for Rental Units

With PBVs

page 2

[illegible]

# of Units	15	Total Monthly Income for Units With Subsidies	\$9,904
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Total Number of Units With Subsidies	15
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Total Residential Monthly Income and Maintenance Fees (for Exhibit 5) \$25,084

Total Number of Project Units **41**

4. LIHC Monitoring Fee	\$2,161	(Applicable to all LIHC-assisted units)
------------------------	---------	---

NOTE - The Rents listed in the above table represent the maximum allowable rent to be collected from all sources, including the tenant rent payment and rental assistance payments from any source, unless HTFC's Asset Management staff issues a written approval of a rent increase.

Jefferson Wollensack

10/17/19

Monroe

20176021

\$75,700	Apr-2019
----------	----------

Without PBVs

page 3

[illegible]

26

\$15,180

26

\$25.084

41

\$2,161

(Applicable to all LIHC-assisted units)

NOTE - The Rents listed in the above table represent the maximum allowable rent to be collected from all sources, including the tenant rent payment and rental assistance payments from any source, unless HTFC's Asset Management staff issues a written approval of a rent increase.

Project Name: **Jefferson Wollensack** Date: **10/17/19**
 Project County: **Monroe** SHARS # (if assigned) **20176021** Median Income = **\$75,700** Apr-2019

Income Average Summary of Units Entered in Exhibit 4A1 and 4A2 by Targeted AMI, Program, etc.

Target AMI	Project Total	Percent of Project
20%		
30%		
40%		
50%	41	100.00%
60%		
70%		
80%		
90%		
100%		
110%		
120%		
130%		
market		
super		
Totals	41	100.00%

Number of Units by Program							
HTF	LIHC	SLIHC	SHOP	MIHP	PHPP	CIF	Non-HCR
41	41	0	0	0	0	0	0

LIHC Regulated Unit AMI Averages*							
Avg AMI/# Regulated	SRO	studio	1 br	2 br	3 br	4 br	5+ br
50.00%	0.00%	50.00%	50.00%	50.00%	0.00%	0.00%	0.00%
41	0	5	28	8	0	0	0

* Total LIHC unit and LIHC by bedroom AMI averages cannot exceed 60% and automatically excludes any Superintendent/Resident Manager Units

D:\A\B\ Vanguard Engineering PC - 2017\99-003 Jefferson Avenue C-09003 Jefferson Avenue Neighborhood Plan 12, 2017 - 2.dwg

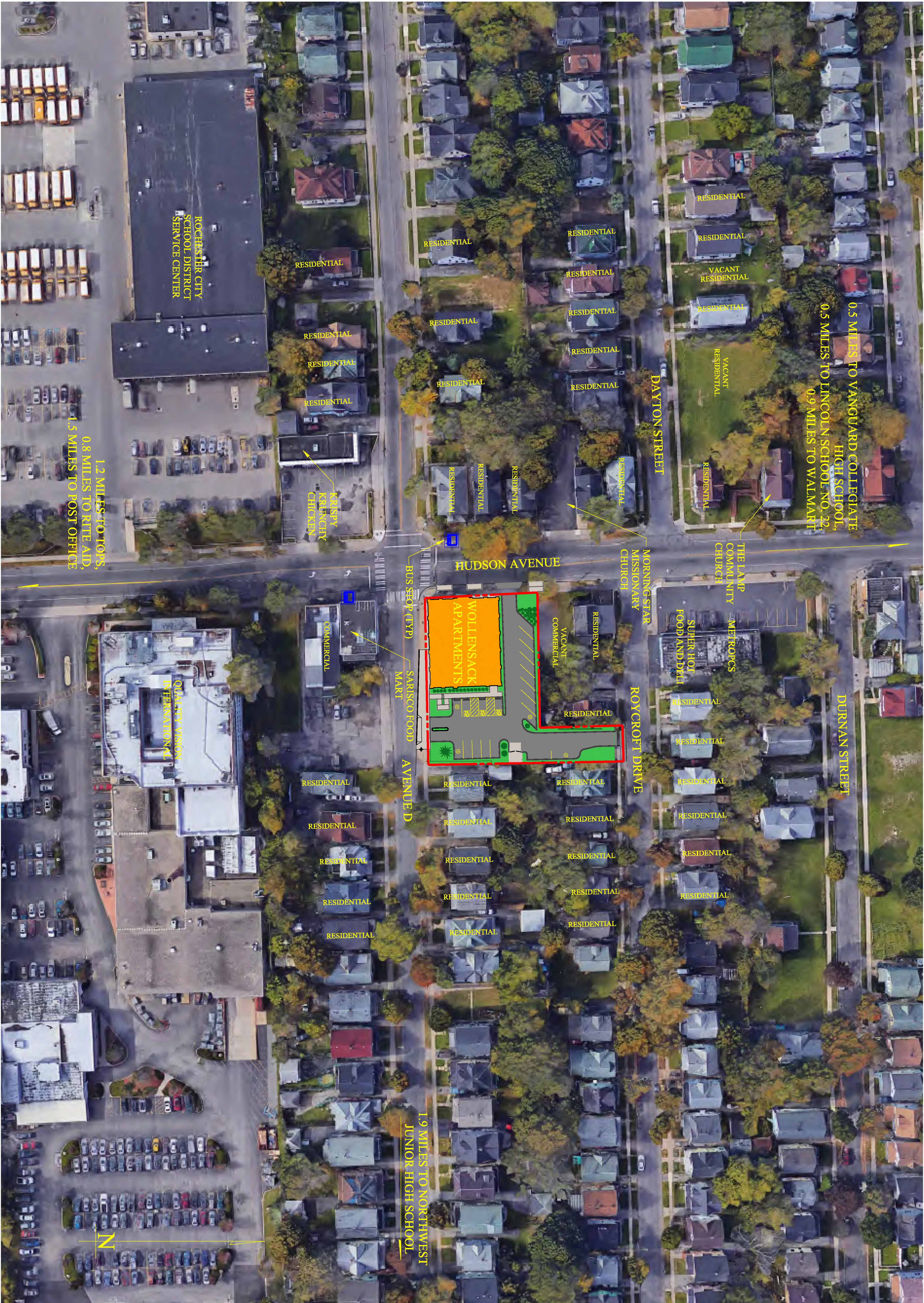


Client	URBAN LEAGUE OF ROCHESTER EDC 312 STATE STREET, ROCHESTER NEW YORK	
	Project	JEFFERSON-WOLLENSACK 663 JEFFERSON AVENUE, ROCHESTER NEW YORK 14611
Sheet No.	1 of 9	
Drawing No.	C-0	
Scale	NOT TO SCALE	11/10/2017
	Date	201709
Job No.	JMK	JMK
	Designed by	JMK
Drawn by	JCA	JCA
	Checked by	JCA
Approved by	JCA	JCA
	REVISIONS	No.
Date		

DRAWING ALTERATION

THIS DRAWING IS AN EXEMPT FROM THE PROVISIONS OF THE STATE EMBROIDERED SEAL ACT, AS IT IS A PRELIMINARY DRAWING. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE DESIGNER AND SHALL BE RECORDED IN THE REVISIONS SECTION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND SHALL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF NEW YORK.

VANGUARD
Engineering PC
241 Castlebar Road, Rochester New York 14610
585-427-0520 Phone and Facsimile
www.vanguard.com



Drawing No. C-0	Client	URBAN LEAGUE OF ROCHESTER EDC 312 STATE STREET, ROCHESTER NEW YORK
	Project	JEFFERSON-WOLLENSACK 872 HUDSON AVENUE, ROCHESTER NEW YORK 14621
	Drawing	NEIGHBORHOOD PLAN
	Sheet No.	1 of 9

Scale	NOT TO SCALE
Date	11/10/2017
Job No.	201709
Designed by	JMK
Drawn by	JMK
Checked by	JCA
Approved by	JCA
No.	REVISIONS
Date	

DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE
NEW YORK EDUCATION LAW, ARTICLE 145,
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TO ALTER AN ITEM IN ANY WAY. IF AN ITEM
REMAINS THE PROPERTY OF A LICENSED
PROFESSIONAL IS ALTERED, THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE
ARCHITECT, OR LAND SURVEYOR SHALL
STAMP THE DOCUMENT AND INCLUDE THE
NOTATION "ALTERED BY" FOLLOWED BY
THEIR SIGNATURE, THE DATE OF EACH
ALTERATION, AND A BRIEF DESCRIPTION
OF THE ALTERATION.



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585.427.0320 phone and facsimile
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B4. Site Photos

Jefferson Avenue Site:

1 – Facing the Front of the Site



2 – Facing the Rear of the Site



3 – A View from the Site Looking East



4 – A View from the Site Looking West



5 – A View from the Site Looking North



6 – A View from the Site Looking South



Hudson Avenue Site (Wollensack Building):

1 – Facing the Front of the Site



2 – Facing the Rear of the Site



3 - View from the Site Looking East



4 – View from the Site Looking West



5 – A View from the Site Looking North



6 – A View from the Site Looking South



663-668 Jefferson
Avenue



Google Earth

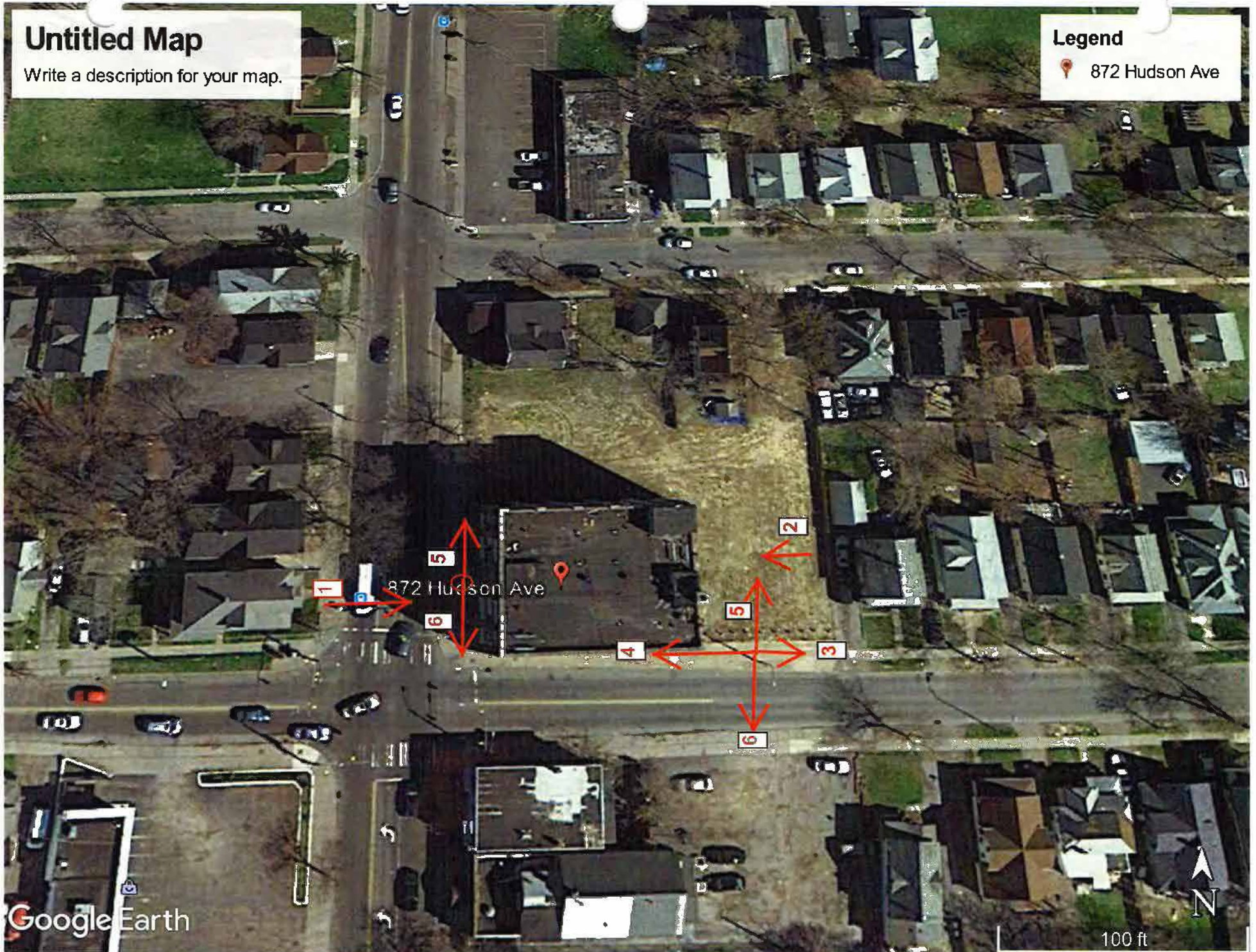
100 ft

Untitled Map

Write a description for your map.

Legend

872 Hudson Ave



Attachment C: Schedule of Sources and Uses of Funds

Jefferson Wollensack Project ID:20176021

Sources and Uses:

A. PROJECT COST (USES)

Land	\$ 11,369
Structure	\$ 3,631
Soft Cost (including LJHC Fee)	\$ 2,064,033
Construction Cost	\$ 9,642,098
Project Contingency	\$ 668,562
Developer's Fee	\$ 1,288,122
Total Development Cost	\$13,677,815
Working Capital	\$ 95,500
Operating Reserve	\$ 136,778
Replacement Reserve	<u>\$ 41,000</u>
Total Project Cost	\$ 13,951,093

B. FINANCING PLAN (SOURCES)

HTF	\$ 2,000,000
OPWDD	\$ 961,262
Brownfield Tax Credit	\$ 1,199,692
Federal Historic Tax Credit	\$ 1,236,537
State Historic Tax Credit	\$ 901,862
HCR LIHC Tax Credit	\$ 6,511,296
City of Rochester	\$ 300,000
FHLB AHP	\$ 512,500
NYSERDA	\$ 41,000
Deferred Developer's Fee	<u>\$ 286,944</u>
Total Project Financing	\$ 13,951,093

UW ADJUSTED HCR STANDARD TRENDING LINE (items in red may not be standard 3% expense increase)

Jefferson Wollensack		SHARS #	20176021	Number of Units: 41				Date: 10/21/19											
Total Effective Rental Income		2.00%	\$ 290,058	\$ 295,859	\$ 301,776	\$ 307,811	\$ 313,968	\$ 320,247	\$ 326,652	\$ 333,185	\$ 339,849	\$ 346,646	\$ 353,579	\$ 360,650	\$ 367,863	\$ 375,220	\$ 382,725	5,016,087	
Debt Service Subsidy Income		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL INCOME			\$ 290,058	\$ 295,859	\$ 301,776	\$ 307,811	\$ 313,968	\$ 320,247	\$ 326,652	\$ 333,185	\$ 339,849	\$ 346,646	\$ 353,579	\$ 360,650	\$ 367,863	\$ 375,220	\$ 382,725		
A. Administration		year-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Manager		3.00%	28,000	28,840	29,705	30,596	31,514	32,460	33,433	34,436	35,470	36,534	37,630	38,759	39,921	41,119	42,353		
Management Fee		2.00%	14,298	14,584	14,876	15,173	15,477	15,786	16,102	16,424	16,752	17,087	17,429	17,778	18,133	18,496	18,866		
Accounting and Audit		3.00%	8,100	8,343	8,593	8,851	9,117	9,390	9,672	9,962	10,261	10,569	10,886	11,212	11,549	11,895	12,252		
Legal Expenses		3.00%	2,013	2,073	2,136	2,200	2,266	2,334	2,404	2,476	2,550	2,627	2,705	2,786	2,870	2,956	3,045		
Advertising		3.00%	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513		
Office Supplies and Equipment		3.00%	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538		
LIHC Monitoring Fee		2.00%	2,161	2,204	2,248	2,293	2,339	2,386	2,434	2,482	2,532	2,583	2,634	2,687	2,741	2,795	2,851		
Other (specify)		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Administration		2.72%	58,572	60,165	61,802	63,484	65,214	66,993	68,821	70,700	72,632	74,618	76,660	78,759	80,917	83,136	85,417	1,067,888	
B. Maintenance and Operations																			
Janitor and Cleaning Payroll		3.00%	5,500	5,665	5,835	6,010	6,190	6,376	6,567	6,764	6,967	7,176	7,392	7,613	7,842	8,077	8,319		
Janitor and Cleaning Supplies		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Exterminating		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Garbage and Trash Removal		3.00%	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829	8,063	8,305	8,555	8,811	9,076		
Security		3.00%	2,031	2,092	2,155	2,219	2,286	2,354	2,425	2,498	2,573	2,650	2,729	2,811	2,896	2,983	3,072		
Ground Expense		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Maintenance and Repairs Payroll		3.00%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227		
Maintenance and Repairs Materials		3.00%	11,160	11,495	11,840	12,195	12,561	12,937	13,326	13,725	14,137	14,561	14,998	15,448	15,911	16,389	16,881		
Maintenance and Repairs Contract		3.00%	26,667	27,467	28,291	29,140	30,014	30,914	31,842	32,797	33,781	34,794	35,838	36,913	38,021	39,161	40,336		
Elevator		3.00%	11,000	11,330	11,670	12,020	12,381	12,752	13,135	13,529	13,934	14,353	14,783	15,227	15,683	16,154	16,638		
Snow Removal		3.00%	4,780	4,923	5,071	5,223	5,380	5,541	5,708	5,879	6,055	6,237	6,424	6,617	6,815	7,020	7,230		
Painting and Decorating		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Other (specify):		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Maint & Operating		3.00%	85,138	87,692	90,323	93,033	95,824	98,698	101,659	104,709	107,850	111,086	114,418	117,851	121,386	125,028	128,779	1,583,474	
C. Utilities																			
Fuel Oil		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Lighting/Electricity		3.00%	5,514	5,679	5,850	6,025	6,206	6,392	6,584	6,782	6,985	7,195	7,410	7,633	7,862	8,097	8,340		
Water and Sewer		3.00%	11,241	11,578	11,926	12,283	12,652	13,031	13,422	13,825	14,240	14,667	15,107	15,560	16,027	16,508	17,003		
Gas		3.00%	8,897	9,164	9,439	9,722	10,014	10,314	10,623	10,942	11,270	11,609	11,957	12,316	12,685	13,066	13,458		
Other (specify)		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Utilities		3.00%	25,652	26,422	27,214	28,031	28,872	29,738	30,630	31,549	32,495	33,470	34,474	35,508	36,574	37,671	38,801	477,099	
D. Taxes and Insurance																			
Real Estate Taxes		2.00%	26,031	26,552	27,083	27,624	28,177	28,740	29,315	29,901	30,499	31,109	31,732	32,366	33,014	33,674	34,347		
Payroll Taxes		3.00%	9,246	9,523	9,809	10,103	10,406	10,719	11,040	11,371	11,713	12,064	12,426	12,799	13,183	13,578	13,985		
Other Taxes (specify)		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Property & Liability Insurance		3.00%	24,069	24,791	25,535	26,301	27,090	27,903	28,740	29,602	30,490	31,405	32,347	33,317	34,317	35,346	36,407		
Fidelity Bond Insurance		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Other Insurance (specify)		3.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Taxes & Insurance		2.56%	59,346	60,866	62,427	64,029	65,673	67,362	69,095	70,875	72,702	74,578	76,504	78,482	80,513	82,598	84,739	1,069,788	

Expenses before Reserves		2.81%	\$ 228,708	\$ 235,144	\$ 241,765	\$ 248,576	\$ 255,583	\$ 262,790	\$ 270,205	\$ 277,832	\$ 285,679	\$ 293,752	\$ 302,056	\$ 310,600	\$ 319,390	\$ 328,433	\$ 337,736	4,198,250
Operating Reserve		2.00%	9,030	9,211	9,395	9,583	9,774	9,970	10,169	10,373	10,580	10,792	11,008	11,228	11,452	11,681	11,915	
Replacement Reserve		fixed	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	10,250	
Total Expenses		2.67%	\$ 247,988	\$ 254,605	\$ 261,410	\$ 268,409	\$ 275,607	\$ 283,010	\$ 290,624	\$ 298,455	\$ 306,509	\$ 314,793	\$ 323,314	\$ 332,078	\$ 341,092	\$ 350,364	\$ 359,901	4,508,159
Net Operating Income			\$ 42,070	41,254	40,366	39,403	38,361	37,237	36,028	34,730	33,339	31,852	30,265	28,572	26,771	24,856	22,824	507,928
Debt Service		year-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
HTF		fixed	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	\$ 10,400	
Conventional Lender		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NYS OPWDD		fixed	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	4,999	
(added 9/2019) FHLB AHP		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Rochester HOME		fixed	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
NYSERDA		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fed HTC		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NYS HTC		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Brownfield TC		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Debt Service			\$ 18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	18,399	275,985
CASH FLOW			23,671	22,855	21,967	21,004	19,962	18,838	17,629	16,331	14,940	13,453	11,866	10,173	8,372	6,457	4,425	231,943
Cash Flow per unit per month			\$ 48.11	46.45	44.65	42.69	40.57	38.29	35.83	33.19	30.37	27.34	24.12	20.68	17.02	13.12	8.99	31.43
		year-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	258,300
Loan Terms		Amount =	286,944	% Rate =	0.00%	Term/yr =	15	Debt Service		\$ 19,130								0
10% of Total Expenses			24,799	25,460	26,141	26,841	27,561	28,301	29,062	29,845	30,651	31,479	32,331	33,208	34,109	35,036	35,990	
SLR Cash Flow		OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	
Debt Service Coverage			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Debt Service Coverage			2.29	2.24	2.19	2.14	2.08	2.02	1.96	1.89	1.81	1.73	1.64	1.55	1.46	1.35	1.24	
Income to Expense Ratio			1.09	1.08	1.08	1.07	1.07	1.06	1.06	1.05	1.05	1.04	1.03	1.03	1.02	1.02	1.01	
Debt Service on Deferred Loan			19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	19,130	286,944
Net Cash Flow			4,541	3,725	2,837	1,874	832	(292)	(1,501)	(2,799)	(4,189)	(5,676)	(7,264)	(8,956)	(10,758)	(12,672)	(14,705)	(55,002)
Total Deferred Developer's Fee		\$286,944											Adjusted Cash Flow over 15 year period					\$231,943
Total DDF Repaid in 15 years		\$286,944											\$35 per unit/per month for 15 years					258,300
Discrepancy		\$0											Amount over \$35pu/pm for 15 years					\$0
													Proposed Deferral required at Construction Closing					286,944
													Additional Deferral Required - imposed at construction financing closing					\$0

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
REAUTHORIZING AN AWARD UNDER THE
LOW-INCOME HOUSING TRUST FUND PROGRAM
FOR JEFFERSON WOLLENSACK

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Article 18 of the New York Private Housing Finance Law created the Low-Income Housing Trust Fund Program (“HTF Program”); and

WHEREAS, HTFC has been designated to administer the HTF Program, and within the limit of funds available for the program, HTFC is authorized to enter into contracts and grant awards to eligible applicants; and

WHEREAS, the HTFC Members previously authorized a Low-Income Housing Trust Fund Program (HTF) award to the project of up to \$2,000,000 in May 2018; and

WHEREAS, the project encountered significant delays due to work required to remediate environmental contamination and assemble the Brownfield Interim Remedial Measure and Remediation Investigation Work Plan; and

WHEREAS, the Office of Finance and Development is requesting reauthorization of the HTF award of \$2,000,000 to Jefferson Wollensack; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby approve a reauthorization of Low-Income Housing Trust Fund Program funds up to \$2,000,000 for Jefferson Wollensack.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby approve entry into a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by statute or regulation, and consistent with such terms and conditions as set forth by program guidelines.

Section 4. The Members hereby ratify the authorization of any officer in the Office of Finance and Development or Senior Officer as defined in the By-Laws of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 5. This resolution shall be effective immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

FROM: Sean Fitzgerald
Vice President
Multifamily Finance

TO: HTFC Members

SUBJECT: Resolution Re-Authorizing Financing for Martin Luther King Revitalization
Phase 2, City of Troy, Rensselaer County (20176031)

Project Summary

Martin Luther King Revitalization Phase 2 (the “Project”) will use the Agency’s investment to fund the rehabilitation of 37 affordable public housing units in six buildings and one community building. Of the total units, 16 units will be set-aside for family households with income at or below 30% of the Area Median Income (“AMI”), 18 units will be set-aside for family households with income at or below 50% of the AMI, 3 units will be set-aside for family households with income at or below 60% of the AMI adjusted for family size for the Albany-Schenectady-Troy, NY MSA.

The HTFC Board previously authorized a Low-Income Housing Trust Fund Program (HTF) award of up to \$3,000,000 and a NYS HOME award of up to \$2,400,000 in May 2018. The resolution authorizing those awards included a provision that lapsed the award authorization if a construction financing closing did not occur within 365 days from the time of the authorization. Since the project has not yet gone to a construction financing closing, the prior award authorizations have lapsed. As such, the Office of Finance and Development is now seeking reauthorization of funding for the project.

However, due to significant cost increases that developed subsequent to award, the construction of 21 new units has been eliminated from the project scope proposed at application, leaving only the gut rehabilitation of 37 existing units. As a result of this reduction in units, the Office of Finance and Development is not seeking a reauthorization of the prior HOME award and is recommending reauthorization of a reduced HTFC award, substituting the previously awarded HTF subsidy with a Public Housing Preservation (PHP) award in the amount of \$1,082,520.

The Project achieves the Agency goal of Public Housing Redevelopment

Project Location: Eddy's Lane, Troy, NY 12180, Rensselaer County

Total Units: 37

Martin Luther King Revitalization Ph 2

Unit Distribution:

<u>Size</u>	<u># of Units</u>	<u>Income</u>	<u># of Units</u>
2 Bedroom	10	30%	16
3 Bedroom	22	50%	18
4 Bedroom	5	60%	3
<hr/> Total		<hr/> 37	

Funding Recommendation:

- Up to \$1,082,520 in Public Housing Preservation Program funds (\$29,257 per unit)

Agency Priorities:

- X Address Specific Local Housing Needs
- ☐ Prevent and End Homelessness & Support Vulnerable Populations
- X Preserve Housing and Promote Community Revitalization
- ☐ Promote Racial and Economic Integration

Construction Type: ☐ New Construction ☐ Adaptive Reuse ☒ Preservation

Energy Efficiency Standard & Features:

- X New York State Energy Research & Development Authority (NYSERDA) Incentive Programs
- ☐ U.S. Environmental Protection Agency (EPA) ENERGY STAR Programs
- ☐ Enterprise Green Communities Criteria
- ☐ Passive House Institute US (PHIUS) or Passive House Institute (PHI)
- X National Green Building Standard
- ☐ Leadership in Energy and Environmental Design (LEED)
- ☐ Moderate Rehabilitation

Key Features:

The site and buildings have been designed and will be constructed to achieve the ICC 700 National Green Building Standard “Silver” Certification. MLK Revitalization Phase 2 project will comply with the NYSERDA Low Rise New Construction Program (LRNCP). Key features included in the project are: Energy Star appliances and equipment, central air conditioning, high efficiency lighting, and Energy Star appliances in the common laundry as well as use of low VOC paint, adhesives and sealants.

Total Project Cost (“TPC”): \$ 14,686,195 \$396,924 per unit

Martin Luther King Revitalization Ph 2

Other Sources and Subsidies (amounts approximate)

- LIHC Equity \$ 11,952,729 \$323,046 per unit
- Community Preservation Corp. \$ 1,313,746 \$35,506 per unit
- Troy Housing Authority \$ 300,000 \$8,108 per unit
- NYSERDA \$ 37,000 \$1,000 per unit
- GP Equity Contribution \$ 200 \$5 per unit
- Troy Housing Authority is expected to receive authorization from HUD for the RAD ACC conversion of 37 units of rental assistance to Section 8 project-based assistance.
- The Project will benefit from a 30-year PILOT with the City of Troy. The PILOT will be \$400 per dwelling unit per year, increasing annually by 2%.

Financial Partners

Investor Limited Partner: Key Community Development Corporation as a representative for one or more equity funds. The LIHC in an annual amount of \$1,262,294 is expected to produce an equity contribution of 94.7 cents on the dollar.

Project Team

Borrower:	MLK 2 Associates Limited Partnership
Developer:	Beacon Communities Corp.
General Contractor:	AOW Associates, whose principal is Nicole Armsby
Management Company:	Troy Housing Authority
Architect:	RIDA Architecture, PLLC, whose principal is Dominic Rigosu

Project Description

The project is the substantial rehabilitation of an existing public housing project. The new project will include a total of 37 units and will serve 16 units at or below 30% AMI, 18 units at or below 50% AMI and 3 units at or below 60% AMI. The project will consist of 37 affordable housing units in six two-story garden apartment buildings and will include 2 fully accessible and adapted units for persons with mobility impairments and 3 fully accessible and adapted units for persons with hearing/vision impairment. The project will market nine (9) units to person or families who are homeless or other persons with special needs.

Location

The Project is located at Eddy's Lane, Troy, NY 12180, Rensselaer County.

The MLK Apartments is situated near (half a mile or less) local retail services such as convenient store (Stewarts Shops), household goods (Family Dollar), and baked goods (Bella Napoli) as well as social services including places of worship and parks. Major retail services and public amenities are also available to MLK Apartments residents in downtown Troy and the Hoosick Street corridor, which is about a mile or less from the property. Some of the services include: grocery stores, major hospital(s), US Post Office, and a public library. The local Public School District currently buses the students directly from the property to their respective schools.

Martin Luther King Revitalization Ph 2

Building

MLK Apartments Revitalization Phase 2 involves the selective demolition and moderate rehabilitation of 5 existing buildings, resulting in 37 rehabbed units in six buildings. The unit mix will be: 10 two-bedroom units; 22 three-bedroom units; and 5 four-bedroom units. In addition, there will be common laundry facilities in half of the buildings, a new playground, a new accessible community center and increased greenspace.

MLK Apartments requires significant building and site improvements to meet the Uniform Federal Accessibility Standards (UFAS). Currently, none of the dwelling units under MLK Apartments Phase 2 meet the UFAS. There are two fully accessible, adapted and move in ready dwelling units for persons with a mobility impairment and three fully accessible, adapted and move in ready dwelling units for persons who have a hearing or vision impairment planned for MLK Apartments Revitalization Phase 2 project (a 2 bedroom and a 4 bedroom). In addition, the existing community room area in the historic Eddy Mansion will undergo modifications to meet accessibility requirements.

Once completed, the MLK Revitalization Phase 2 project will have addressed the safety hazards that persist at the site. The redevelopment will involve changing the electrical wiring from aluminum to copper. The fire safety systems will be upgraded through the installation of the following: a fire protection sprinkler system in accordance with NFPA 13r; central fire alarm panel; Knox Boxes in each building; and truss identification stickers.

A hazardous materials analysis conducted on the existing units identified asbestos in the pipe insulation and tiles encapsulated under plywood on the second floors. The project will include a full abatement and/or encapsulation of the asbestos materials.

Acquisition

The project site is contained on a portion of land owned or controlled by the Troy Housing Authority (THA).

The THA has agreed to convey the existing buildings and land to the project for \$1.00 – a “Below Market Value” contribution. A Purchase and Sale Agreement was executed between the THA and BCREI New York LLC. The land will be conveyed to the HDFC who will act as the bare legal owner. A Nominee Agreement will establish the Limited Partnership as the Beneficial Owner.

Development Team Capacity

Developer

The developer is Beacon Communities Development LLC. The developer will partner with the Troy Housing Authority. Beacon Communities Development LLC has served as consultant on a significant number of tax credit transactions.

General Contractor

AOW Associates, whose principal is Nicole Armsby. AOW has served as general contractor on numerous HCR-financed projects, including South End Revitalization Phases 1–3 and Martin Luther King Revitalization Phase 1.

Martin Luther King Revitalization Ph 2

Management Company

Troy Housing Authority. The Troy Housing Authority owns and manages a significant portfolio of affordable housing in this region of the State.

Environmental Review

HCR, through the Housing Trust Fund Corporation (HTFC), has issued a Negative Declaration for this project according to State Environmental Quality Review Act (SEQRA) regulations at 6 NYCRR 617.

Economic Opportunity & Partnership Development

This Project is anticipated to meet the Agency's Minority and Women-owned Business Enterprise ("MWBE") and Service-Disabled Veteran-owned Business ("SDVOB") participation goals.

RECOMMENDATION AND REQUEST FOR AUTHORIZATION

Staff has reviewed the preliminary underwriting data supplied by the Borrower and determined that the Project meets the stated mission of the Agency and (i) the projected revenue and expenses are reasonable, and (ii) given these projections, the Project satisfies the underwriting criteria of the Agency.

Therefore, staff recommends that the Members adopt the resolution transmitted herewith authorizing:

- (i) a Public Housing Preservation award of up to \$1,082,520

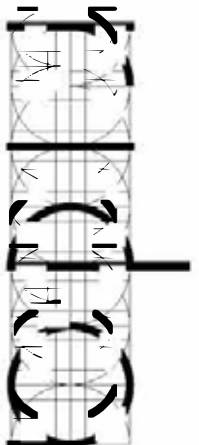
Attachments

Attachment A: Schedule of Unit Types, Rents and Affordability

Attachment B: Map indicating the location of the site and Photos of the Project

Attachment C: Schedule of Sources and Uses of Funds

Attachment D: 15-Year Cash Flow Pro forma.



RDA Architecture, PLLC
2022 Western Avenue
Albany, New York 12203
tel 518.713.4337
fax 518.693.0753

STAMP:

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UNAUTHORIZED USE, ALTERATION, OR ADAPTION
OF THIS DOCUMENT IS PROHIBITED.
THIS STATE REGISTRATION NUMBER IS
SECTION 1-200

CONSULTANT:

CLIENT:
OHD - MLK LLC.
40 BEAVER STREET
ALBANY, NEW YORK 12207

PROJECT:
MARTIN LUTHER KING
REVITALIZATION - PHASE 1
1 EDV'S LANE
TROJ, NEW YORK 12180

REVISION
NO. _____

DATE: 10.02.2015
CONTRACT NUMBER: 1
DRAWN BY: _____
CHECKED BY: D.R.



LEGEND	
•	BUS STOP
---	BIKE / WALKING TRAIL
🏫	SCHOOL
📖	LIBRARY
🏠	YMCA
🏥	HOSPITAL
🏠	EMERGENCY CARE CLINIC
🛒	GROCERY STORE
🏪	CONVENIENCE MART
🕌	SYNAGOGUE
⛪	CHURCH
💰	BANK
🌳	PARK
🏢	CITY
🏢	BUSINESS
🏠	MIXED USE
🏠	CEMETERY
🏠	HEALTH
🏠	EDUCATION

Attachment B: Site Map & Photos of the Project

Martin Luther King Revitalization Ph 2

Project ID: 20176031

ATTACHMENT B5 - MAP OF PRIMARY SERVICE AREA

SCALE: 1" = 250'-0"

Existing MLK Apt: view looking west #1



Existing MLK Apt: view looking east #2



Existing MLK Apt: view facing the rear #3



Existing MLK Apt: view facing the front #4



Existing MLK Apt: view facing north #5



Existing MLK Apt: view facing south #6



Attachment C: Schedule of Sources and Uses of Funds

Martin Luther King Revitalization Ph 2 - Project ID: 20176031

USES

Land

Structure

Soft Cost \$ 2,042,266

Construction Cost \$ 10,799,044

Project Contingency \$ 642,066

Developer's Fee \$ 946,322

Total Development Cost \$ 14,429,698

Working Capital \$ 75,200

Operating Reserve \$ 144,297

Replacement Reserve \$ 37,000

Total Adjusted Project Cost \$ 14,686,194

SOURCES

PHP \$ 1,082,520

CPC \$ 1,313,746

NYSERDA \$ 37,000

TROY PHA \$ 300,000

GP contribution \$ 200

LIHC Equity Amount \$ 11,952,728

Total Project Financing \$ 14,686,194

Exhibit 5 - Project Income and Operating Budget

Residential Budget

Project Name: MLK Revitalization - Phase 2 (37 Unit Option)										SHARS # (if assigned)										20176031					Date:					9/1/19				
Table 3 - Operating Budget										Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15										
Ia. Effective Rental Income										420,155	428,559	437,130	445,872	454,790	463,886	473,163	482,626	492,279	502,125	512,167	522,410	532,859	543,516	554,386										
Ib. Debt Service Subsidy										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Ic. Total Residential Income										420,155	428,559	437,130	445,872	454,790	463,886	473,163	482,626	492,279	502,125	512,167	522,410	532,859	543,516	554,386										
Annual Expense Estimates																																		
A. Administration																																		
2. Manager										44,000	44,880	45,778	46,693	47,627	48,580	49,551	50,542	51,553	52,584	53,636	54,708	55,803	56,919	58,057										
3. Management Fee: 5.00%										21,008	21,428	21,856	22,294	22,739	23,194	23,658	24,131	24,614	25,106	25,608	26,121	26,643	27,176	27,719										
4. Accounting & Audit:										5,958	6,137	6,321	6,510	6,706	6,907	7,114	7,327	7,547	7,774	8,007	8,247	8,495	8,749	9,012										
5. Legal:										1,986	2,045	2,107	2,170	2,235	2,302	2,371	2,442	2,516	2,591	2,669	2,749	2,831	2,916	3,004										
6. Advertising:										198	204	211	217	223	230	237	244	251	259	267	275	283	291	300										
7. Office Supplies/Equipment:										1,986	2,045	2,107	2,170	2,235	2,302	2,371	2,442	2,516	2,591	2,669	2,749	2,831	2,916	3,004										
8. LHHC Monitoring Fee:										2,818	2,874	2,932	2,990	3,050	3,111	3,173	3,237	3,301	3,367	3,435	3,503	3,574	3,645	3,718										
9. Other Admin. (specify):										3,416	3,518	3,624	3,733	3,845	3,960	4,079	4,201	4,327	4,457	4,591	4,728	4,870	5,016	5,167										
10. Total Administration (sum lines 2-9)										81,369	83,132	84,934	86,777	88,660	90,586	92,554	94,567	96,625	98,729	100,881	103,080	105,329	107,629	109,980										
B. Maintenance & Operations										Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15										
11. Janitor & Cleaning Payroll:										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
12. Janitor & Cleaning Supplies:										803	827	852	878	904	931	959	988	1,018	1,048	1,080	1,112	1,145	1,180	1,215										
13. Exterminating:										2,646	2,725	2,807	2,891	2,978	3,067	3,159	3,254	3,352	3,452	3,556	3,663	3,773	3,886	4,002										
14. Garbage & Trash Removal:										1,575	1,622	1,671	1,721	1,773	1,826	1,881	1,937	1,995	2,055	2,117	2,180	2,246	2,313	2,382										
15. Security:										3,024	3,115	3,208	3,304	3,404	3,506	3,611	3,719	3,831	3,946	4,064	4,186	4,312	4,441	4,574										
16. Ground Expense:										882	908	936	964	993	1,022	1,053	1,085	1,117	1,151	1,185	1,221	1,258	1,295	1,334										
17. Maint./Repair Payroll:										54,200	55,284	56,390	57,517	58,668	59,841	61,038	62,259	63,504	64,774	66,069	67,391	68,739	70,113	71,516										
18. Maint./Repair Materials:										5,985	6,165	6,349	6,540	6,736	6,938	7,146	7,361	7,582	7,809	8,043	8,285	8,533	8,789	9,053										
19. Maint./Repair Contracts:										5,670	5,840	6,015	6,196	6,382	6,573	6,770	6,973	7,183	7,398	7,620	7,849	8,084	8,327	8,576										
20. Elevator:										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
21. Snow Removal:										2,520	2,596	2,673	2,754	2,836	2,921	3,009	3,099	3,192	3,288	3,387	3,488	3,593	3,701	3,812										
22. Painting & Decorating:										1,890	1,947	2,005	2,065	2,127	2,191	2,257	2,324	2,394	2,466	2,540	2,616	2,695	2,776	2,859										
23. Other M&O (specify):										1,575	1,622	1,671	1,721	1,773	1,826	1,881	1,937	1,995	2,055	2,117	2,180	2,246	2,313	2,382										
24. Total Maint./Operations: (sum lines 11-23)										80,770	82,651	84,578	86,552	88,573	90,643	92,764	94,937	97,162	99,442	101,778	104,170	106,622	109,133	111,706										
C. Utilities										Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15										
25. Fuel Oil:										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
26. Lighting/Electricity:										28,350	29,201	30,077	30,979	31,908	32,865	33,851	34,867	35,913	36,990	38,100	39,243	40,420	41,633	42,882										
27. Water & Sewer:										28,350	29,201	30,077	30,979	31,908	32,865	33,851	34,867	35,913	36,990	38,100	39,243	40,420	41,633	42,882										
28. Gas:										15,120	15,574	16,041	16,522	17,018	17,528	18,054	18,596	19,154	19,728	20,320	20,930	21,558	22,204	22,870										
29. Other Utilities (specify):										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
30. Total Utilities: (sum lines 25-29)										71,820	73,975	76,194	78,480	80,834	83,259	85,757	88,330	90,979	93,709	96,520	99,416	102,398	105,470	108,634										

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
AUTHORIZING AN AWARD UNDER THE PUBLIC HOUSING PRESERVATION
PROGRAM FOR MARTIN LUTHER KING REVITALIZATION PHASE 2

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, as part of New York State’s House NY 2020 Plan, funding has been appropriated in the 2017-18 State Budget to facilitate the rehabilitation of site-specific multi-family rental housing currently owned by public housing authorities outside the City of New York; and

WHEREAS, to administer these funds, HTFC has established the Public Housing Preservation Program (“PHP”), a program which will provide capital subsidies for site acquisition, hard costs and related soft costs associated with the rehabilitation and/or demolition and replacement of public housing; and

WHEREAS, in July of 2018, HTFC issued a Notice of Funding Availability for site specific project applications seeking funding through New York State Homes and Community Renewal’s multi-family capital programs including PHP; and

WHEREAS, the HTFC Board previously authorized a Low-Income Housing Trust Fund Program (HTF) award of up to \$3,000,000 and a NYS HOME award of up to \$2,400,000 in May 2018, which awards lapsed if construction financing closing did not occur within 365 days from the time of the authorization; and

WHEREAS, due to significant cost increases that developed subsequent to award, the construction of 21 new units has been eliminated from the project scope proposed at application, and as a result of this reduction in units, the Office of Finance and Development is not seeking a reauthorization of the prior HOME award and is recommending reauthorization of a reduced HTFC award, substituting the previously awarded HTF subsidy with a Public Housing Preservation (PHP) award in the amount of \$1,082,520; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby approve an award of funds under the PHP Program for Martin Luther King Revitalization Phase 2 in an amount up to \$1,082,520.

Section 2. The Members hereby provide that this authorization will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby approve the entering into of a regulatory agreement with the applicant, upon its satisfactory compliance with any pre-contract conditions as required by

statute or regulation, and consistent with such terms and conditions as set forth by program guidelines.

Section 4. The Members hereby authorize any officer in the Office of Finance and Development or Senior Officer as defined in the By-Laws of HTFC to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 5. This resolution shall be effective immediately.

Dated: November 7, 2019



Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

FROM: Sean Fitzgerald
Vice President
Multifamily Finance

TO: HTFC Members

SUBJECT: Resolution Authorizing Financing for Galvan Armory Day Care Center, City of Hudson, Columbia County (20186095)

Project Summary

Galvan Armory Day Care Center (the “Project”) will use the Agency’s investment to fund the rehabilitation of unfinished Armory basement space into a finished day care center for 48 children, and associated support staff. COARC’s The Starting Place Preschool Day Care Center, serving children from age 2.9 to 5 years old and offers integrated classes serving both special needs and general population children, is being displaced from its current location at Columbia Memorial Hospital. The scope of work consists of the interior build-out of the existing (+/-) 9,400 sf unfinished space into a finished day care center.

Project Location: 51 North 5th Street, Hudson, Columbia County, NY 12534

Total Units: 1

Unit Distribution: NA, Non-Residential

Funding Recommendation:

- Up to \$1,150,000 in Community Investment Funds

Agency Priorities:

X Address Specific Local Housing Needs- Critical Need Affordable Daycare

☐ Prevent and End Homelessness & Support Vulnerable Populations

☐ Preserve Housing and Promote Community Revitalization

☐ Promote Racial and Economic Integration

Construction Type: ☐ New Construction X Adaptive Reuse ☐ Preservation

Energy Efficiency Standard & Features:

☐ New York State Energy Research & Development Authority (NYSERDA) Incentive Programs

Galvan Armory Daycare Center

- ☐ U.S. Environmental Protection Agency (EPA) ENERGY STAR Programs
- ☐ Enterprise Green Communities Criteria
- ☐ Passive House Institute US (PHIUS) or Passive House Institute (PHI)
- ☐ National Green Building Standard
- ☐ Leadership in Energy and Environmental Design (LEED)
- x Moderate Rehabilitation

Key Features: The project will utilize green design, green building and energy efficiency practices recommended by HCR for non-residential spaces and be accessible for people living with disabilities.

Total Project Cost (“TPC”): \$ 1,810,638 1 non-residential unit

Other Sources and Subsidies (amounts approximate)

- Sponsor Loan \$585,638
- Deferred Developer Allowance \$75,000

Financial Partners

Galvan Initiatives Foundation, Inc. is providing a sponsor loan in the amount of \$585,638 as noted above.

Project Team

Borrower:	Galvan Initiatives Foundation, Inc.
Developer:	Galvan Initiatives Foundation, Inc.
General Contractor:	Galvan Partners, LLC
Management Company:	Galvin Asset Management
Architect:	Philip G. Higby, Architect

Project Description

The interior build-out of the existing (+/-) 9,369 sf unfinished Armory basement. The rehabilitation involves the construction of an 8,449 sf pre-school consisting of classrooms, offices, bathrooms, small laundry area, indoor play area and 872 sf of common space for alternative egress and exits. The project will utilize green design, green building and energy efficiency measures recommended by HCR for non-residential spaces and be accessible to people living with disabilities. The project’s affordable housing development link is to Hudson Homesteads 20040449 – a scattered site project in the neighborhood which the Galvin Foundation now owns and manages. The lease with the day care provider, COARC, includes a list of the addresses of the scattered site affordable housing and a requirement that COARC contact the residents and offer the preschool services.

Location

The Project is located at 51 North 5th Street, Hudson, Columbia County, NY 12534. The building is centrally located within walking distance of the neighborhoods with the highest concentration

Galvan Armory Daycare Center

of poverty in Columbia County, and is located blocks away from a bus stop, health care facilities, government services, nonprofit services, and education programs. The location is in close proximity to Hudson Homesteads, a 20-unit scattered-site affordable housing development funded by HCR and managed by Galvan, as well as HHAP-funded housing and Galvan's independently financed affordable housing.

Building

Galvan Foundation proposes rehabilitating 9,369 sq. ft. of basement space in the Galvan Armory enabling COARC to relocate its preschool, The Starting Place, to the site. The Galvan Armory is a Historic four story, 25,800 sq. ft. building located at 51 North 5th Street, in the City of Hudson, NY. It currently houses the new Hudson Area Library, Hudson Senior Center, and Perfect Ten Afterschool program. The colocation of these important community resources provides opportunities for synergies that expand the impact of each tenant. An example of this is the Starting Place preschool will have access to a state-of-the-art early learning section of the Hudson Area Library which is designed specifically to meet the needs of 0-5-year-old children. The new location will enable the continuation of COARC's preschool program and allow the program to forge new partnerships with the Library and the other community programs at Galvan Armory. The building is centrally located within walking distance of the neighborhoods with the highest concentration of poverty in Columbia County, and is located blocks away from a bus stop, health care facilities, government services, nonprofit services, and education programs. The project is in close proximity to Hudson Homesteads (20040449), a 20-unit scattered-site affordable housing development funded by HCR and managed by Galvan, as well as HHAP-funded housing and Galvan's independently financed affordable housing. Galvan and COARC will enter into a lease agreement in which COARC commits to make programs available to tenants residing in HCR-funded affordable housing managed by Galvan. The Starting Place is licensed to serve up to 48 children from age 2.9 to 5 years old and offers integrated classes serving both special needs and general population children.

The project is shovel ready. Galvan Foundation possesses all approvals, including building permits. The bidding process is complete and all preferred subcontractors are identified. All local environmental reviews are complete. Mold remediation was performed, and a mold clearance assessment was completed by Ambient Environmental (project number 180515AA), confirming removal of all mold (see attached report). Atlantic Contracting and Specialties completed the abatement of asbestos in full accordance with state and federal regulations (see attached letter of completion). A Phase I Environmental Site Assessment and Radon Test did not reveal any environmental issues. A lead test of the rehabilitated space and water supply will be required to be done at the end of construction. HCR will conduct its own SEQR review.

All construction financing is in place and the Galvan Foundation is self-financing construction. Galvan Initiatives Foundation is providing a \$585,638 sponsor loan to cover permanent financing and is seeking \$1,150,000 in gap financing from HCR. Gap funding is needed to reduce debt service payments to an amount affordable given COARC's limited budget for rent payments and building capital. Construction will commence immediately upon receipt of a funding commitment letter. Galvan has obtained property/school tax exemption for the space to be occupied by COARC. Galvan Initiatives Foundation has committed to guarantee construction completion through a formal Completion Guarantee agreement. Galvan Initiatives Foundation Inc. entered in to a master lease with Galvan Civic I, Inc. to guarantee operating cost payments for 30 year term of the loan

Galvan Armory Daycare Center

from NYS HCR.

Acquisition

The site is currently owned by the sponsor and no acquisition costs are included in the development budget. Galvan Civic I, Inc., a 501c3 nonprofit affiliate controlled by Galvan Initiatives Foundation, is the owner. The space to be rehabilitated is currently vacant and located at the basement level of a community center housing a library, senior center, and after school program.

Development Team Capacity

Developer

Galvan Initiatives Foundation, Inc. is a leading developer of community facilities, affordable housing, and commercial space in Columbia County. Galvan Initiatives has created or preserved over 200 units of mixed-income housing and over 50,000 square feet of commercial and community facility space, including two schools, a library, senior center, afterschool programs, nonprofit offices, and space for small businesses throughout Hudson. Galvan Initiatives Foundation's Vice President, Daniel Kent, has led Galvan's development activities starting in 2012, including an over \$10M New Markets Tax Credit financed development.

General Contractor

Galvan Partners LLC, and its Principal T. Eric Galloway, possess extensive construction management experience. Galvan Partners LLC works with a network of local subcontractors, managing multiple prime contracts across multiple construction projects. GP has overseen all development tasks, including project financing, public approvals, site due diligence, acquisition, design, construction and leasing. Since 2004, GP has acquired and managed renovation for a total of 36 properties in Hudson, totaling over \$25 million in construction cost. GP also serves as construction manager for Galvan Initiatives Foundation, an organization specializing in preservation and reuse of historic buildings and single family homes in Hudson. In addition to his work with Galvan Partners, T. Eric Galloway has been involved in the planning, development, and management of affordable housing for more than 20 years through Lantern Organization, a developer of permanent supportive housing in New York, NY. Since 1997, Lantern developed over 1500 units with a total development cost of over \$300 million. On this project, Galvan Partners is entering in to a Construction Management Agreement with Galvan Civic I, Inc., stipulating a guaranteed maximum price. The Construction Manager Fee cost included in the budget covers Galvan Partner's overhead and administration costs.

Management Company

Galvan Asset Management, a nonprofit property management company, provides property management services for buildings developed by Galvan Initiatives Foundation, Inc., including over 200 units of housing and over 50,000 square feet of community and commercial space.

Environmental Review

- The City of Hudson previously conducted a SEQR review, but it may not be useable by HCR's EAU. EAU will conduct its own SEQR review and expects the proposed project to be a Type II action under the newly updated SEQR rules.

Galvan Armory Daycare Center

Economic Opportunity & Partnership Development

This Project is anticipated to meet the Agency's Minority and Women-owned Business Enterprise ("MWBE") and Service-Disabled Veteran-owned Business ("SDVOB") participation goals. Prior to closing, a cost analysis will be completed to set the final levels of participation.

RECOMMENDATION AND REQUEST FOR AUTHORIZATION

Staff has reviewed the preliminary underwriting data supplied by the Borrower and determined that the Project meets the stated mission of the Agency and (i) the projected revenue and expenses are reasonable, and (ii) given these projections, the Project satisfies the underwriting criteria of the Agency.

Therefore, staff recommends that the Members adopt the resolution transmitted herewith authorizing:

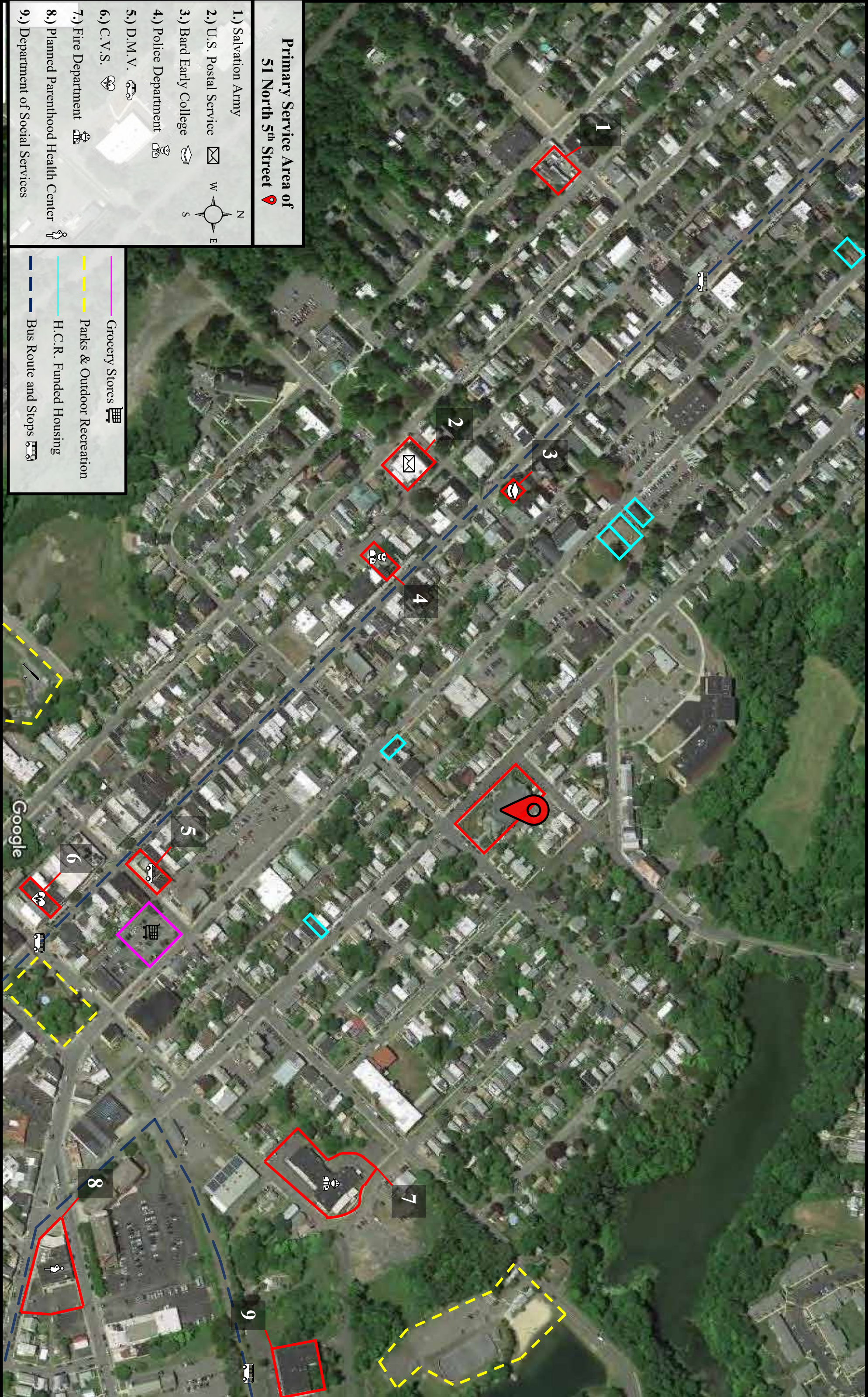
- (i) a Rural Community Investment Fund award of up to \$1,150,000

Attachments

Attachment A: Map indicating the location of the site and Photos of the Project.

Attachment B: Schedule of Sources and Uses of Funds.

Attachment C: 15-Year Cash Flow Pro forma.



SCALE: 1/8" = 1'-0"

PROPERTY LINE

EXISTING LIBRARY EGRESS
PLATFORM AND STAIRS —

RELOCATED MECH. CONDENSORS —

CONCRETE FILLED STEEL SAFETY BOLLARDS —

STONE VENEERED
KNEE WALL _____
NEW EGRESS
STAIRS, FROM
BASEMENT _____
NEW CONCRETE
SIDEWALK AREA
AND CURB _____

Project Architect:
PHILIP G. HIGBY Architect
148 Grange Road,
Otisville, N. Y. 10963
(845) 386-4502 (845) 386-8020 (FAX)

Project Designer:



S3 Design Inc.

Commercial - Residential Building Designers

P.O. BOX 613
44 Broad Street
Kinderhook, NY
12106

P. 518. 758. 6424
F. 518. 758. 6424
E. s3designinc.com

Renovations & Alterations for:
Galvan Initiatives Foundation
Galvan Civic Center
State Street & North 5th Street
Hudson, New York

01.15.18	Issued for Bid
Date	Revision

Project No

Date:

Scale:

Drawing N

A.1



NO ENTRY
PLEASE USE ENTRANCE ON PETER STREET















20186095 Galvan Armory Day Care

Sources & Uses

Total Project Cost: \$ 1,810,638

Sources:

CIF: \$ 1,150,000

Sponsor Loan: \$ 585,638

Deferred Developer Allowance: \$ 75,000

Uses:

Acquisition: \$ 0

Soft Costs: \$ 224,246

Construction Costs: \$1,334,968

Project Contingency: \$ 133,497

Developer Allowance: \$ 100,000

Replacement Reserve: \$ 17,927

(items in red may not be standard 3% expense increase)

(items in red may not be standard 3% expense increase)

Expenses before Reserves	2.72%	\$ 11,307	\$ 11,615	\$ 11,931	\$ 12,256	\$ 12,590	\$ 12,934	\$ 13,287	\$ 13,650	\$ 14,024	\$ 14,408	\$ 14,802	\$ 15,208	\$ 15,625	\$ 16,054	\$ 16,495	206,186
Operating Reserve	2.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	2.72%	\$ 11,307	\$ 11,615	\$ 11,931	\$ 12,256	\$ 12,590	\$ 12,934	\$ 13,287	\$ 13,650	\$ 14,024	\$ 14,408	\$ 14,802	\$ 15,208	\$ 15,625	\$ 16,054	\$ 16,495	206,186
Net Operating Income		\$ 33,693	\$ 34,285	\$ 34,887	\$ 35,498	\$ 36,119	\$ 36,750	\$ 37,390	\$ 38,040	\$ 38,701	\$ 39,372	\$ 40,053	\$ 40,744	\$ 41,446	\$ 42,159	\$ 42,882	572,018
Debt Service	year-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
HTF	fixed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Name of Conventional Lender	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sponsor Loan	fixed	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	\$ 300,000
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
CIF Commercial	fixed	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	\$ 77,625
Total Debt Service	\$ 25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	25,175	377,625
CASH FLOW		8,518	9,110	9,712	10,323	10,944	11,575	12,215	12,865	13,526	14,197	14,878	15,569	16,271	16,984	17,707	194,393
Cash Flow per unit per month	\$ 709.83	759.19	809.33	860.27	912.00	964.55	1,017.92	1,072.12	1,127.16	1,183.05	1,239.80	1,297.42	1,355.92	1,415.30	1,475.58	1,539.96	1,079.96
Loan Terms	Amount =	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	6,300
10% of Total Expenses		75,000		0.00%	Term/Yrs =	15		Debt Service	\$ 5,000								188,093
SLR Cash Flow	1.131	1,161	1,193	1,226	1,259	1,293	1,329	1,365	1,402	1,441	1,480	1,521	1,562	1,605	1,649		
Debt Service Coverage (conv loan)	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	
Total Debt Service Coverage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Income to Expense Ratio	1.34	1.36	1.39	1.41	1.43	1.46	1.49	1.51	1.54	1.56	1.59	1.62	1.65	1.67	1.70	1.72	
Debt Service on Deferred Loan	1.23	1.25	1.26	1.28	1.29	1.30	1.32	1.33	1.35	1.36	1.37	1.39	1.40	1.41	1.42		
Net Cash Flow	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	75,000
Total Deferred Developer's Fee	3,518	4,110	4,712	5,323	5,944	6,575	7,215	7,865	8,526	9,197	9,878	10,569	11,271	11,984	12,707	13,430	\$194,393
Total DDF Repaid in 15 years	\$75,000																\$194,393
Discrepancy	\$0																6,300
																	\$188,093
																	75,000
																	\$113,093

Proposed Cash Flow over 15 year period
\$35 per unit/per month for 15 years
Amount over \$35pu/pm for 15 years

Proposed Deferral required at Construction Closing
Additional Deferral Required - imposed at construction financing closing

Expenses before Reserves	2.72%	\$ 11,307	\$ 11,615	\$ 11,931	\$ 12,256	\$ 12,590	\$ 12,934	\$ 13,287	\$ 13,650	\$ 14,024	\$ 14,408	\$ 14,802	\$ 15,208	\$ 15,625	\$ 16,054	\$ 16,495	206,186
Operating Reserve	2.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replacement Reserve	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	2.72%	\$ 11,307	\$ 11,615	\$ 11,931	\$ 12,256	\$ 12,590	\$ 12,934	\$ 13,287	\$ 13,650	\$ 14,024	\$ 14,408	\$ 14,802	\$ 15,208	\$ 15,625	\$ 16,054	\$ 16,495	206,186
Net Operating Income		\$ 33,693	\$ 34,285	\$ 34,887	\$ 35,498	\$ 36,119	\$ 36,750	\$ 37,390	\$ 38,040	\$ 38,701	\$ 39,372	\$ 40,053	\$ 40,744	\$ 41,446	\$ 42,159	\$ 42,882	572,018
Debt Service	year-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
HTF	fixed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Name of Conventional Lender	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sponsor Loan	fixed	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	fixed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CIF Commercial	fixed	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	5,175	
Total Debt Service		\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	\$ 25,175	377,625
CASH FLOW		8,518	9,110	9,712	10,323	10,944	11,575	12,215	12,865	13,526	14,197	14,878	15,569	16,271	16,984	17,707	194,393
Cash Flow per unit per month		\$ 709.83	\$ 759.19	\$ 809.33	\$ 860.27	\$ 912.00	\$ 964.55	\$ 1,017.92	\$ 1,072.12	\$ 1,127.16	\$ 1,183.05	\$ 1,239.80	\$ 1,297.42	\$ 1,355.92	\$ 1,415.30	\$ 1,475.58	1,079,96
	year-->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	6,300
Loan Terms	Amount =	75,000			Term/Yrs =	15		Debt Service	\$ 5,000								188,093
10% of Total Expenses		1,131	1,161	1,193	1,226	1,259	1,293	1,329	1,365	1,402	1,441	1,480	1,521	1,562	1,605	1,649	
SLR Cash Flow	exceeds 10%		exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	exceeds 10%	
Debt Service Coverage		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Debt Service Coverage		1.34	1.36	1.39	1.41	1.43	1.46	1.49	1.51	1.54	1.56	1.59	1.62	1.65	1.67	1.70	
Income to Expense Ratio		1.23	1.25	1.26	1.28	1.29	1.30	1.32	1.33	1.35	1.36	1.37	1.39	1.40	1.41	1.42	
Debt Service on Deferred Loan		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	75,000
Net Cash Flow		3,518	4,110	4,712	5,323	5,944	6,575	7,215	7,865	8,526	9,197	9,878	10,569	11,271	11,984	12,707	119,393
Total Deferred Developer's Fee		\$75,000															\$194,393
Total DDF Repaid in 15 years		\$75,000															6,300
Discrepancy		\$0															\$188,093
																	75,000
																	\$113,093

Adjusted Cash Flow over 15 year period
 \$35 per unit/per month for 15 years
 Amount over \$35pu/pm for 15 years
 Proposed Deferral required at Construction Closing
Additional Deferral Required - imposed at construction financing closing

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
AUTHORIZING AN AWARD UNDER THE RURAL AND URBAN COMMUNITY
INVESTMENT FUND PROGRAM FOR GALVAN ARMORY DAY CARE CENTER

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Article 27 of the New York Private Housing Finance Law created the Rural and Urban Community Investment Fund (“CIF”) Program; and

WHEREAS, pursuant to Article 27 of the New York Private Housing Finance Law, HTFC has been designated to administer the CIF Program, and within the limit of funds available for the program, HTFC is authorized to enter into contracts and grant awards to eligible applicants; and

WHEREAS, the Galvan Armory Day Care Center (the “Project”) will involve the rehabilitation of unfinished Armory basement space into a finished day care center for 48 children, and associated support staff; and

WHEREAS, staff has reviewed the Project and is recommending an award of up to \$1,150,000 to Galvan Initiatives Foundation, Inc. for the Project; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby authorize an award of up to \$1,150,000 under the CIF Program to Galvan Initiatives Foundation, Inc. for the Galvan Armory Day Care Center.

Section 2. The Members hereby provide that this resolution will lapse 360 days after the effective date of this resolution if a closing on all sources of construction financing sufficient to complete the project has not occurred.

Section 3. The Members hereby authorize any officer of the Office of Finance and Development or any Senior Officer as defined by the By-Laws to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 24, 2019

FROM: Nicole Ferreira
Senior Vice President, Multifamily Finance

TO: HTFC Members

SUBJECT: Resolution Authorizing an Award under the Homes for Working Families Program for Ithaca Arthaus, City of Ithaca, Tompkins County

The Project will use the Housing Trust Fund Corporation's investment of up to \$4,000,000 under the Homes for Working Families Program in conjunction with additional sources from the New York State Housing Finance Agency ("Agency") to fund the acquisition and demolition of an existing structure and the new construction of 124 units in a 5-story elevator building. The Project has elected to Income Average. All 123 revenue units will be set aside for households with incomes at or below 80% of the Area Median Income ("AMI"), with 44 units set aside for households with incomes at or below 60% AMI, and 67 units set aside for households at or below 50% AMI, adjusted for family size for the Ithaca NY Metropolitan Statistical Area. Forty units will benefit from an Empire State Supportive Housing Initiative ("ESSHI") award administered by the Office of Temporary and Disability Assistance ("OTDA"). There will be one super's unit.

The Project will include approximately 7,748 square feet of amenity and common area space that will include a space for residents to engage in art and theater-related activities and workshops, a lobby, management office, fitness center, community room, kitchen, laundry room, supportive services office, storage space, outdoor playground as well as approximately 31 parking spaces, 52 bicycle spaces and four motorcycle spaces for residents and staff.

The Project achieves several of the State's goals, including addressing specific local housing needs, preventing homelessness and supporting vulnerable populations.

Project Location: 130 Cherry Street, City of Ithaca, Tompkins County, 14850

Total Units: 124

ITHACA ARTHAUS

Unit Distribution:	<u>Size</u>	<u># of Units</u>	<u>Income</u>	<u># of Units</u>	<u>Rental Subsidy</u>
	Studio	48	30% AMI	15	ESSHI
	1 Bedroom	56	40% AMI	13	ESSHI
	2 Bedroom	20	50% AMI	12	ESSHI
	Total	124	50% AMI	27	None
			60% AMI	44	None
			80% AMI	12	None
			Employee	1	Non-Revenue
				124	

State Priorities:

- ☒ Address Specific Local Housing Needs
- ☒ Prevent and End Homelessness & Support Vulnerable Populations
- ☐ Preserve Housing and Promote Community Revitalization
- ☐ Promote Racial and Economic Integration

Projected Job Creation: 151 construction; 4 permanent

Type: ☒ All Affordable ☐ Mixed Income ☐ 80/20

Construction Type: ☒ New Construction ☐ Adaptive Reuse ☐ Preservation

Energy Efficiency Standard & Features:

- ☒ New York State Energy Research & Development Authority (NYSERDA) Incentive Programs
- ☒ U.S. Environmental Protection Agency (EPA) ENERGY STAR Programs
- ☐ Enterprise Green Communities Criteria
- ☐ Passive House Institute US (PHIUS) or Passive House Institute (PHI)
- ☐ National Green Building Standard
- ☐ Leadership in Energy and Environmental Design (LEED)
- ☐ Moderate Rehabilitation
- ☒ HFA Mandatory Green & Energy Conservation Certification

Key Features:

The Project is expected to meet NYSERDA's High-Rise New Construction Program, ENERGY STAR Version 3.1 and HFA's Mandatory Green & Energy Conservation Certification requirements. Energy efficiency measures will include ENERGY STAR rated windows and appliances, efficient ductless split-system heating and cooling, energy efficient (LED) lighting, direct metering for electricity, low-flow plumbing fixtures, and building envelope insulation levels 25% greater than code requirements.

ITHACA ARTHAUS

Total Development Cost (“TDC”): \$ 31,948,366 (\$257,648 per unit)

Financing Sources and Subsidies *(amounts approximate)*

- On October 10, 2019, the New York State Housing Finance Agency Board approved the following financing amounts for Ithaca Arthaus:
 - Up to \$16,930,000 maximum fixed-rate, tax-exempt bonds and mortgage loan (\$136,532 per unit).
 - \$1,181,787 estimated annual allocation of 4% “as of right” Low Income Housing Tax Credits (“LIHTC”) (\$9,531 per unit).
 - Up to \$15,600,000 in HCR subsidy (\$125,806 per unit) or any funds legally available to the Agency
- The Project’s supportive services provider, Tompkins Community Action, Inc. (“TCA”) will receive an ESSHI award which will provide annual funding for onsite social services and rental subsidy.
- The Project will benefit from a 30-year Payment In Lieu Of Taxes (“PILOT”) with the Tompkins County Industrial Development Agency. PILOT payments will be initially set at 20% of the Project’s Net Operating Income (net of taxes) with annual increases capped at 1%.

Financial Partners

Investor Limited Partner: Boston Financial Investment Management, LP (“BFIM”)

- LIHTC at \$0.92

Mortgage Credit Enhancer: Construction – Citibank, N.A. (“Citi”)
Permanent – State of New York Mortgage Agency (“SONYMA”)

Project Team

Borrower / Legal Owner: Ithaca Arthaus, LLC
Developer: Vecino Group New York, LLC (“Vecino New York”), a for-profit entity whose principal is Rick Manzardo.
General Contractor: Vecino Construction, LLC (“Vecino GC”), whose principal is James Matthew Miller.
Management Company: CRM Rental Management, Inc. (“CRM”), whose principal is Thomas F. Kirkpatrick.
Architect: BW Architecture and Engineering, LLC (“BW A&E”), whose principal is Bruce Adib-Yazdi.

Project Description

Ithaca Arthaus will be an affordable housing development with amenities geared towards the artistic community. The Project will include the demolition of an existing building and the new construction of a 5-story building comprised of 124 units of affordable and supportive multifamily rental housing and approximately 7,748 square feet of amenity and common area space for residents.

The ground floor will include two spaces (the “Cherry Gallery” and “Cherry Studio”) for residents to engage in art and theater-related activities, with assistance from Cherry Arts, Inc., a non-profit company that runs the Cherry Artspace, located next to the Project. The Cherry Gallery will provide an exhibition space for visual arts as well as salon-style showings of music, multimedia,

ITHACA ARTHAUS

and performance art. The Cherry Studio will provide a gathering and rehearsal space for workshops, after-school programs and group activities.

Location

The Project is located at 130 Cherry Street, located within the newly formed Cherry Street District, formerly an industrial area southwest of downtown Ithaca, along the Cayuga Inlet waterfront that is being repurposed as a residential and small-scale commercial neighborhood. The City of Ithaca approved the site plan in July 2019, expressing support for the art-centered affordable housing Project as an important component of the new district. The Cherry Artspace performance venue, opened in 2017, is located next to the Project site, and it will provide a unique opportunity for the Project residents to engage and involve themselves in the arts. Within 0.3 miles of the Project are the Ithaca and Greyhound Bus Stations, with bus stops in closer proximity. Multiple grocery stores, including a food cooperative and Wegman's are located within one mile of the Project, as well as pharmacies, medical offices, financial institutions and retail options.

Building

The Project will involve the new construction of a 5-story building with a concrete foundation on a 35,719 square-foot lot. The building will be a stick-frame construction above the podium post-tension slab second floor. The first level will include a mix of 7,748 square feet of amenity space and parking space. The second level will be a mix of residential units and 3,000 square feet of amenity space. Levels three through five will be comprised of residential units. Two elevators from the first floor will service all five floors.

Supportive Services

The Project will include supportive services through an ESSHI contract awarded to TCA and administered by OTDA. The target population will be homeless young adults and young adults phasing out of foster care. TCA will provide full time, onsite staff, and services will include life skills, high school equivalency preparation and certification, fiscal literacy and budgeting, connections to vocational skills training, securing and maintaining employment, parenting education, and connections to community health providers.

Acquisition

The Project site was acquired by Ithaca Arthaus LLC from an unrelated party in May 2019. The acquisition price of \$920,000 is supported by an independent appraisal commissioned by Citi.

Development Team Capacity

Developer and General Contractor

Vecino is a full-service development and contracting company based in Springfield, Missouri, with a development arm in New York. Specializing in new construction and adaptive reuse, since 2014, Vecino New York and its construction arm, Vecino GC, have successfully completed 220 units of affordable and supportive housing financed by HFA in upstate New York. Most recently (2018), the HFA-financed Intrada Saratoga Springs project is currently under construction for 193 units of affordable and supportive housing.

ITHACA ARTHAUS

Management Company

CRM, a New York-based management company formed in 1971, manages and develops new and existing affordable housing throughout upstate New York. CRM currently manages 42 properties in New York, including two HFA-financed projects developed by Vecino New York (Asteri Utica and Libertad Elmira), as well as several other HFA-financed projects.

Supportive Services Provider

TCA, originally founded as the Economic Opportunity Corporation in 1966, has been a licensed supportive services provider in Tompkins County since 2010. Currently TCA administers 28 programs in addition to supportive services, including Section 8, Head Start, Weatherization Assistance, family literacy and homeless housing solutions which serve over 6,000 low-income individuals and families each year.

The Agency performed a due diligence investigation of all the relevant parties and entities related to the financing and all issues of potential concern identified by the Agency were addressed and/or resolved. The Members will be informed of any comments by members of the public.

Environmental Review

- The City of Ithaca Planning Board, acting as lead agency, conducted a coordinated review for a Type 1 listed SEQRA action, pursuant to the State Environmental Quality Review Act. HFA was an “involved agency” in the SEQRA review. Staff recommends that Members concur with the Negative Declaration adopted by the lead agency.
- The proposed action has been reviewed by the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) in accordance with Section 106 of the National Historic Preservation Act of 1966 and has determined “No Historic Properties will be Affected” by this undertaking.
- As part of the SEQRA process, in addition to the requirements of 6 NYCRR Part 617, the Agency requires a Phase I Environmental Site Assessment (“ESA”) Report. A Phase I ESA was prepared on October 18, 2018 and updated on May 30, 2019. Several “Recognized Environmental Conditions” including “Vapor Encroachment Concerns” were identified. A Phase II ESA was also conducted, dated December 2018, identifying groundwater contamination. The Borrower is to provide an Environmental Management Plan, to include an updated soil vapor intrusion assessment, as well as tank closure actions if buried tanks are encountered.
- The Project has been reviewed by the Agency's Smart Growth Advisory Committee, and the Committee has determined that the proposed Agency financing of the Project complies with the State Smart Growth Public Infrastructure Policy Act.

Economic Opportunity & Partnership Development

This Project is anticipated to meet the Corporation’s Minority and Women-owned Business Enterprise (“MWBE”) and Service-Disabled Veteran-owned Business (“SDVOB”) participation goals. Prior to closing, a cost analysis will be completed to set the final levels of participation.

ITHACA ARTHAUS

RECOMMENDATION AND REQUEST FOR AUTHORIZATION

Staff has reviewed the preliminary underwriting data supplied by the Borrower and determined that the Project meets the stated mission of the Corporation and (i) the projected revenue and expenses are reasonable, and (ii) given these projections, the Project satisfies the underwriting criteria of the Corporation. Therefore, staff recommends that the Members adopt a resolution to authorize up to \$4,000,000 under the Homes for Working Families Program for the Project.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
AUTHORIZING AN AWARD UNDER THE HOMES FOR WORKING FAMILIES
PROGRAM FOR ITHACA ARTHAUS

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Section 45-a of the New York Private Housing Finance Law authorizes HTFC to administer the Homes for Working Families Program (“HWF Program”) and, within the limit of funds available, authorizes HTFC to enter into contracts with eligible applicants for HWF Program funds for the construction of affordable housing projects, among other purposes, subject to the terms and conditions of the HWF Program; and

WHEREAS, staff has received an application to finance Ithaca Arthaus, the acquisition and demolition of an existing structure and the new construction of 124 units in a 5-story elevator building with all 123 revenue-generating units set aside as affordable units for households with incomes at or below 80% of the Area Median Income (“AMI”), and with forty of the affordable units set aside as supportive units, benefiting from an Empire State Supportive Housing Initiative (“ESSHI”) award; and

WHEREAS, the application for the Ithaca Arthaus underwent eligibility, scoring, design and underwriting reviews; and

WHEREAS, staff has determined that Ithaca Arthaus is eligible for funds under the HWF Program and recommends the same; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby authorize an award of up to \$4,000,000 under the HWF Program for Ithaca Arthaus.

Section 2. The Members hereby authorize the President of the Office of Finance and Development or any authorized officer to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

FROM: Nicole Ferreira, Senior Vice President, Office of Finance and Development

TO: Housing Trust Fund Corporation Board Members

SUBJECT: Homes for Working Families (“HWF”) Award Authorization – Landmark Place Apartments

DATE: October 31, 2019

Project Summary

Landmark Place Apartments (“Project”) will use the Agency’s investment to finance the gut rehabilitation of 4 vacant historic buildings including a 4-story building containing 34 revenue units and the new construction of a 4-story building containing 32 units. The three existing smaller cottages will house the superintendent’s unit, the mechanical systems servicing the larger building and storage. All of the 66 revenue units are for seniors age 55 years or older. Forty-seven (47) units will be set-aside for senior households with income at or below 50% of the Area Median Income (“AMI”) adjusted for family size for the Kingston, NY MSA. Nineteen (19) units will be set-aside for senior households with income at or below 60% AMI. Thirty-five (35) of these units will be supportive housing units targeted to the currently homeless seniors including persons with serious mental illness, substance use disorder, military service with disabilities including veterans, chronically homeless, and frail or disabled seniors. The 35 supportive housing units benefit from an Empire State Supportive Housing Initiative (“ESSHI”) award administered by the NYS Office of Temporary and Disability Assistance.

The Project will include ninety-two (92) parking spaces available to residents and staff, approximately 4,000 square feet of community space to house a senior center, 665 square feet of office space for supportive service.

The Project achieves several Agency goals, including addressing specific local housing needs, prevent and end homelessness and will support vulnerable populations.

Project Location: 300 Flatbush Avenue, City of Kingston, Ulster County, NY 12402

Total Units: 67

LANDMARK PLACE APARTMENTS

Unit Distribution:

<u>Size</u>	<u># of Units</u>	<u>Income</u>	<u># of Units</u>
Studio	34	60% AMI	19
1 Bedroom	32	50% AMI	12
2 Bedroom	1	50% AMI (ESSHI)	35
		Super's unit	1
Total	67	Total	67

Funding Recommendation:

- Award of Homes for Working Families Subsidy Loan up to the amount of \$1,200,000 (\$17,910 per unit).

Agency Priorities:

- ☒ Address Specific Local Housing Needs
- ☒ Prevent and End Homelessness & Support Vulnerable Populations
- ☐ Preserve Housing and Promote Community Revitalization
- ☐ Promote Racial and Economic Integration

Projected Job Creation: 150 construction; 11 permanent

HFA Type: ☒ All Affordable ☐ Mixed Income ☐ 80/20

Construction Type: ☒ New Construction ☒ Adaptive Reuse ☐ Preservation

Energy Efficiency Standard & Features:

- ☐ New York State Energy Research & Development Authority (NYSERDA) Incentive Programs
- ☐ U.S. Environmental Protection Agency (EPA) ENERGY STAR Programs
- ☐ Enterprise Green Communities Criteria
- ☐ Passive House Institute US (PHIUS) or Passive House Institute (PHI)
- ☐ National Green Building Standard
- ☐ Leadership in Energy and Environmental Design (LEED)
- ☐ Moderate Rehabilitation
- ☒ HFA Mandatory Green & Energy Conservation Certification

Key efficiency features: Energy Star equipment will be utilized throughout, LED lighting, both interior and exterior will be specified. Central VRF heating and cooling will be provided to all the units. High performing windows and superior exterior insulating details will be utilized. The new building will meet EPA Energy Star Multifamily Program standard.

LANDMARK PLACE APARTMENTS

Total Development Cost (“TDC”):

\$ 24,969,148 (\$372,674 per unit)

HCR Subsidy Programs (amount approximate)

- \$15,000,000 maximum fixed-rate, tax-exempt bonds and mortgage loan (\$223,881 per unit).
- \$919,603 estimated annual allocation of 4% “as of right” Low Income Housing Tax Credits (“LIHTC”) (\$13,725 per unit).
- \$8,290,000 estimated HFA Supportive Housing Opportunity (“SHOP”) funds (\$123,731 per unit) or another available HFA Subsidy Source.

Other Sources and Subsidies (amounts approximate)

- Federal Historic Tax Credits: \$1,187,221 (\$131,751 per unit)
- State Historic Tax Credits: \$ 989,351 (\$17,720 per unit)
- The Project will benefit from a 30-year Payment in Lieu of Taxes Agreement (“PILOT”) with the City of Kingston. The PILOT will be calculated at \$1,000 per revenue unit per year plus \$3,000 per year for the community space.

Financial Partners

Investor Limited Partner: National Equity Fund
LIHTC pricing at \$0.96
Federal Historic Credit pricing at \$0.92
State Historic Credit pricing at \$0.75

Mortgage Credit Enhancer: Construction – TD Bank
Permanent – SONYMA Mortgage Insurance Fund (“MIF”)

Project Team

Borrower: Roundout and Kingston Limited Partnership
Developer: RUPCO, Inc., a local nonprofit whose Executive Director is Kevin O’Connor.
General Contractor: Libolt & Sons, Inc. whose principal is Keith Libolt.
Management Company: RUPCO, Inc. a local nonprofit whose Executive Director is Kevin O’Connor.
Architect: Dutton Architecture, PLLC, whose principal is Scott P. Dutton

Project Description

The existing building was originally constructed as the first city funded civic project of the newly formed City of Kingston in 1870 as the City’s Alms House. Its last use was as the Ulster County Health Department administrative offices and has been vacant since 2013. The property totals of 14.8 acres, although both the existing and proposed development is limited to approximately 4 acres of the overall site. The balance will remain undisturbed wooded area. The existing building has 4 stories and a basement. The total residential square footage in the renovated existing building will be 28,173 sf, comprised of 34 units. There will be a single elevator in the existing building, as well as common area and meeting space for use by the tenants and the program services provided on site. The new building will also be 4 stories. The total residential square footage will be 36,000 sf, comprised of 32 units. There will be a single elevator in the new building, as well as

LANDMARK PLACE APARTMENTS

12,000 sf of common area and meeting space, and supportive staff offices. Forty-seven (47) units will be set-aside for senior households with income at or below 50% of the Area Median Income (“AMI”) adjusted for family size for the Kingston, NY MSA. Seventeen (19) units will be set-aside for senior households with income at or below 60% AMI.

Location

The proposed site for the housing is located at 300 Flatbush Avenue in the City of Kingston, NY. The nearly 15-acre parcel is situated in the north of the City. The property is within the City of Kingston with frontage on U.S. Route 9W and is in close proximity to County services, medical, social, legal, commercial and retail facilities.

Building

The Project will contain 2 residential buildings and three smaller cottages, one of the cottages will house the superintendent’s 2-bedroom unit. All of the 66 revenue units are one-bedroom units. The existing Alms House is a late 19th century masonry and wood framed structure designed in the Italianate style. The rehabilitation will include a historically accurate restoration of the structure that will highlight its original interior and exterior detailing with a new window package, exterior pointing and carpentry, and new interior finishes. The new building is steel framed, in keeping with the Secretary of the Interiors guidelines on construction adjacent to a designated historical structure, has been designed to complement the existing structure.

The Project will include social services offices for residents and 92 parking spaces. Amenities include a community room, a large community kitchen and laundry facilities. The landscaping design will allow for a variety of exterior spaces, walking trails and areas that promote passive recreational activities.

Supportive Services

RUPCO will be the supportive housing provider and the ESSHI awardee. The agency has a program services department to assist both residents and clients with information and referral and community resources to keep the population stably housed. The Project will have a full-time license practical nurse and a full-time behavioral health specialist with funding from and a contract administered by NYS Office of Temporary and Disability Assistance.

Acquisition

The property was purchased from the Ulster County Economic Development Alliance (UCEDA) on April 23, 2018 at \$950,000 by RUPCO. RUPCO is the fee simple owner of 300 Flatbush Ave. The acquisition price is supported by an independent appraisal commissioned by TD Bank.

Development Team Capacity

Developer and Management Company

RUPCO, Inc. will be both the developer and management company of the Project. RUPCO currently owns and/or manages 544 affordable rental apartments, most recently supervised the lease-up of the East End Apartments, an \$15 M historic restoration of 15 row and town houses in Newburgh, NY and finished the lease of the Mews, a majority senior project in Prattsville. RUPCO has developed, owns and manages 17 buildings; its other major housing developments

LANDMARK PLACE APARTMENTS

include The Stuyvesant in Kingston, Park Heights in Rosendale, Woodstock Commons, and the Lace Mill. It also manages Lander Street Apartments, with 84 family units in 44 scattered properties in Newburgh. It is notable that of the 544 units managed, 279 are age-restricted, senior units. Lace Mill was financed with the Agency with 4% tax credits.

General Contractor

Libolt & Sons, Inc. (DBA Affordable Housing Concepts) was formed in 1973. The firm has extensive experience as construction manager and general contractor in multifamily housing construction and rehabilitation. Their projects include many financed by the agency: Century-Sunrise Redevelopment in Johnson City, Lace Mill in Kingston and Horizons at Waywayanda in Waywayanda,

Financing

The requested \$13,050,000 of bond financing at construction is expected to be sufficient to meet the Fifty Percent Test required under the Internal Revenue Code Section 42(h)(4)(B). At permanent conversion, \$2,350,000 of bonds will be outstanding on a permanent basis, accounting for approximately 9.41% of TDC. The Federal LIHTC will generate equity proceeds of \$8,827,302, equal to approximately 35.35% of TDC, with the balance of TDC funded by HFA SHOP funds, HCR HWF funds, Federal and State Historic Tax Credits, Borrower equity in the form of Sponsor Loan, capital contribution and deferred developer fee. The Borrower's aggregate equity exposure will equal at least 10% of TDC.

The bonds for this Project will be issued under the Affordable Housing Revenue Bonds Bond Resolution and will be secured in accordance with the terms of the General Resolution. Supplemental Security will be provided during both the construction and permanent periods. Key Bank will provide a letter of credit as security for the construction loan and SONYMA Mortgage Insurance Fund will provide insurance on the permanent loan.

The Agency performed a due diligence investigation of all the relevant parties and entities related to the financing and all issues of potential concern identified by the Agency were addressed and/or resolved. A public hearing will be held on the Project and any material comments made at the hearings by members of the public will be considered by the Agency and reported to the Board.

Environmental Review

- The City of Kingston Planning Board, acting as lead agency, conducted a coordinated review for an Unlisted SEQRA action (Landmark Place), pursuant to the State Environmental Quality Review Act. HFA was an "involved agency" in the SEQRA review. Staff recommends that Members concur with the Negative Declaration adopted by the lead agency.
- The proposed action has been reviewed by the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") in accordance with Section 106 of the National Historic Preservation Act of 1966 and has conditionally determined that the project will have "No Adverse Effect" upon historical resources. The project will comply with the determination conditions.

LANDMARK PLACE APARTMENTS

- The Agency requires a Phase I Environmental Site Assessment ("ESA") Report. A Phase I ESA was prepared on December 27, 2016 and updated on May 30, 2019. No Recognized Environmental Concerns were identified.
- The Project has been reviewed by the Agency's Smart Growth Advisory Committee, and the Committee has determined that the proposed Agency financing of the Project complies with the State Smart Growth Public Infrastructure Policy Act.

Economic Opportunity & Partnership Development

This Project is anticipated to meet the Agency's Minority and Women-owned Business Enterprise ("MWBE") and Service-Disabled Veteran-owned Business ("SDVOB") participation goals. Prior to closing, a cost analysis will be completed to set the final levels of participation.

RECOMMENDATION AND REQUEST FOR AUTHORIZATION

Staff has reviewed the preliminary underwriting data supplied by the Borrower and determined that the Project meets the stated mission of the Agency and (i) the projected revenue and expenses are reasonable, and (ii) given these projections, the Project satisfies the underwriting criteria of the Agency.

Therefore, staff recommends that the Members adopt the resolutions transmitted herewith authorizing:

- (i) the award of HWF Subsidy in the amount up to \$1,200,000.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
AUTHORIZING AN AWARD UNDER THE HOMES FOR WORKING FAMILIES
PROGRAM FOR LANDMARK PLACE APARTMENTS

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Section 45-a of the New York Private Housing Finance Law authorizes HTFC to administer the Homes for Working Families Program (“HWF Program”) and, within the limit of funds available, authorizes HTFC to enter into contracts with eligible applicants for HWF Program funds for the construction of affordable housing projects, among other purposes, subject to the terms and conditions of the HWF Program; and

WHEREAS, staff has received an application to finance Landmark Place Apartments, which involves the gut rehabilitation of 4 vacant historic buildings including a 4-story building containing 34 revenue units and the new construction of a 4-story building containing 32 units for seniors age 55 years or older with incomes at or below 60% of the Area Median Income (“AMI”), and with 35 of the affordable units set aside as supportive units, benefiting from an Empire State Supportive Housing Initiative (“ESSHI”) award; and

WHEREAS, the application for the Landmark Place Apartments underwent eligibility, scoring, design and underwriting reviews; and

WHEREAS, staff has determined that Landmark Place Apartments is eligible for funds under the HWF Program and recommends the same; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby authorize an award of up to \$1,200,000 under the HWF Program for Landmark Place Apartments.

Section 2. The Members hereby authorize the President of the Office of Finance and Development or any authorized officer to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

FROM: Nicole Ferreira, Senior Vice President, Office of Finance and Development

TO: Housing Trust Fund Corporation Board Members

SUBJECT: Community Investment Fund (“CIF”) and Homes for Working Families (“HWF”) Award Authorizations for Macartovin Apartments, City of Utica, Oneida County.

DATE: October 29, 2019

Project Summary

Macartovin Apartments (the “Project”) will use the Agency’s investment to finance the acquisition and rehabilitation of one (1) building with 66 units and a commercial ground floor. All units will be for seniors 62 years of age or older or disabled and will be set-aside for households with income at or below 60% of Area Median Income (AMI) adjusted for family size for the Utica-Roma, NY MSA. Out of all the revenue generating units sixty -five (65) will be covered by a Project-Based Section 8 Housing Assistance Payment Contract (“HAP”) provided by Department of Housing and Urban Development (“HUD”), and one unit will be set-aside for households with income at or below 60% of AMI.

The Project achieves several Agency goals, including preserving housing and promoting community revitalization.

Project Location: 7 Devereux Street, City of Utica, Oneida County, 13501

Total Units: 66

Unit Distribution:

<u>Size</u>	<u># of Units</u>	<u>Income</u>	<u># of Units</u>	<u>Rental Assistance</u>
1 Bedroom	57	60% AMI	65	Section 8 PBV
2 Bedroom	9	60% AMI	1	N/A
Total	66		66	

Funding Recommendation:

Macartovin Apartments

- Award of Rural and Urban Community Investment Fund (“CIF”) up to the amount of \$1,000,000 (\$15,151 per unit).
- Award of Homes for Working Families (“HWF”) up to the amount of \$4,000,000 (\$60,606 per unit).

Agency Priorities:

- ☐ Address Specific Local Housing Needs
- ☐ Prevent and End Homelessness & Support Vulnerable Populations
- ✓ Preserve Housing and Promote Community Revitalization
- ☐ Promote Racial and Economic Integration

Projected Job Creation: 75 construction; 3 permanent

HFA Type: ☒ All Affordable ☐ Mixed Income ☐ 80/20

Construction Type: ☐ New Construction ☐ Adaptive Reuse ☒ Preservation

Energy Efficiency Standard & Features:

- ☐ New York State Energy Research & Development Authority (NYSERDA) Incentive Programs
- ☐ U.S. Environmental Protection Agency (EPA) ENERGY STAR Programs
- ☐ Enterprise Green Communities Criteria
- ☐ Passive House Institute US (PHIUS) or Passive House Institute (PHI)
- ☐ National Green Building Standard
- ☐ Leadership in Energy and Environmental Design (LEED)
- ☒ Moderate Rehabilitation
- ☐ HFA Mandatory Green & Energy Conservation Certification

Key Features:

- Replace interior and exterior lighting with LED lighting
- Replace roof and include R49 insulation thickness
- Replace all appliance with new Energy Star appliances
- Replace faucets, toilets, showerheads as needed with low-flow/Water sense fixtures
- Install programmable thermostats
- Replace water heaters with high efficiency water heaters, as needed (.92-.95 EF)
- Install central cooling and heating system with high efficiency VRF heat pump system. Existing electric baseboard heat will remain only as supplemental heat and will be programmed w/ the VRF system to activate only when needed.

Total Development Cost (“TDC”): \$ 20,682,576 (\$313,372 per unit)

HCR Sources and Subsidies (amounts approximate)

Macartovin Apartments

- \$11,000,000 maximum fixed-rate, tax-exempt bonds and mortgage loan (\$166,667 per unit).
- \$520,613 estimated annual allocation of 4% “as of right” Low Income Housing Tax Credits (“LIHTC”) (\$7,888 per unit).
- 4,000,000 estimated HFA subsidy loan (\$60,606 per unit) or any funds legally available to the Agency for this purpose

Other Sources and Subsidies (amounts approximate)

- City of Utica HOME Investment Partnership Program is expected to provide financing in the amount of \$125,000.
- City of Utica Façade Program is expected to provide financing in the amount of \$22,500.
- HUD Project-Based Section 8 Housing Assistance Payment Contract (“HAP”) for 65 units that is expected to be renewed for a 20-year term at closing.
- The Project is expected to benefit from a 30-year Payment in Lieu of Taxes (“PILOT”) agreement with the City of Utica. The PILOT is expected to be 7% of the Effective Gross Income (“EGI”).
- Federal Historic Tax Credit equity: \$ 2,353,598 (\$35,661 per unit).
- State Historic Tax Credit equity: \$ 1,993,636 (\$30,207 per unit).

Financial Partners

Syndicator:	RedStone Equity Partners (“Red Stone”) <ul style="list-style-type: none">• LIHTC at \$0.90• Federal Historic TC at \$0.85• State Historic TC at \$0.72
Mortgage Credit Enhancer:	Construction – Citibank N.A (“Citi”) Permanent – State of New York Mortgage Agency (“SONYMA”)

Project Team

Borrower:	Macartovin Apartments LLC (“LLC”).
Developer:	PathStone Development Corporation, a non-profit corporation, whose president is Stuart J. Mitchell.
General Contractor:	Spoleta Construction, whose principal is Michael Spoleta.
Management Company:	Pathstone Management Corporation, an affiliate of PathStone Housing Action Corporation.
Architect:	SWBR Architects, whose principal is Edward Gibbons II.

Project Description

The Project will be the acquisition and rehabilitation of one building with 66 units. All units will be for seniors 62 years of age or older or disabled and will be set-aside for households with income at or below 60% of Area Median Income (AMI) adjusted for family size for the Utica-Roma, NY MSA.

Location

Macartovin Apartments

The Project is located at 7 Devereux Street, Utica, Oneida County. The Project is on the corner of Genesee Street and Devereux Street in a mixed-use commercial neighborhood. The Project is located within walking distance to restaurants, banks, city and state government buildings, places of worship and parks. There are two hospitals within approximately 3 miles of the project: St. Elizabeth Campus and St. Luke's Campus, both are part of the Mohawk Valley Health System. Several bus routes run along Genesee Street connecting the Project to its surrounding area. The district which the Project is located in was added to the state-wide historical registry in 2017, with the building itself having been identified as a contributing resource to the register due to its historical significance.

Current Building

The building was originally constructed in 1924 as a department store, serving as a focal point for the local community. It is a five-story structure comprised of approximately 109,038 square feet. The first floor is approximately 16,575 gross square feet of commercial space. In 1983, the building was converted into apartments on the upper floors. Currently, the commercial space is used to house Feed our Vets, a local nonprofit, and a studio for artists. The second to fifth floors are tenant apartments.

Proposed Rehabilitation

The proposed rehabilitation of the building will include a renovation to the commercial space to attract new businesses that will serve the low-income community of Utica while adding vibrancy to downtown Utica. The commercial space will be renovated adding HVAC, plumbing, electrical and fire suppression systems and provide a "vanilla box" for future commercial tenants. The current plan includes maintaining approximately 3,500 square feet of commercial space for Feed our Vets. The residential units will be upgraded to be more energy efficient and bring ADA designated units to current code. Upgrades to the units include the following: new resilient flooring in kitchen and baths, new vinyl plank flooring in living and bedroom areas, new cabinetry and countertops,, replacement of all toilets with low flow toilets, new bathroom accessories, new light fixtures with LED lighting, new bathroom exhaust fans, paint, replacement of 100% of the kitchen appliances, installation of fire suppression system and installation of ductless mini-split AC units with condensers on the roof and reconfiguration of windows to accommodate the installation of new taller windows. Upgrades will also be provided on an as needed basis, but not limited to the following: interior door and hardware replacement, showers and bathtubs and hot water heaters. Upgrades to the common spaces will include, but not limited to: replacement of all flooring with vinyl plank, accessibility upgrades, wall and ceiling finishes and new light fixtures with LED lighting. Upgrades to the building system will include, but not limited to: complete elevator replacement, plumbing system and electrical upgrades, and a new upgraded emergency generator. Upgrades to the exterior of the building will include, but not limited to: replacing roof membrane and insulation, de-cladding of facade brick from building elevations facing Genesee and Devereux Streets and replacing with new brick as approved by SHPO and NPS, repairing all other masonry, rebuilding existing parapet, and replacing all windows to match the original windows prior to the 1982 renovation. Other work includes asbestos abatement of interior finishes and within the basement, replacement and repair of structural steel in the basement that is corroded from exposure to moisture, as well as replacement of the sidewalk along Genesee Street in order to mitigate water infiltration into the basement.

Tenant Relocation

Macartovin Apartments

Due to the asbestos abatement and elevator replacement of the building's only elevator, tenants will be temporarily relocated off-site for a period of 45 days to five months depending upon the scope of work on the floor on which the resident resides. Relocation is expected to commence mid-March 2020. Residents will move off-site either with family or to a local hotel as designated by the relocation plan. Should residents elect to move with family or friends, they will receive a stipend of \$1,000 per month. If residents prefer to move off-site, PathStone has negotiated a discounted rate with the hotel located across from the property. There will be a relocation coordinator to manage this process and the project will comply with the Uniform Relocation Act. A relocation plan will be presented to the Agency before closing.

Acquisition

The First Mortgage with HUD is expected to be paid off at closing, while the Mortgage Restructuring Note ("MRN") and HUD Contingent Repayment Note ("CRN") are expected to be assumed by the new ownership at closing. The acquisition of the Project is a non-related party transaction and is supported by an appraisal commissioned by Citi.

The acquisition price of \$3,209,127 consists of the following:

- \$500,000 to the seller who is an unrelated party to the Borrower.
- Satisfaction of the First Mortgage with HUD of approximate \$296,025.
- Assumption of the HUD MRN of approximately \$390,067.
- Assumption of the HUD CRN of approximately \$2,023,035.

Development Team Capacity

Developer

Established in 1969, PathStone is a not-for-profit regional community development and human service organization providing services to low-income families and economically depressed communities. PathStone has developed 52 projects totaling 2,562 units. This includes a 526-unit, \$60 million redevelopment of a Section 8 project in downtown Rochester and the Stonewood Village project which was financed by the Agency. PathStone's latest project with the agency was Eastman Reserve Apartments in Rochester financed in 2018.

General Contractor

Spoleta is a third-generation family-owned and-operated company providing services within general construction, construction management, design-build, development and property management for more than 60 years. They have completed over 250 projects nationwide over the past 20 years, including several affordable housing projects within the state of New York. Currently, Spoleta has two HCR projects under construction: Housing Visions in Oswego and Housing Visions in Syracuse.

Management Company

PathStone Management Corporation is a full-service property management company which provides property and asset management services to the properties of PathStone Corporation and its affiliates, as well as third-party entities. Pathstone Management Corporation manages over 2,300 units in New York, Indiana and Ohio. Their portfolio includes properties with funding from

Macartovin Apartments

LIHTC and HUD. In addition to its current portfolio, Pathstone Management has been selected to manage Eastman Reserve, a 187-unit multifamily housing project financed by HFA in 2018.

The Agency performed a due diligence investigation of all the relevant parties and entities related to the financing and all issues of potential concern identified by the Agency were addressed and/or resolved.

Financing

The requested \$11,000,000 of bond financing at construction is an amount sufficient to meet the Fifty Percent Test required under the Internal Revenue Code Section 42(h)(4)(B). At permanent conversion, \$1,300,000 of bonds will be outstanding on a permanent basis, accounting for approximately 6% of TDC. The Federal LIHTC will generate equity proceeds of \$4,668,977 equal to approximately 23% of TDC, the Federal Historic Tax Credits will generate equity proceeds of \$2,353,598, the State Historic Tax Credits will generate equity proceeds of \$1,993,636 with the balance of TDC funded by HFA Subsidy, Assumed HUD Debt and Borrower equity in the form of deferred developer fee. The Borrower's aggregate equity exposure will equal at least 10% of TDC.

The bonds for this Project will be issued under the Affordable Housing Revenue Bonds Bond Resolution and will be secured in accordance with the terms of the General Resolution. Supplemental Security will be provided during both the construction and permanent periods. Chase Bank will provide a letter of credit as security for the construction loan and SONYMA will provide insurance on the permanent loan.

The Agency performed a due diligence investigation of all the relevant parties and entities related to the financing and all issues of potential concern identified by the Agency were addressed and/or resolved. A public hearing will be held November 2019. The members will be advised of the results at their December 12th, 2019 meeting.

Environmental Review

- HFA has determined that the proposed action is a Type II SEQRA action. Type II actions are issued for projects determined not to have a significant effect on the environment or otherwise precluded from environmental review pursuant to Part 617.5 of the SEQRA Regulations. No further action is required to comply with SEQRA.
- The proposed action has been reviewed by the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") in accordance with Section 106 of the National Historic Preservation Act of 1966. The project is pursuing state and federal historic tax credits for the renovation of the site which is listed on the National Register of Historic Places. *OPRHP has issued a determination that the project will have "No Adverse Effect" on historic resources.*
- As part of the SEQRA process, in addition to the requirements of 6 NYCRR Part 617, the Agency requires a Phase I Environmental Site Assessment ("ESA") Report. A Phase I ESA was prepared on April 2019 and updated in October 2019. No recognized environmental concerns were noted.
- The Project has been reviewed by the Agency's Smart Growth Advisory Committee, and the

Macartovin Apartments

Committee has determined that the proposed Agency financing of the Project complies with the State Smart Growth Public Infrastructure Policy Act.

Economic Opportunity & Partnership Development

This Project is anticipated to meet the Agency's Minority and Women-owned Business Enterprise ("MWBE") and Service-Disabled Veteran-owned Business ("SDVOB") participation goals. Prior to closing, a cost analysis will be completed to set the final levels of participation.

RECOMMENDATION AND REQUEST FOR AUTHORIZATION

Staff has reviewed the preliminary underwriting data supplied by the Borrower and determined that the Project meets the stated mission of the Agency and (i) the projected revenue and expenses are reasonable, and (ii) given these projections, the Project satisfies the underwriting criteria of the Agency.

Therefore, staff recommends that the Members adopt the resolutions transmitted herewith authorizing:

- (i) the award of CIF in the amount up to \$ 1,000,000 (\$15,151 per unit).
- (ii) the award of HWF in the amount up to \$ 4,000,000 (\$60,606 per unit).

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
AUTHORIZING AWARDS UNDER THE RURAL AND URBAN
COMMUNITY INVESTMENT FUND PROGRAM AND THE HOMES FOR WORKING
FAMILIES PROGRAM FOR MACARTOVIN APARTMENTS

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Article 27 of the New York Private Housing Finance Law created the Rural and Urban Community Investment Fund Program (“CIF Program”); and

WHEREAS, pursuant to Article 27 of the New York Private Housing Finance Law, HTFC has been designated to administer the CIF Program, and within the limit of funds available, HTFC is authorized to enter into contracts and grant awards to eligible applicants for the preservation or improvement of commercial, retail or community facilities component of mixed-use affordable residential developments; and

WHEREAS, HTFC has been designated to administer the Homes for Working Families Program (“HWF Program”) and, within the limit of funds available, is authorized to enter into contracts with eligible applicants for HWF Program funds for the new construction of affordable housing projects; and

WHEREAS, staff has received an application to finance Macartovin Apartments, comprised of one (1) building with 66 units for seniors 62 years of age or older or disabled and set-aside for households with income at or below 60% of Area Median Income (AMI”); and

WHEREAS, after undergoing design, underwriting, scoring, and threshold eligibility review, as well as consideration of other factors, staff is recommending an HWF Program award up of to \$4,000,000 and a CIF Program award of up to \$1,000,000 for Macartovin Apartments; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby authorize an HWF Program award up of to \$4,000,000 for Macartovin Apartments.

Section 2. The Members hereby authorize a CIF Program award of up to \$1,000,000 for Macartovin Apartments.

Section 3. The Members hereby authorize any officer of the Office of Finance and Development or any Senior Officer as defined by the By-Laws to execute any documents which may be necessary and appropriate to effectuate the purposes of this resolution.

Section 4. This resolution shall take effect immediately.

Dated: November 7, 2019



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

To: Housing Trust Fund Corporation Board of Directors

From: Sean Fitzgerald, Vice President, Office of Finance and Development

Date: October 31, 2019

Subject: Quarterly Project Status Reports for 1/1/19 through 9/30/19

In an effort to provide the HTFC Board of Directors (“the Board”) more routine and comprehensive information on the status of prior funding authorizations, as well as to supplement ongoing communications between HTFC staff and members of the Board, the attached quarterly report summarizes the development status of projects that have been previously authorized for an award of HTFC funds.

The quarterly reports are organized based on whether an award was authorized pursuant to the annual Unified Funding (UF) round or whether an award was authorized pursuant to an open window program application process. The reports provide a separate summary for each UF round and also includes a summary at the end of the reports on open UF projects that were awarded prior to the 2014 UF round or that were awarded outside of the UF process and that do not involve 4% Low Income Housing Tax Credits.

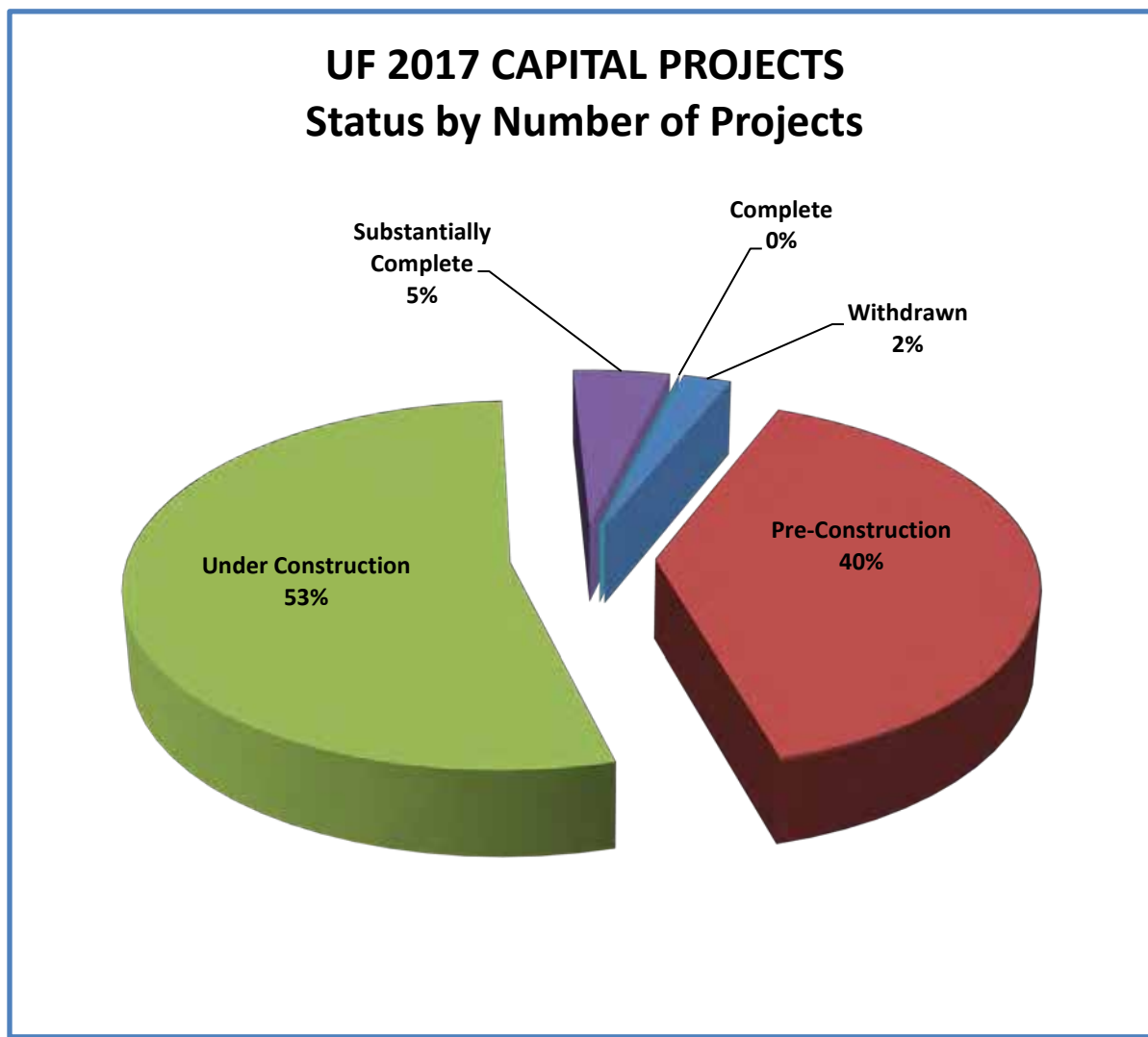
In order to make these reports as useful as possible for members of the Board, comments, questions and recommendations on the quarterly report format and content are welcomed.

Status – Unified Funding 2017 (UF 2017) Capital Projects (as of 3/31/2019):

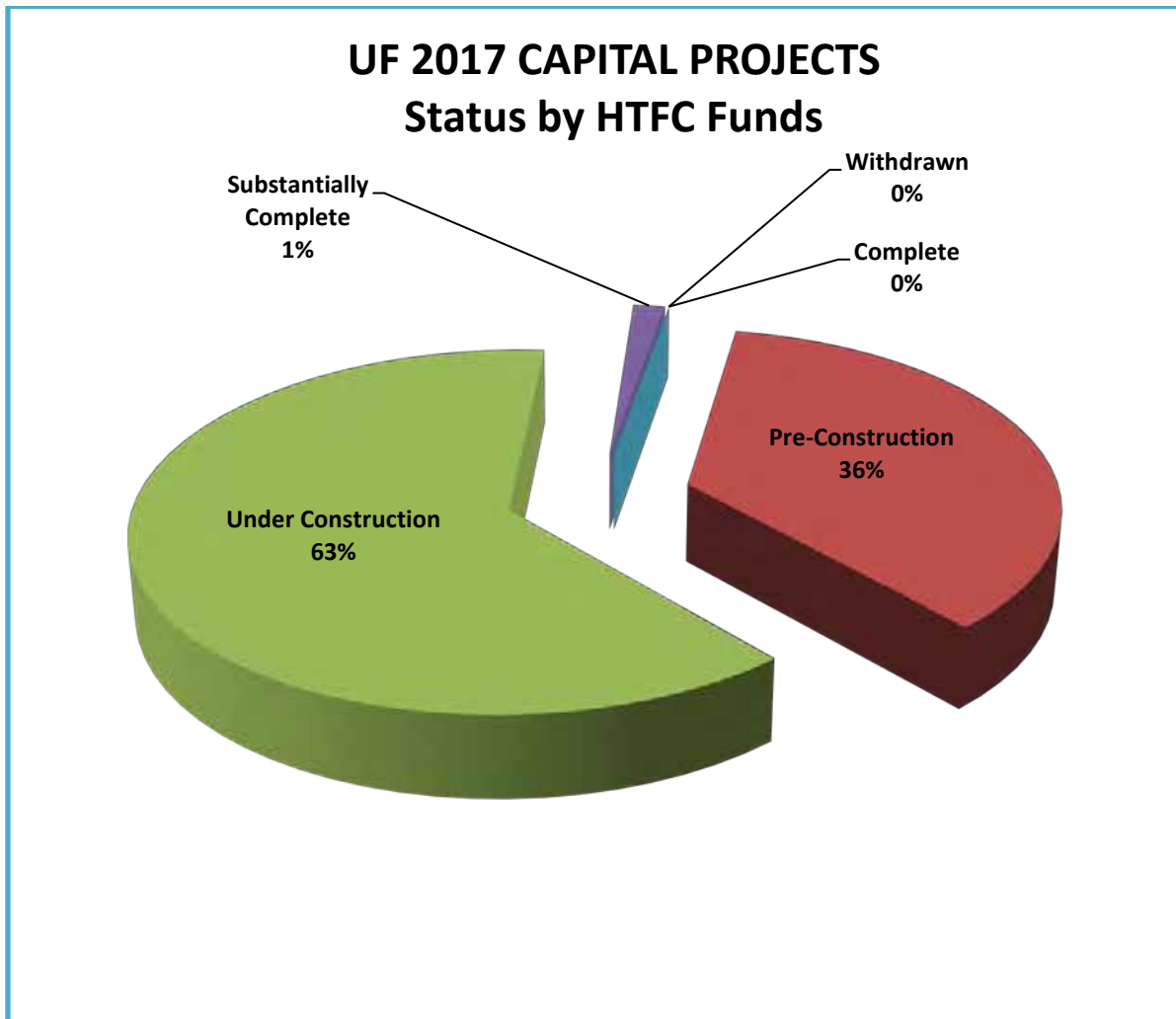
The following charts summarize the status of the UF 2017 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 43 UF 2017 projects funded by the HTFC, 1 project is Withdrawn, 17 projects are in Pre-Construction, 23 projects are Under Construction, and 2 projects are Substantially Complete.



Of the \$152,706,253 in HTFC funds currently committed to projects awarded in UF 2017, 36% is committed to projects in Pre-Construction, 63% to projects that are Under Construction, and 1% to projects that are Substantially Complete.



Unified Funding 2017 (UF 2017) Project Status (as of 3/31/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20176041	Scholes Senior Housing Limited Partnership	Scholes Senior Housing 2017	City of New York	Kings	0	Withdrawn	\$0
Status Total:							\$0
20176011	Bay Park Holdings, LLC	Bayshore Senior Residence	Town of Islip	Suffolk	74	Pre-Construction	\$2,766,253
20176014	New Destiny Housing Corporation	Bryant Avenue	City of New York	Bronx	61	Pre-Construction	\$1,323,700
20176015	Adirondack Housing Development Corporation	Helen Hill Apartments	Village of Saranac Lake	Franklin	12	Pre-Construction	\$720,077
20176017	BBJ Associates, LLC	Hillcrest Commons Phase 2 Dec 2017	Town of Carmel	Putnam	73	Pre-Construction	\$2,400,000
20176021	Jefferson Wollensack LLC	Jefferson Wollensack	City of Rochester	Monroe	41	Pre-Construction	\$2,000,000
20176028	Rehabilitation Support Services, Inc.	Clinton Avenue Apartments	City of Albany	Albany	20	Pre-Construction	\$2,554,353
20176029	Wilder Balter Partners, Inc.	Lewisboro Commons	Town of Lewisboro	Westchester	41	Pre-Construction	\$4,200,000
20176031	BCREI New York LLC	Martin Luther King Revitalization Ph 2	City of Troy	Rensselaer	58	Pre-Construction	\$5,400,000
20176038	Mt. Olive Development Corporation	Trinity One Apartments	City of Buffalo	Erie	8	Pre-Construction	\$858,220
20176045	East Hampton Housing Authority	AMG 531 2017	Town of East Hampton	Suffolk	36	Pre-Construction	\$5,600,000
20176046	SCAP d/b/a Arbor Housing & Development	Lamphear Court Townhomes	City of Corning	Steuben	82	Pre-Construction	\$5,360,000
20176053	Broadway-Fillmore Neighborhood Housing Services Inc.	Cigar Factory Apartments	City of Buffalo	Erie	11	Pre-Construction	\$1,714,300
20176056	Housing Visions Unlimited, Inc.	Winston Gaskin Homes 2017	City of Syracuse	Onondaga	66	Pre-Construction	\$3,125,000
20176062	Vineyard View, LLC	Vineyard View	Town of Southold	Suffolk	50	Pre-Construction	\$4,450,000
20176070	Yates Village I LLC	Yates Village 1	City of Schenectady	Schenectady	89	Pre-Construction	\$7,414,661
20176072	YWCA of the Niagara Frontier, Inc.	Tremont Street Apartments	City of North Tonawanda	Niagara	12	Pre-Construction	\$1,730,118
20176074	Buffalo Federation of Neighborhood Centers, Inc.	Westminster Commons	City of Buffalo	Erie	84	Pre-Construction	\$2,934,820
Status Total:							\$54,551,502
20176007	The Kearney Realty & Development Group Inc.	West End Lofts 2017	City of Beacon	Dutchess	72	Under Construction	\$3,000,000
20176008	La Central Manager LLC	La Central Buildings A & B	City of New York	Bronx	495	Under Construction	\$1,721,911
20176010	RUPCO, Inc.	RUPCO Energy Square	City of Kingston	Ulster	56	Under Construction	\$4,824,272
20176012	Pintail Crossing, LLC	Pintail Crossing	Town of Farmington	Ontario	64	Under Construction	\$3,400,000
20176013	Depaul Properties Incorporated	Perry Knitting Mill Apts	Village of Perry	Wyoming	48	Under Construction	\$4,103,000
20176016	Hudson River Housing, Inc.	Falkkill Commons on Rose	City of Poughkeepsie	Dutchess	77	Under Construction	\$2,655,000
20176018	Warwick Properties, Inc.	Golden Ridge II Apartments	Town of Thompson	Sullivan	80	Under Construction	\$4,557,928
20176019	Access: Supports For Living Inc.	Isabella Apartments	Town of Thompson	Sullivan	80	Under Construction	\$4,556,588
20176020	Home Leasing, LLC	Holley Gardens 2018	Village of Holley	Orleans	41	Under Construction	\$4,141,832
20176022	VOC Liberty Landing, LLC	VOC Liberty Landing	City of Rochester	Monroe	33	Under Construction	\$3,314,044
20176023	Community Potential, Inc.	Canal Plaza	City of Binghamton	Broome	48	Under Construction	\$4,400,000
20176025	Lakewood Development II, LLC	23 North	Village of Wellsville	Allegany	16	Under Construction	\$3,790,897
20176030	Home Leasing, LLC	Keuka Gardens 2017	Village of Penn Yan	Yates	42	Under Construction	\$1,937,751
20176036	Belmont Housing Resources for WNY, Inc.	ELIM Townhouses	City of Buffalo	Erie	30	Under Construction	\$3,061,153
20176037	Concern For Independent Living, Inc.	Port Jefferson Station	Town of Brookhaven	Suffolk	76	Under Construction	\$6,324,389
20176040	Housing Visions Consultants, Inc.	Harbor View Square 2017	City of Oswego	Oswego	66	Under Construction	\$9,788,000
20176042	Providence Housing Development Corporation	Milton Meadows Apartments	Town of Lansing	Tompkins	72	Under Construction	\$4,050,000
20176043	The D & F Development Group, LLC	The Meridian at Locust Manor	City of New York	Queens	81	Under Construction	\$7,570,851
20176047	CDS Monarch, Inc.	CDS Cicero Senior Living	Town of Cicero	Onondaga	50	Under Construction	\$3,400,000
20176051	City of Oneida Housing Authority	Jason Gwilt Memorial Senior Apartments	Town of Verona	Oneida	50	Under Construction	\$2,947,305
20176057	Depaul Properties Incorporated	DeWitt Clinton Apartments	City of Rome	Oneida	80	Under Construction	\$7,984,363
20176060	Oswego County Opportunities Inc	Champlain Commons 2017	Town of Scriba	Oswego	56	Under Construction	\$500,000
20176079	People Community Housing Development Corp.	Grant Street Apartments	City of North Tonawanda	Niagara	52	Under Construction	\$3,737,638
Status Total:							\$95,766,928
20176006	Camillus Housing Company I, L.P.	Applewood Manor	Town of Camillus	Onondaga	24	Substantially Complete	\$1,194,621
20176009	Fair Haven Apartments Company I, L.P.	Fair Haven Senior Apartments	Village of Fair Haven	Cayuga	24	Substantially Complete	\$1,193,202
Status Total:							\$2,387,823

UF 2017 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	1	2%	\$0	0%
Pre-Construction	17	40%	\$54,551,502	36%
Under Construction	23	53%	\$95,766,928	63%
Substantially Complete	2	5%	\$2,387,823	1%
Complete	0	0%	\$0	0%
TOTAL:	43	100%	\$152,706,253	100%

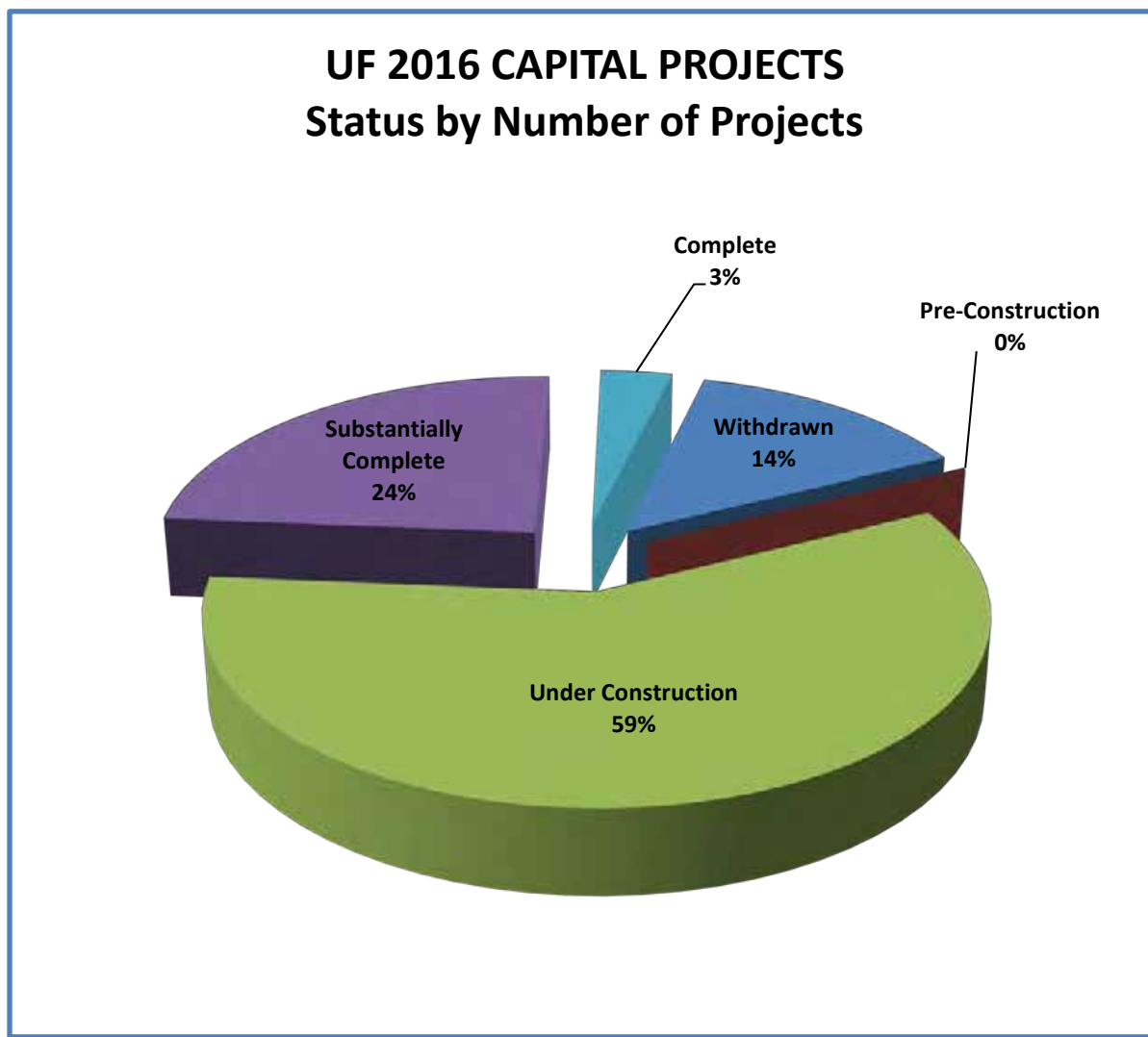
*UF 2017 Capital Projects awarded HTFC funding

Status – Unified Funding 2016 (UF 2016) Capital Projects (as of 3/31/2019):

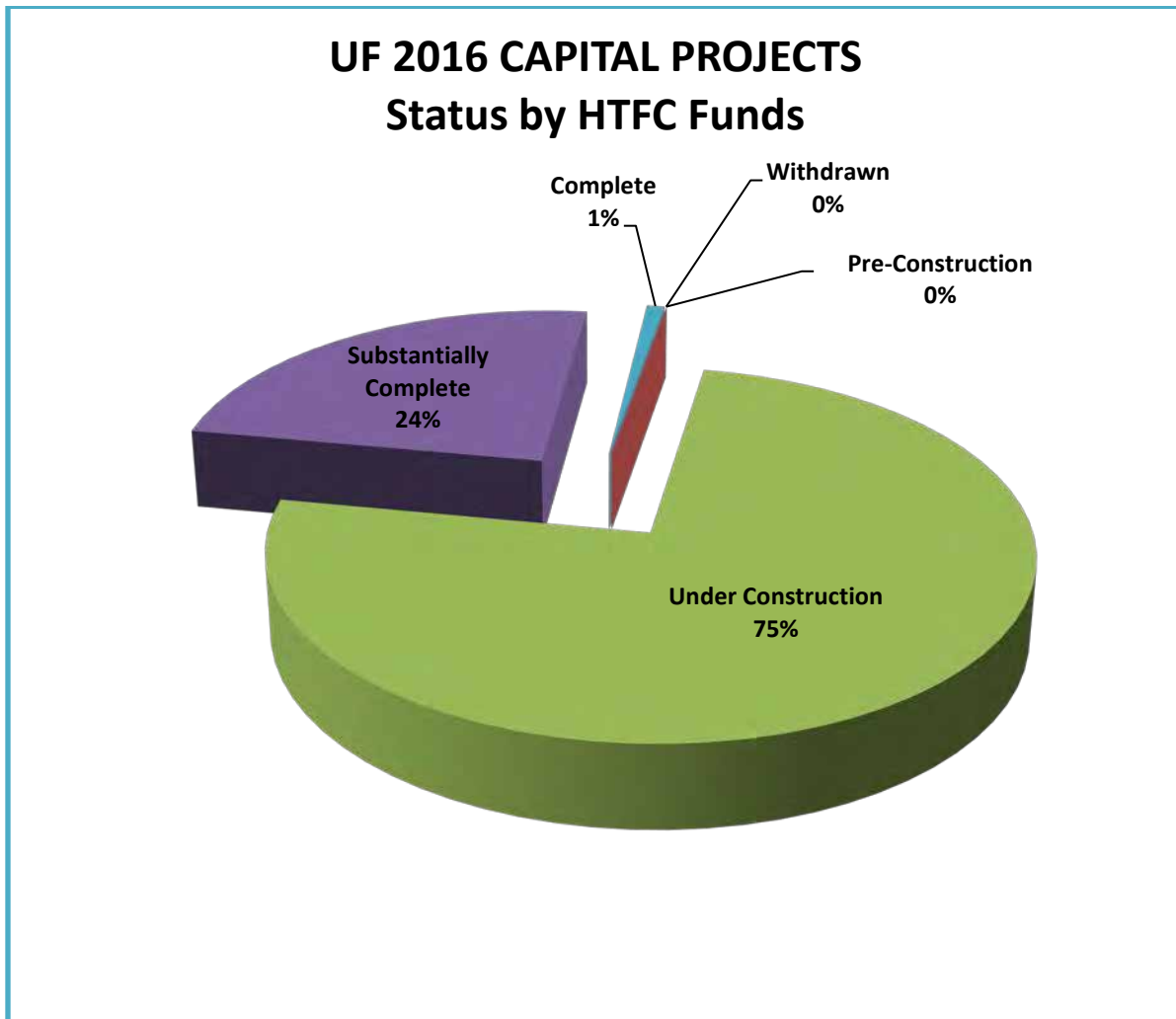
The following charts summarize the status of the UF 2016 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 29 UF 2016 projects funded by the HTFC, 4 projects are Withdrawn, 17 projects are Under Construction, 7 projects are Substantially Complete, and 1 project is Complete.



Of the \$76,117,348 in HTFC funds currently committed to projects awarded in UF 2016, 75% is committed to projects that are Under Construction, 24% to projects that are Substantially Complete, and 1% to projects that are Complete.



Unified Funding 2016 (UF 2016) Project Status (as of 3/31/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20166047	Nelson Development Group, LLC	Gateway Project	Village of Owego	Tioga	0	Withdrawn	\$0
20166069	Carman Place Apartments II, LLC	Carman Place Apartments II	Village of Hempstead	Nassau	0	Withdrawn	\$0
20166070	Habitat For Humanity - New York City, Inc.	Sydney House	City of New York	Bronx	0	Withdrawn	\$0
20166072	Transitional Services for New York, Inc.	Waldron Avenue Housing	Village of Nyack	Rockland	0	Withdrawn	\$0
Status Total:							\$0
20166003	AHA Development Corporation	Melone Village Phase I	City of Auburn	Cayuga	62	Under Construction	\$4,400,000
20166012	Neighborhood Innovations, Inc.	Freedom Commons 2016	City of Syracuse	Onondaga	54	Under Construction	\$2,200,000
20166018	Walnut Penn Yan LLC	Walnut Hill Apartments Preservation	Village of Penn Yan	Yates	67	Under Construction	\$8,462,981
20166028	The Mews at Prattsville Limited Partnership	Mews at Prattsville	Town of Prattsville	Greene	45	Under Construction	\$2,869,856
20166031	Riseboro Community Partnership	Atlantic East (aka Harry T. Nance) Apartments	City of New York	Kings	66	Under Construction	\$2,200,000
20166034	First Ward Action Council, Inc.	Crandall/North Street Revitalization	City of Binghamton	Broome	37	Under Construction	\$1,783,691
20166046	Southern Tier Environments For Living, Inc.	Dunkirk Renovation & Ownership Program	City of Dunkirk	Chautauqua	49	Under Construction	\$2,917,516
20166050	Mosaic Village Cohoes, LLC	Mosaic Village	City of Cohoes	Albany	67	Under Construction	\$2,577,972
20166052	Buffalo Neighborhood Stabilization Co., Inc.	GDZ Homes	City of Buffalo	Erie	9	Under Construction	\$2,055,378
20166058	Baldwin Real Estate Development Corporation	CreekView Apartments at Woodland Park	Town of Canandaigua	Ontario	96	Under Construction	\$1,878,257
20166061	Providence Housing Development Corporation	Durand Senior Apartments	Town of Irondequoit	Monroe	70	Under Construction	\$3,136,440
20166062	People Community Housing Development Corp.	Linwood/Lafayette Senior Apartments	City of Buffalo	Erie	37	Under Construction	\$1,408,754
20166063	Charles Settlement House Inc.	Stadium Estates - Phase II	City of Rochester	Monroe	46	Under Construction	\$2,400,000
20166065	Lt. Col. Matt Urban Human Services Center of WNY	Hope House 2016	City of Buffalo	Erie	27	Under Construction	\$3,700,000
20166071	Pearl Overlook Corporation	Ida Yarbrough Homes Redevelopment - Phase II	City of Albany	Albany	76	Under Construction	\$2,000,000
20166073	Depaul Properties Incorporated	Geneseo Apartments	Village of Geneseo	Livingston	60	Under Construction	\$3,578,733
20166075	Comunilife, Inc.	El Rio II 2016	City of New York	Bronx	78	Under Construction	\$9,640,000
Status Total:							\$57,209,578
20166008	Lakewood Development II, LLC	Seneca Fields Apartments	City of Oneida	Madison	32	Substantially Complete	\$2,161,110
20166010	Christopher Community, Inc.	Harborbrook Apartments	Town of Geddes	Onondaga	60	Substantially Complete	\$2,790,400
20166015	CDS Monarch, Inc.	CDS Monarch Senior Living - Hard Rd 2 2016	Town of Webster	Monroe	96	Substantially Complete	\$3,811,843
20166020	Clinton County Chapter NYSARC, Inc.	Connecticut Court II	Town of Plattsburgh	Clinton	40	Substantially Complete	\$2,111,018
20166024	CDS Monarch, Inc.	CDS Elmira Senior Living	City of Elmira	Chemung	50	Substantially Complete	\$2,000,000
20166045	Tompkins Community Action, Inc.	Amici House	City of Ithaca	Tompkins	23	Substantially Complete	\$3,084,445
20166076	Genesee Valley Rural Preservation Council, Inc.	Wildbriar Estates	Village of Livonia	Livingston	48	Substantially Complete	\$2,298,954
Status Total:							\$18,257,770
20166019	Warwick Properties, Inc.	Bella Vista II	City of Middletown	Orange	87	Complete	\$650,000
Status Total:							\$650,000

UF 2016 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	4	14%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	17	59%	\$57,209,578	75%
Substantially Complete	7	24%	\$18,257,770	24%
Complete	1	3%	\$650,000	1%
TOTAL:	29	100%	\$76,117,348	100%

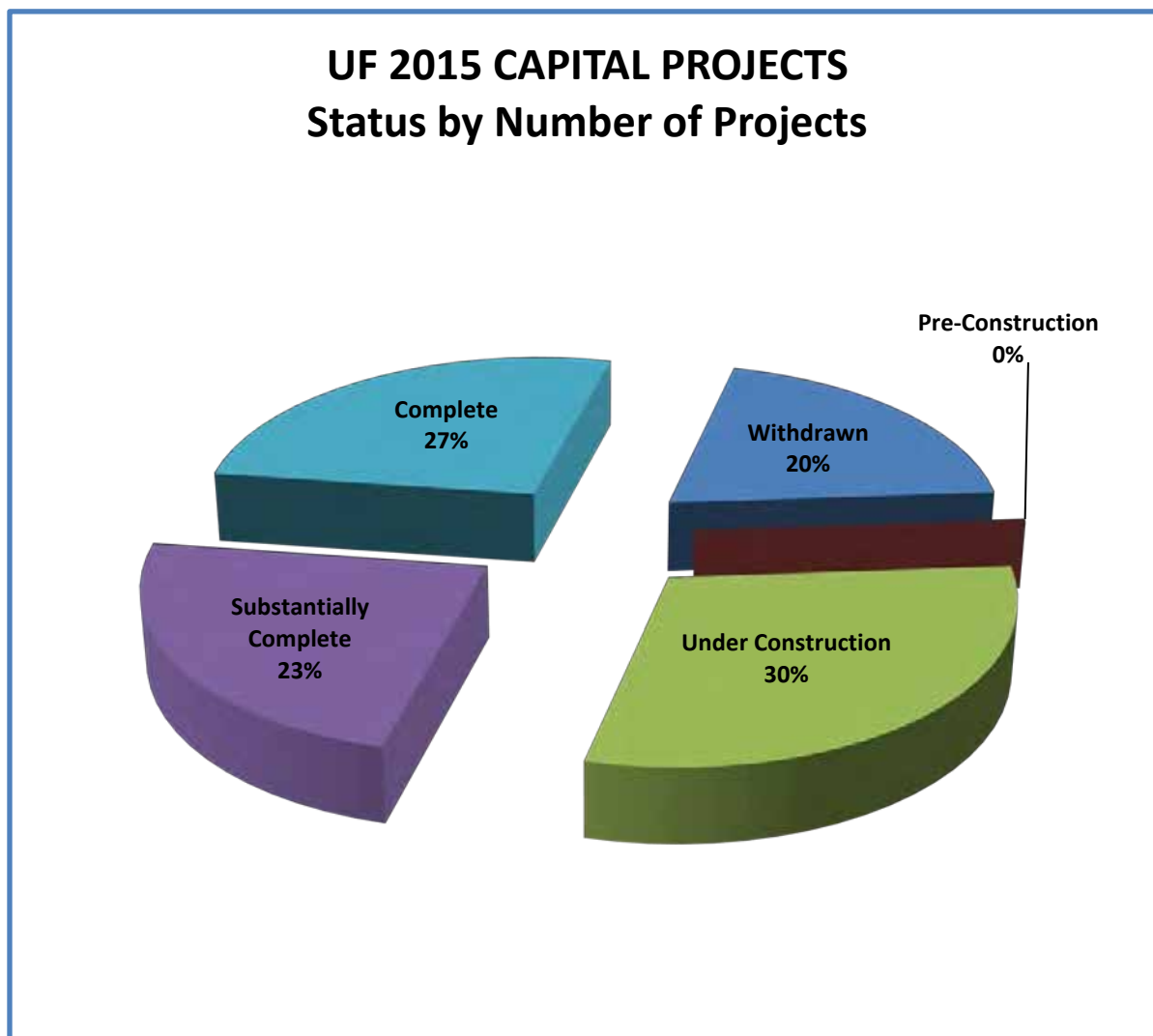
*UF 2016 Capital Projects awarded HTFC funding

Status – Unified Funding 2015 (UF 2015) Capital Projects (as of 3/31/2019):

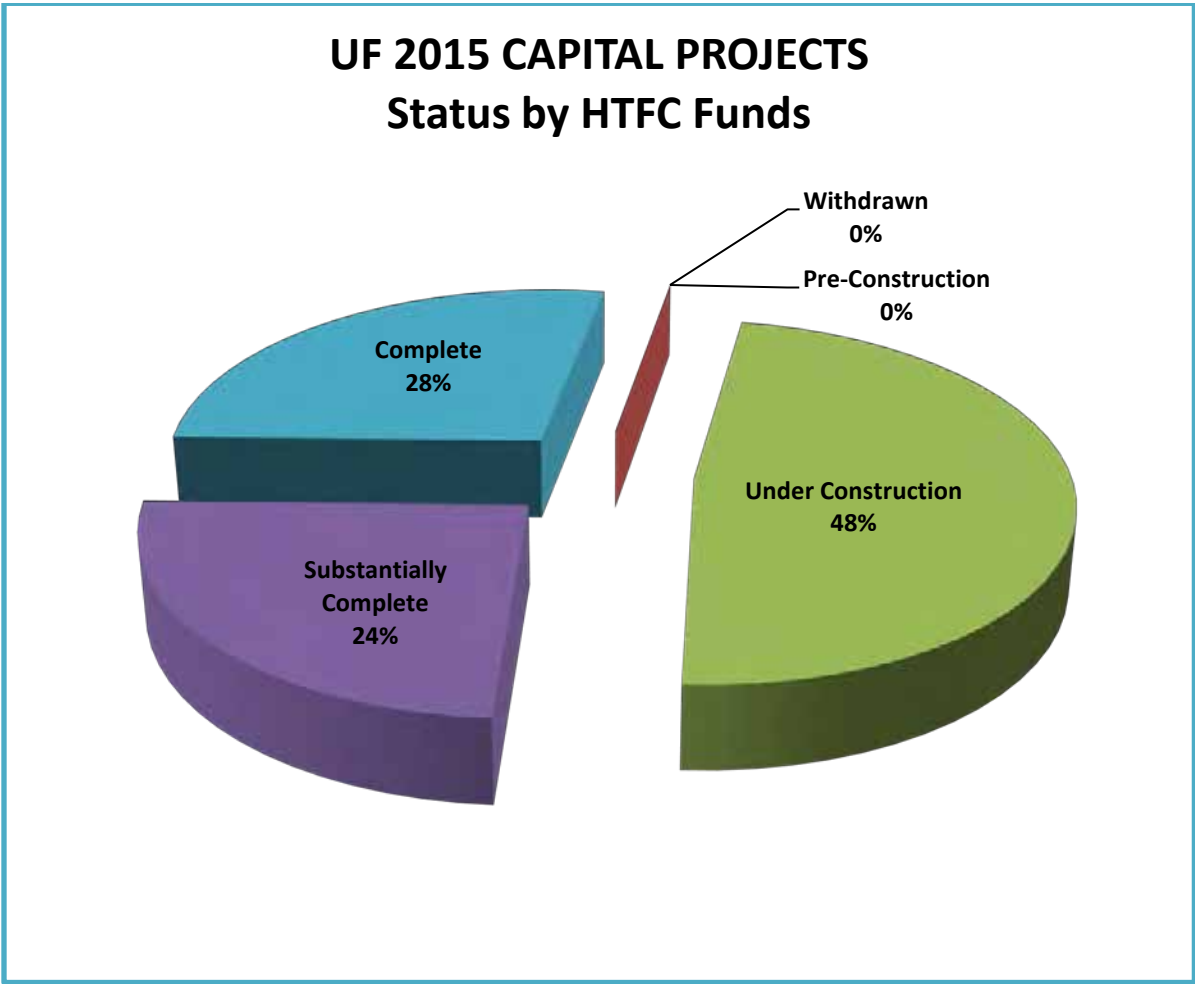
The following charts summarize the status of the UF 2015 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 30 UF 2015 projects funded by the HTFC, 6 projects are Withdrawn, 9 projects are Under Construction, 7 projects are Substantially Complete, and 8 projects are Complete.



Of the \$55,822,974 in HTFC funds currently committed to projects awarded in UF 2015, 48% is committed to projects Under Construction, 24% to projects that are Substantially Complete, and 28% to projects that are Complete.



Unified Funding 2015 (UF 2015) Project Status (as of 3/31/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20156007	MLK Troy Associates L.P.	Martin Luther King Revitalization Ph 1	City of Troy	Rensselaer	0	Withdrawn	\$0
20156041	RUPCO, Inc.	Newburgh CORE Neighborhood Revitalization	City of Newburgh	Orange	0	Withdrawn	\$0
20156044	Riseboro Community Partnership	Atlantic East Apartments	City of New York	Kings	0	Withdrawn	\$0
20156052	Pathstone Development Corporation	Country Hill Estates	Village of Avon	Livingston	0	Withdrawn	\$0
20156076	Evergreen Partners II LLC	Black River Apartments	City of Watertown	Jefferson	0	Withdrawn	\$0
20156079	Blue Heron Trail II, LLC	Blue Heron Trail Phase II	Town of Ballston	Saratoga	0	Withdrawn	\$0
Status Total:							\$0
20156006	Vecino Group New York, LLC	444 River Lofts	City of Troy	Rensselaer	47	Under Construction	\$4,733,557
20156029	Housing Visions Consultants, Inc.	Ethel T. Chamberlain House 1	City of Syracuse	Onondaga	16	Under Construction	\$2,366,746
20156031	The Kearney Realty & Development Group Inc.	Queen City Lofts	City of Poughkeepsie	Dutchess	69	Under Construction	\$500,000
20156046	Chemung Crossing, LLC	Chemung Crossing	City of Elmira	Chemung	45	Under Construction	\$3,665,970
20156049	Help Development Corp.	Crotona Senior Housing	City of New York	Bronx	84	Under Construction	\$1,500,000
20156054	Housing Visions Consultants, Inc.	Butternut Crossing	City of Syracuse	Onondaga	53	Under Construction	\$2,780,514
20156067	Akwesasne Housing Authority	Sunrise Acres III	Town of Bombay	Franklin	18	Under Construction	\$2,200,000
20156068	Comunilife, Inc.	Comunilife Woodhull	City of New York	Kings	89	Under Construction	\$5,996,299
20156070	Georgica Green Ventures LLC	Sandy Hollow Cove Apts & Speonk Commons	Town of Southampton	Suffolk	66	Under Construction	\$3,146,676
Status Total:							\$26,889,762
20156005	Horton Winthrop III LLC	Heritage Homes Phase 3	City of New Rochelle	Westchester	41	Substantially Complete	\$2,200,000
20156008	Poets Landing Phase II, LLC	Poets Landing Phase II 2015	Village of Dryden	Tompkins	48	Substantially Complete	\$1,329,953
20156021	Mercy Abounds Ministries LLC	West Street Apartments	City of Utica	Oneida	42	Substantially Complete	\$1,500,000
20156027	First Ward Action Council, Inc.	E.J. Apartments	City of Binghamton	Broome	20	Substantially Complete	\$1,112,674
20156032	The Community Builders, Inc.	Hillside View Apts.	City of Schenectady	Schenectady	58	Substantially Complete	\$736,423
20156034	Lakewood Development II, LLC	Island Hollow	Town of Cicero	Onondaga	94	Substantially Complete	\$4,772,678
20156069	Buffalo Neighborhood Stabilization Co., Inc.	School 77	City of Buffalo	Erie	30	Substantially Complete	\$1,950,000
Status Total:							\$13,601,728
20156009	Pathstone Development Corporation	Crerand Commons Phase II	Town of Gates	Monroe	33	Complete	\$2,268,631
20156012	Ithaca Neighborhood Housing Services, Inc.	210 Hancock Street Redevelopment	City of Ithaca	Tompkins	59	Complete	\$1,007,453
20156020	Home Leasing, LLC	Community on East Main (Warfield Square)	City of Rochester	Monroe	72	Complete	\$1,303,421
20156024	Lakewood Development II, LLC	Sidney Municipal Apartments	Village of Sidney	Delaware	30	Complete	\$3,306,629
20156028	Lifetime Housing Development Corporation	Frances Apartments	Town of Sweden	Monroe	56	Complete	\$1,785,791
20156043	322 Kear LLC	322 Kear Street	Town of Yorktown	Westchester	12	Complete	\$2,299,635
20156048	Community Services for Every1, Inc.	Ridge Rd Independent Living (Ridgeway Commons)	City of Lackawanna	Erie	32	Complete	\$100
20156050	Better Housing For Tompkins County Inc.	Pine View Circle	Town of Tyre	Seneca	48	Complete	\$3,359,824
Status Total:							\$15,331,484

UF 2015 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	6	20%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	9	30%	\$26,889,762	48%
Substantially Complete	7	23%	\$13,601,728	24%
Complete	8	27%	\$15,331,484	28%
TOTAL:	30	100%	\$55,822,974	100%

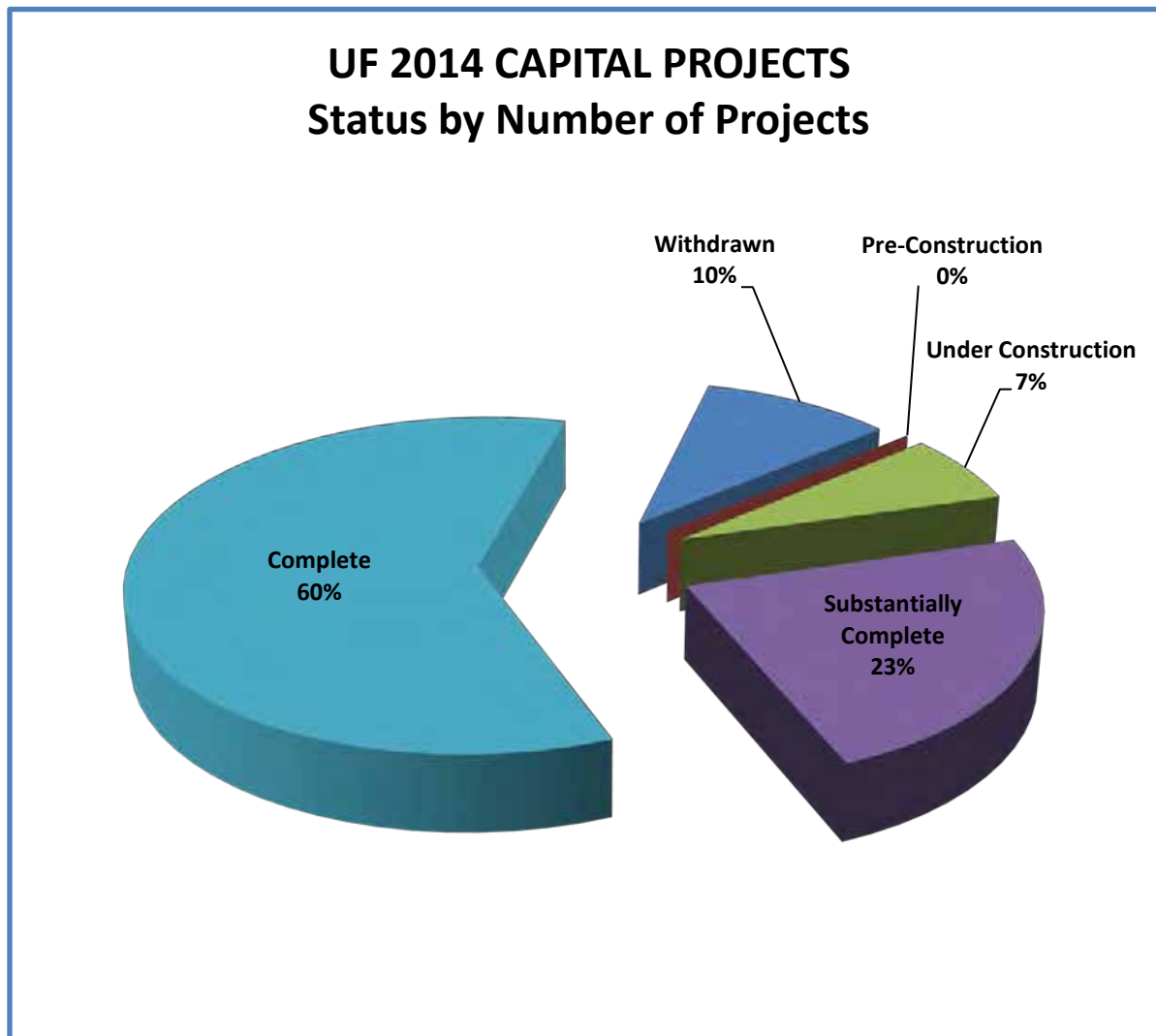
*UF 2015 Capital Projects awarded HTFC funding

Status – Unified Funding 2014 (UF 2014) Capital Projects (as of 3/31/2019):

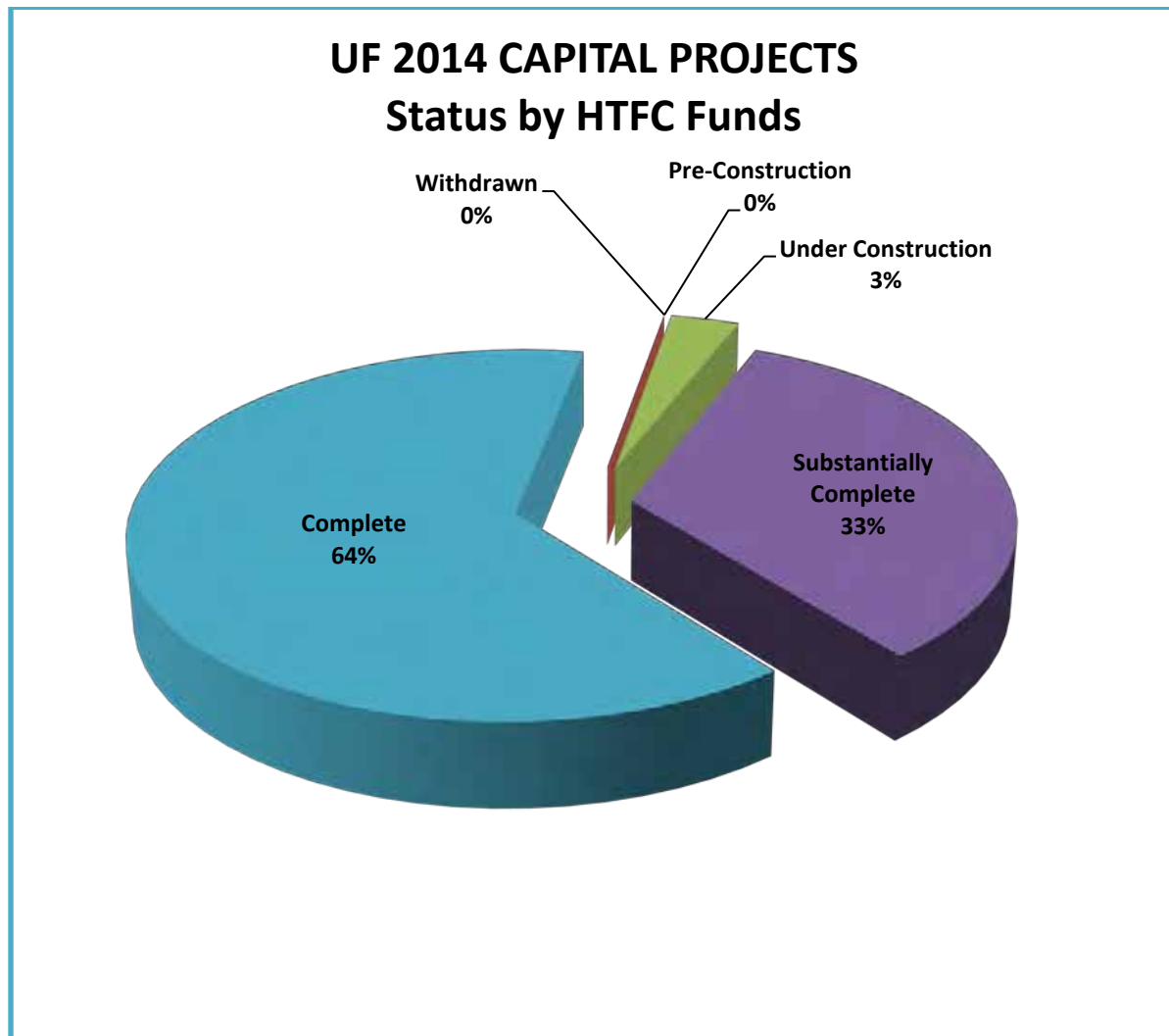
The following charts summarize the status of the UF 2014 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 30 UF 2014 projects funded by the HTFC, 3 projects are Withdrawn, 2 projects are Under Construction, 7 projects are Substantially Complete, and 18 projects are Complete.



Of the \$93,420,062 in HTFC funds currently committed to projects awarded in UF 2014, 3% to projects Under Construction, 33% to projects that are Substantially Complete, and 64% to projects that are Complete.



Unified Funding 2014 (UF 2014) Project Status (as of 3/31/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20146011	Big Tree Glen, LLC	Big Tree Glen	Town of Batavia	Genesee	0	Withdrawn	\$0
20146029	Christopher Community, Inc.	Riverview Apartments, Cortland	City of Cortland	Cortland	0	Withdrawn	\$0
20146040	Norstar Development USA, LP	Roosevelt Residences (HFA)	City of Utica	Oneida	0	Withdrawn	\$0
Status Total:							\$0
20146075	Housing Works, Inc.	220 Hull Street	City of New York	Kings	28	Under Construction	\$1,554,798
20146077	Fifth Avenue Committee, Inc.	FAC Sunset Park Library	City of New York	Kings	50	Under Construction	\$1,500,000
Status Total:							\$3,054,798
20146010	Sibley Affordable LLC	Sibley Redevelopment Affordable Phase	City of Rochester	Monroe	72	Substantially Complete	\$7,955,160
20146039	Help Development Corp.	HELP Buffalo II	City of Buffalo	Erie	47	Substantially Complete	\$1,926,744
20146046	SCAP d/b/a Arbor Housing & Development	Lamphear Court Apartments I	City of Corning	Steuben	60	Substantially Complete	\$3,906,710
20146049	Housing Visions Consultants, Inc.	Oneonta Heights	City of Oneonta	Otsego	60	Substantially Complete	\$6,391,736
20146051	Webster Green Apts., L.P.	Webster Green	City of New York	Bronx	82	Substantially Complete	\$4,500,000
20146063	Regan Development Corporation	Niagara Gateway Apartments	City of Buffalo	Erie	53	Substantially Complete	\$1,970,105
20146067	Pearl Overlook Corporation	Ida Yarbrough Homes Redevelopment	City of Albany	Albany	61	Substantially Complete	\$4,326,980
Status Total:							\$30,977,435
20146002	Stoneleigh Housing, Inc.	Oneida Workforce Housing	City of Oneida	Madison	40	Complete	\$2,046,502
20146003	CB Emmanuel Realty LLC	Niagara City Lofts	City of Niagara Falls	Niagara	51	Complete	\$4,365,718
20146004	First Ward Action Council, Inc.	Binghamton Gateway Homes	City of Binghamton	Broome	37	Complete	\$6,945,231
20146005	Finger Lakes Community Development Corp.	Liberty Apartments at Parkside	Town of Canandaigua	Ontario	48	Complete	\$2,451,188
20146007	Sepp, Inc.	Cardinal Cove Apartments	Town of Union	Broome	50	Complete	\$6,400,000
20146008	Pathstone Development Corporation	Wedgepoint Apartments	City of Rochester	Monroe	60	Complete	\$4,149,933
20146017	Bentham Foundation	Harbor Street Lofts	City of Syracuse	Onondaga	35	Complete	\$1,779,897
20146022	Home Leasing, LLC	Lincoln Gardens 2014	City of Hornell	Steuben	25	Complete	\$1,375,000
20146023	The Community Builders, Inc.	Tapestry on the Hudson	City of Troy	Rensselaer	60	Complete	\$3,823,505
20146025	Rockland Housing Action Coalition, Inc.	Nyack Point Apartments	Village of Nyack	Rockland	33	Complete	\$3,051,055
20146030	Urban League of Rochester Economic Development Corp.	Blossom Village Apartments Rehabilitation	Town of Brighton	Monroe	23	Complete	\$1,932,574
20146031	Access: Supports For Living Inc.	Temple Hill I	Town of New Windsor	Orange	90	Complete	\$1,563,300
20146032	Gateway Community Industries, Inc.	Ulster Gardens II	Town of Ulster	Ulster	82	Complete	\$4,309,930
20146037	Peconic Crossing, LLC	Peconic Crossing	Town of Riverhead	Suffolk	42	Complete	\$4,550,000
20146043	The Kearney Realty & Development Group Inc.	The Mews at Hopewell Junction	Town of East Fishkill	Dutchess	89	Complete	\$3,286,145
20146054	Cambray Court Apartments L.P.	Cambray Court Apartments	Village of Gouverneur	St Lawrence	71	Complete	\$1,814,513
20146061	People Community Housing Development Corp.	Highland School Apartments	Town of Tonawanda	Erie	38	Complete	\$2,420,000
20146064	Lakeview Health Services, Inc.	Lakeview Macedon (Woodlawn Commons)	Town of Macedon	Wayne	60	Complete	\$3,123,338
Status Total:							\$59,387,829

UF 2014 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	3	10%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	2	7%	\$3,054,798	3%
Substantially Complete	7	23%	\$30,977,435	33%
Complete	18	60%	\$59,387,829	64%
TOTAL:	30	100%	\$93,420,062	100%

Additional Open Projects Status Report (as of 3/31/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Funding Round	Project Status	Total HTFC Funding
20010224	Housing Help, Inc.	Matinecock Court	Town of Huntington	Suffolk	70	Open Window	Pre-Construction	\$4,045,000
20156019	Sibley Commercial LLC	Sibley Commercial Phase	City of Rochester	Monroe	0	Open Window	Pre-Construction	\$1,500,000
20176001	Lt. Col. Matt Urban Human Services Center of WNY	Parkview - Lewis Street Apartments (PIP)	City of Buffalo	Erie	32	Open Window	Pre-Construction	\$1,820,238
20176088	Rouse RPC, Inc.	Nassau Senior Housing	Village of Nassau	Rensselaer	16	Open Window	Pre-Construction	\$517,524
20186001	AHA Development Corporation	Melone Village II	City of Auburn	Cayuga	62	2018 UF	Pre-Construction	\$4,583,315
20186006	Austin 147 LLC	Austin 147	City of New York	Bronx	79	2018 UF	Pre-Construction	\$8,530,000

Status Total: \$20,996,077

20116084	Habitat For Humanity - New York City, Inc.	Dean Street	City of New York	Kings	15	2011 UF	Under Construction	\$670,859
20136054	Riseboro Community Partnership	Our Lady of Lourdes	City of New York	Kings	75	2013 UF	Under Construction	\$1,300,000
20156001	Massachusetts Avenue Project, Inc.	Community Food Resource & Training Center	City of Buffalo	Erie	1	Open Window	Under Construction	\$930,000
20156002	Philmont Beautification, Inc.	The Kitchen at Philmont	Village of Philmont	Columbia	0	Open Window	Under Construction	\$265,000
20166081	Keuka Housing Council, Inc.	Whitney Heights PIP	Multiple	Yates	19	Open Window	Under Construction	\$2,360,514
20166083	Western New York Veterans Housing Coalition, Inc.	Stratford Arms (PIP)	City of Buffalo	Erie	41	Open Window	Under Construction	\$2,551,006
20166084	Highbridge Community HDfC	SALP II - 1437 Shakespeare Ave (PIP)	City of New York	Bronx	33	Open Window	Under Construction	\$3,330,413
20176004	Womens Housing And Economic Development Corp.	Urban Horizons CIF	City of New York	Bronx	0	Open Window	Under Construction	\$2,000,000
20176087	Northview LeRay Associates, LP	Northview Apartments	Village of Evans Mills	Jefferson	24	Open Window	Under Construction	\$960,000
20176090	Boys & Girls Clubs of Schenectady, Inc.	BGCS - Mont Pleasant Club	City of Schenectady	Schenectady	0	Open Window	Under Construction	\$3,000,000
20186011	Depaul Properties Incorporated	LaRosa Villas	Village of Le Roy	Genesee	60	2018 UF	Under Construction	\$5,054,188

Status Total: \$22,421,980

20096140	North Fork Housing Alliance, Inc.	Greenport Renewal Projects	Village of Greenport	Suffolk	6	Open Window	Substantially Complete	\$950,000
20106064	SoBRO Development Corporation	East 188th Street Apts/Belmont Commons	City of New York	Bronx	40	2010 UF	Substantially Complete	\$1,733,856
20116095	The Richman Group Development Corporation	Grant Park Phase II	City of Yonkers	Westchester	56	2011 UF	Substantially Complete	\$1,829,461
20116212	COR Watertown Company, LLC	Beaver Meadow	Town of Watertown	Jefferson	60	2011 CFA	Substantially Complete	\$2,400,000
20126099	Schoharie County Rural Preservation Corp.	Birches at Schoharie (a/k/a Schoharie Sr. Housing)	Village of Schoharie	Schoharie	72	2012 UF	Substantially Complete	\$2,013,922
20136047	Josana Stadium, LLC	Stadium Estates	City of Rochester	Monroe	45	2013 UF	Substantially Complete	\$3,215,599
20146079	Seneca Street Associates Limited Partnership	Seneca Street (PIP)	City of Hornell	Steuben	26	Open Window	Substantially Complete	\$2,743,005
20156083	Burchacon Housing, Inc.	Burchacon Housing (PIP)	Village of Chateaugay	Franklin	16	Open Window	Substantially Complete	\$2,308,344
20166082	Christopher Community, Inc.	Academy Square PIP	City of Utica	Oneida	44	Open Window	Substantially Complete	\$5,491,011
20176003	Conroy HDfC, Inc.	Conroy PIP	City of Albany	Albany	8	Open Window	Substantially Complete	\$1,169,458

Status Total: \$23,854,656

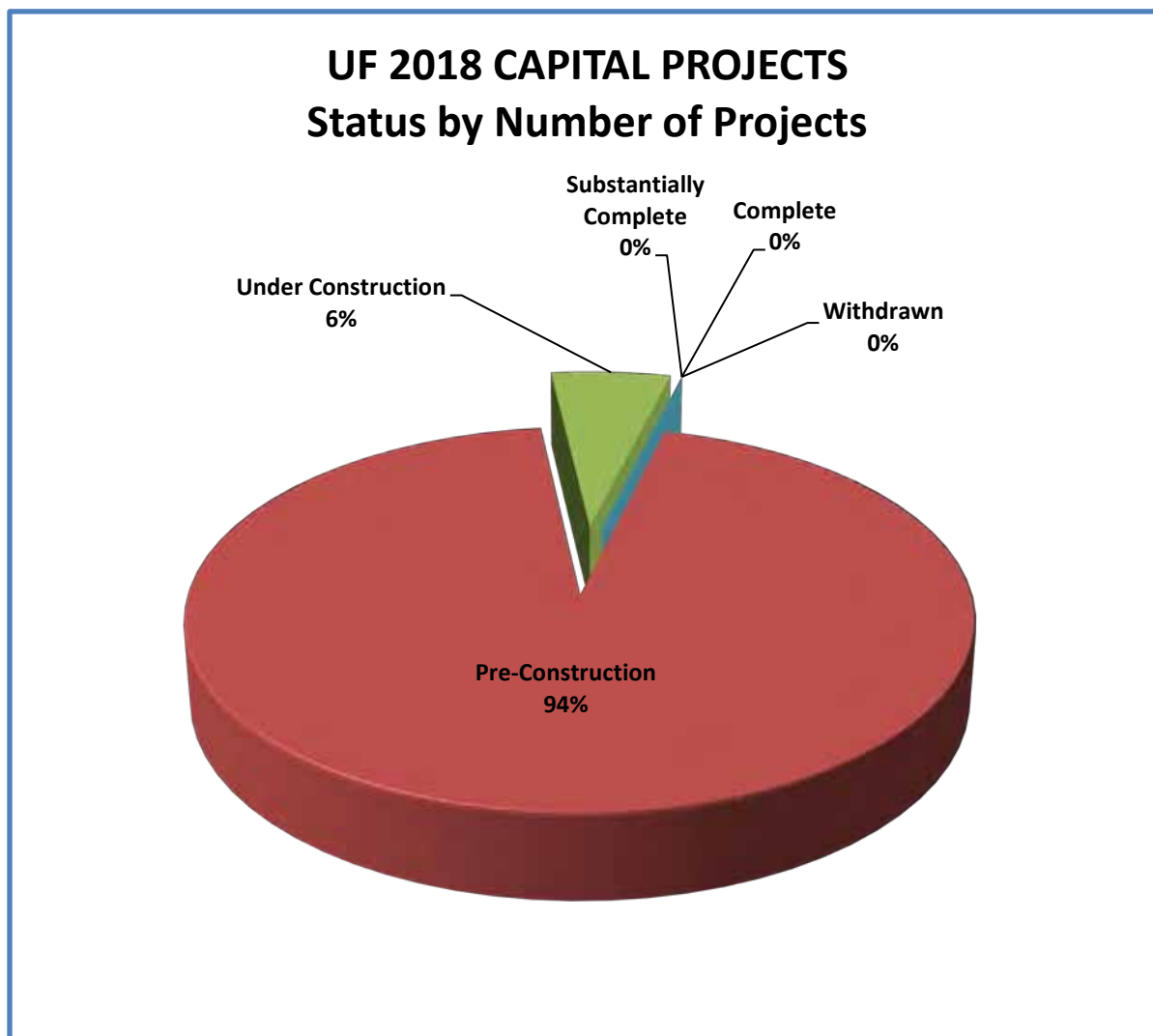
Additional Open Project Status Summary		
Status	# of Projects	HTFC Funds
Pre-Construction	6	\$20,996,077
Under Construction	11	\$22,421,980
Substantially Complete	10	\$23,854,656
Total:	27	\$67,272,713

Status – Unified Funding 2018 (UF 2018) Capital Projects (as of 6/30/2019):

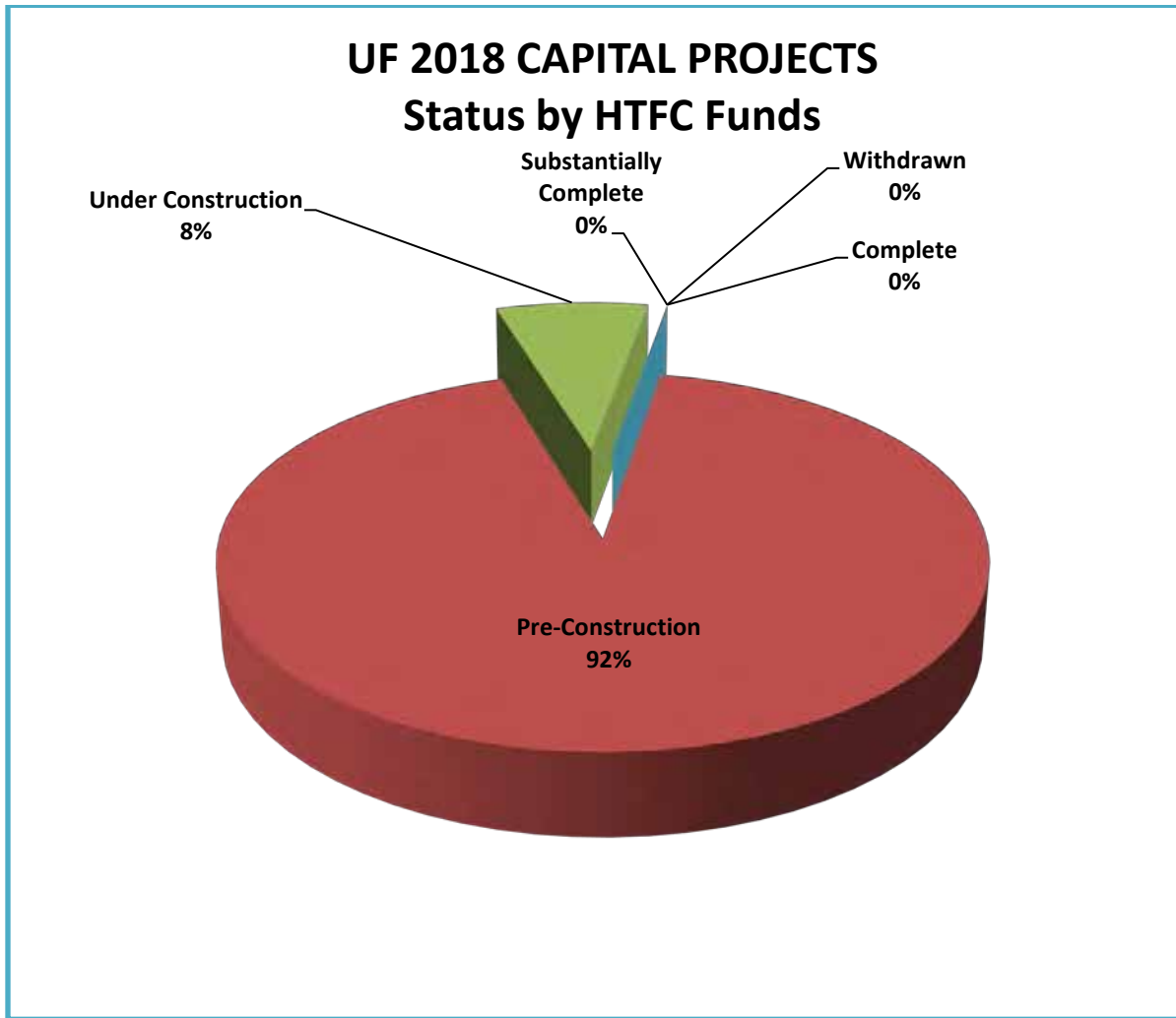
The following charts summarize the status of the UF 2018 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 35 UF 2018 projects funded by the HTFC, 33 projects are in Pre-Construction, and 2 projects are Under Construction.



Of the \$128,205,824 in HTFC funds currently committed to projects awarded in UF 2018, 92% is committed to projects in Pre-Construction, and 8% to projects that are Under Construction.



Unified Funding 2018 (UF 2018) Project Status (as of 6/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20186002	Gerard Block Apartments LLC	Gerard Block Apartments	City of Elmira	Chemung	28	Pre-Construction	\$2,000,000
20186006	Austin 147 LLC	Austin 147	City of New York	Bronx	79	Pre-Construction	\$8,530,000
20186014	Access: Supports For Living Inc.	Golden Ridge IV	Town of Thompson	Sullivan	80	Pre-Construction	\$3,703,592
20186016	The Kelberman Center	Kelberman at Sunset	City of Utica	Oneida	60	Pre-Construction	\$3,712,921
20186018	Home Leasing, LLC	The Gardens at St. Anthony's	City of Syracuse	Onondaga	54	Pre-Construction	\$2,580,000
20186025	The D & F Development Group, LLC	Gleneagle Green at Bellport	Town of Brookhaven	Suffolk	69	Pre-Construction	\$7,816,257
20186030	Herkimer Affordable Housing, Inc.	Eastern Garden Rehabilitation	Village of Herkimer	Herkimer	63	Pre-Construction	\$3,691,763
20186034	Plattsburgh Community Housing Inc.	Atlas Heights	Town of Plattsburgh	Clinton	40	Pre-Construction	\$2,400,000
20186035	Concern For Independent Living, Inc.	Concern Southampton	Town of Southampton	Suffolk	59	Pre-Construction	\$7,629,165
20186038	Housing Visions Consultants, Inc.	Endicott Square	Village of Endicott	Broome	61	Pre-Construction	\$2,400,000
20186039	Regan Development Corporation	Broad Street Commons	City of Glens Falls	Warren	71	Pre-Construction	\$3,083,740
20186040	Vecino Group New York, LLC	The Quarry	Village of Potsdam	St Lawrence	58	Pre-Construction	\$4,400,000
20186041	Community Hope Builders CDC Inc	Mt. Aaron Village	City of Buffalo	Erie	59	Pre-Construction	\$5,924,673
20186044	RUPCO, Inc.	Newburgh Progress	City of Newburgh	Orange	61	Pre-Construction	\$10,293,366
20186047	Watkins Glen Housing Authority	Watkins Glen 2nd Street Redevelopment	Village of Watkins Glen	Schuyler	34	Pre-Construction	\$4,238,637
20186048	Baldwin Real Estate Development Corporation	Stanton Meadows Apartments	Town of Seneca Falls	Seneca	118	Pre-Construction	\$1,838,500
20186049	Ithaca Neighborhood Housing Services, Inc.	Cayuga Flats (INHS Scattered Site)	City of Ithaca	Tompkins	28	Pre-Construction	\$1,639,911
20186051	Cayuga Development, Inc.	Salato Gardens Rehabilitation & PBV Request	Village of Cayuga	Cayuga	24	Pre-Construction	\$1,440,000
20186053	Belmont Housing Resources for WNY, Inc.	Alberta Place	Town of Amherst	Erie	46	Pre-Construction	\$2,400,000
20186054	Providence Housing Development Corporation	LaFrance Apartments	City of Elmira	Chemung	37	Pre-Construction	\$1,210,000
20186056	My Place Home for the Homeless, Inc.	Polly Jean Suites	City of Buffalo	Erie	46	Pre-Construction	\$1,564,287
20186057	Saratoga Springs Housing Authority	Promenade Apartments	City of Saratoga Springs	Saratoga	63	Pre-Construction	\$2,400,000
20186061	Lazz Development Co., LLC	Regent Street Senior Apartments	Village of Port Chester	Westchester	34	Pre-Construction	\$4,250,000
20186063	Civill Senior Housing Associates Limited Partnership	Civill Senior Housing Revitalization	Town of Coeymans	Albany	28	Pre-Construction	\$2,400,000
20186064	Home Leasing, LLC	Renaissance Square	City of Schenectady	Schenectady	55	Pre-Construction	\$2,696,000
20186065	Bergen Place LLC	Bergen Place	Village of Freeport	Nassau	44	Pre-Construction	\$5,400,000
20186068	Finger Lakes United Cerebral Palsy, Inc.	Happiness House Apartments II	Town of Canandaigua	Ontario	30	Pre-Construction	\$1,083,075
20186070	People Community Housing Development Corp.	Oakwood Senior Apartments	Village of Blasdell	Erie	33	Pre-Construction	\$3,041,044
20186079	Post Graduate Center for Mental Health	177th Street Residences	City of New York	Bronx	89	Pre-Construction	\$1,194,980
20186080	Bronx Pro Real Estate Management, Inc.	4697 Third Ave	City of New York	Bronx	52	Pre-Construction	\$4,140,617
20186081	Lakeview Health Services, Inc.	West End Heights	City of Ithaca	Tompkins	60	Pre-Construction	\$4,050,000
20186087	Lifetime Housing Development Corporation	Frances Apartments II	Town of Sweden	Monroe	48	Pre-Construction	\$2,400,000
20186089	Phipps Houses	Brook 156	City of New York	Bronx	54	Pre-Construction	\$3,015,793

Status Total: \$118,568,321

20186001	AHA Development Corporation	Melone Village II	City of Auburn	Cayuga	62	Under Construction	\$4,583,315
20186011	Depaul Properties Incorporated	LaRosa Villas	Village of Le Roy	Genesee	60	Under Construction	\$5,054,188

Status Total: \$9,637,503

UF 2018 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	0	0%	\$0	0%
Pre-Construction	33	94%	\$118,568,321	92%
Under Construction	2	6%	\$9,637,503	8%
Substantially Complete	0	0%	\$0	0%
Complete	0	0%	\$0	0%
TOTAL:	35	100%	\$128,205,824	100%

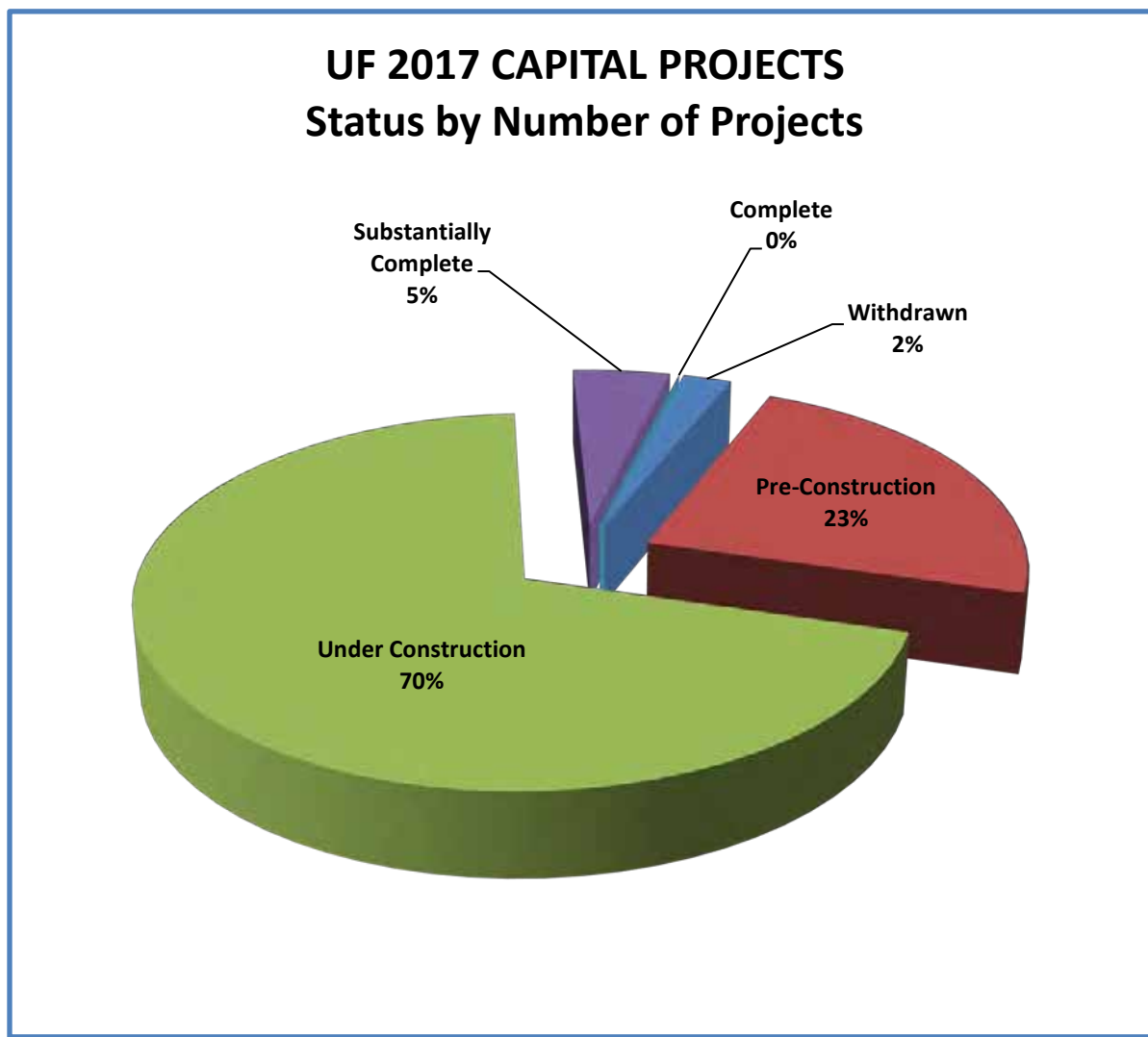
*UF 2018 Capital Projects awarded HTFC funding

Status – Unified Funding 2017 (UF 2017) Capital Projects (as of 6/30/2019):

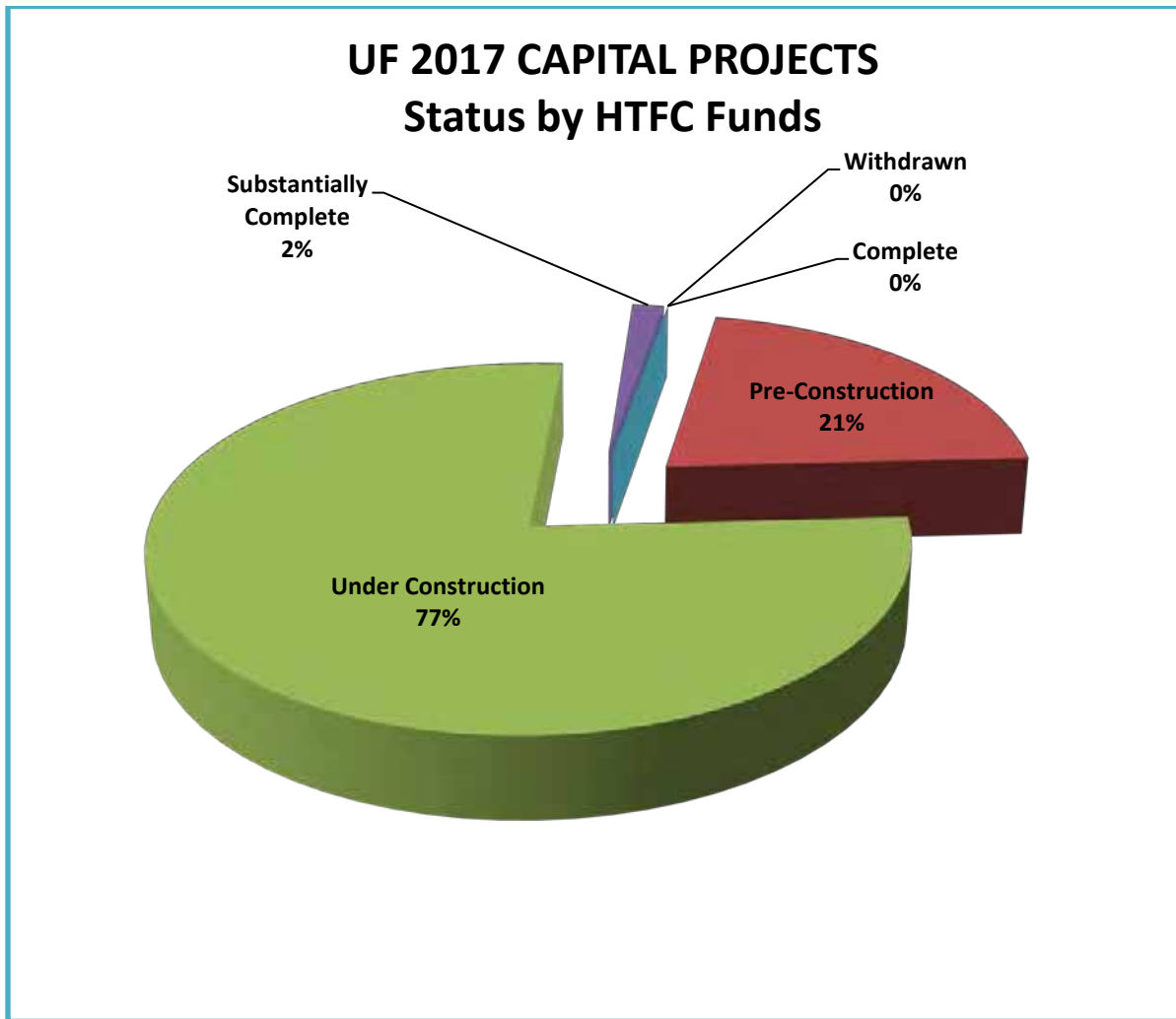
The following charts summarize the status of the UF 2017 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 43 UF 2017 projects funded by the HTFC, 1 project is Withdrawn, 10 projects are in Pre-Construction, 30 projects are Under Construction, and 2 projects are Substantially Complete.



Of the \$153,369,070 in HTFC funds currently committed to projects awarded in UF 2017, 21% is committed to projects in Pre-Construction, 77% to projects that are Under Construction, and 2% to projects that are Substantially Complete.



Unified Funding 2017 (UF 2017) Project Status (as of 6/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20176041	Scholes Senior Housing Limited Partnership	Scholes Senior Housing 2017	City of New York	Kings	0	Withdrawn	\$0
Status Total:							\$0
20176011	Bay Park Holdings, LLC	Bayshore Senior Residence	Town of Islip	Suffolk	74	Pre-Construction	\$3,185,370
20176021	Jefferson Wollensack LLC	Jefferson Wollensack	City of Rochester	Monroe	41	Pre-Construction	\$2,000,000
20176029	Wilder Balter Partners, Inc.	Lewisboro Commons	Town of Lewisboro	Westchester	41	Pre-Construction	\$4,200,000
20176031	BCREI New York LLC	Martin Luther King Revitalization Ph 2	City of Troy	Rensselaer	58	Pre-Construction	\$5,400,000
20176038	Mt. Olive Development Corporation	Trinity One Apartments	City of Buffalo	Erie	8	Pre-Construction	\$858,220
20176053	Broadway-Fillmore Neighborhood Housing Services Inc.	Cigar Factory Apartments	City of Buffalo	Erie	11	Pre-Construction	\$1,958,000
20176056	Housing Visions Unlimited, Inc.	Winston Gaskin Homes	City of Syracuse	Onondaga	66	Pre-Construction	\$3,125,000
20176070	Yates Village I LLC	Yates Village 1	City of Schenectady	Schenectady	89	Pre-Construction	\$7,414,661
20176072	YWCA of the Niagara Frontier, Inc.	Tremont Street Apartments	City of North Tonawanda	Niagara	12	Pre-Construction	\$1,730,118
20176074	Buffalo Federation of Neighborhood Centers, Inc.	Westminster Commons	City of Buffalo	Erie	84	Pre-Construction	\$2,934,820
Status Total:							\$32,806,189
20176007	The Kearney Realty & Development Group Inc.	West End Lofts 2017	City of Beacon	Dutchess	72	Under Construction	\$3,000,000
20176008	La Central Manager LLC	La Central Buildings A & B	City of New York	Bronx	495	Under Construction	\$1,721,911
20176010	RUPCO, Inc.	RUPCO Energy Square	City of Kingston	Ulster	56	Under Construction	\$4,824,272
20176012	Pintail Crossing, LLC	Pintail Crossing	Town of Farmington	Ontario	64	Under Construction	\$3,400,000
20176013	Depaul Properties Incorporated	Perry Knitting Mill Apts	Village of Perry	Wyoming	48	Under Construction	\$4,103,000
20176014	New Destiny Housing Corporation	Bryant Avenue	City of New York	Bronx	61	Under Construction	\$1,323,700
20176015	Adirondack Housing Development Corporation	Helen Hill Apartments	Village of Saranac Lake	Franklin	12	Under Construction	\$720,077
20176016	Hudson River Housing, Inc.	Falkill Commons on Rose	City of Poughkeepsie	Dutchess	77	Under Construction	\$2,655,000
20176017	BBJ Associates, LLC	Hillcrest Commons Phase 2	Town of Carmel	Putnam	73	Under Construction	\$2,400,000
20176018	Warwick Properties, Inc.	Golden Ridge II Apartments	Town of Thompson	Sullivan	80	Under Construction	\$4,557,928
20176019	Access: Supports For Living Inc.	Isabella Apartments	Town of Thompson	Sullivan	80	Under Construction	\$4,556,588
20176020	Home Leasing, LLC	Holley Gardens 2018	Village of Holley	Orleans	41	Under Construction	\$4,141,832
20176022	VOC Liberty Landing, LLC	VOC Liberty Landing	City of Rochester	Monroe	33	Under Construction	\$3,314,044
20176023	Community Potential, Inc.	Canal Plaza	City of Binghamton	Broome	48	Under Construction	\$4,400,000
20176025	Lakewood Development II, LLC	23 North	Village of Wellsville	Allegany	16	Under Construction	\$3,790,897
20176028	Rehabilitation Support Services, Inc.	Clinton Avenue Apartments	City of Albany	Albany	20	Under Construction	\$2,554,353
20176030	Home Leasing, LLC	Keuka Gardens 2017	Village of Penn Yan	Yates	42	Under Construction	\$1,937,751
20176036	Belmont Housing Resources for WNY, Inc.	ELIM Townhouses	City of Buffalo	Erie	30	Under Construction	\$3,061,153
20176037	Concern For Independent Living, Inc.	Port Jefferson Station	Town of Brookhaven	Suffolk	76	Under Construction	\$6,324,389
20176040	Housing Visions Consultants, Inc.	Harbor View Square 2017	City of Oswego	Oswego	66	Under Construction	\$9,788,006
20176042	Providence Housing Development Corporation	Milton Meadows Apartments	Town of Lansing	Tompkins	72	Under Construction	\$4,050,000
20176043	The D & F Development Group, LLC	The Meridian at Locust Manor	City of New York	Queens	81	Under Construction	\$7,570,851
20176045	East Hampton Housing Authority	AMG 531 2017	Town of East Hampton	Suffolk	36	Under Construction	\$5,600,000
20176046	SCAP d/b/a Arbor Housing & Development	Lamphear Court Townhomes	City of Corning	Steuben	80	Under Construction	\$5,360,000
20176047	CDS Monarch, Inc.	CDS Cicero Senior Living	Town of Cicero	Onondaga	50	Under Construction	\$3,400,000
20176051	City of Oneida Housing Authority	Jason Gwilt Memorial Senior Apartments	Town of Verona	Oneida	50	Under Construction	\$2,947,305
20176057	Depaul Properties Incorporated	DeWitt Clinton Apartments	City of Rome	Oneida	80	Under Construction	\$7,984,363
20176060	Oswego County Opportunities Inc	Champlain Commons	Town of Scriba	Oswego	56	Under Construction	\$500,000
20176062	Vineyard View, LLC	Vineyard View	Town of Southold	Suffolk	50	Under Construction	\$4,450,000
20176079	People Community Housing Development Corp.	Grant Street Apartments	City of North Tonawanda	Niagara	52	Under Construction	\$3,737,638
Status Total:							\$118,175,058
20176006	Camillus Housing Company I, L.P.	Applewood Manor	Town of Camillus	Onondaga	24	Substantially Complete	\$1,194,621
20176009	Fair Haven Apartments Company I, L.P.	Fair Haven Senior Apartments	Village of Fair Haven	Cayuga	24	Substantially Complete	\$1,193,202
Status Total:							\$2,387,823

UF 2017 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	1	2%	\$0	0%
Pre-Construction	10	23%	\$32,806,189	21%
Under Construction	30	70%	\$118,175,058	77%
Substantially Complete	2	5%	\$2,387,823	2%
Complete	0	0%	\$0	0%
TOTAL:	43	100%	\$153,369,070	100%

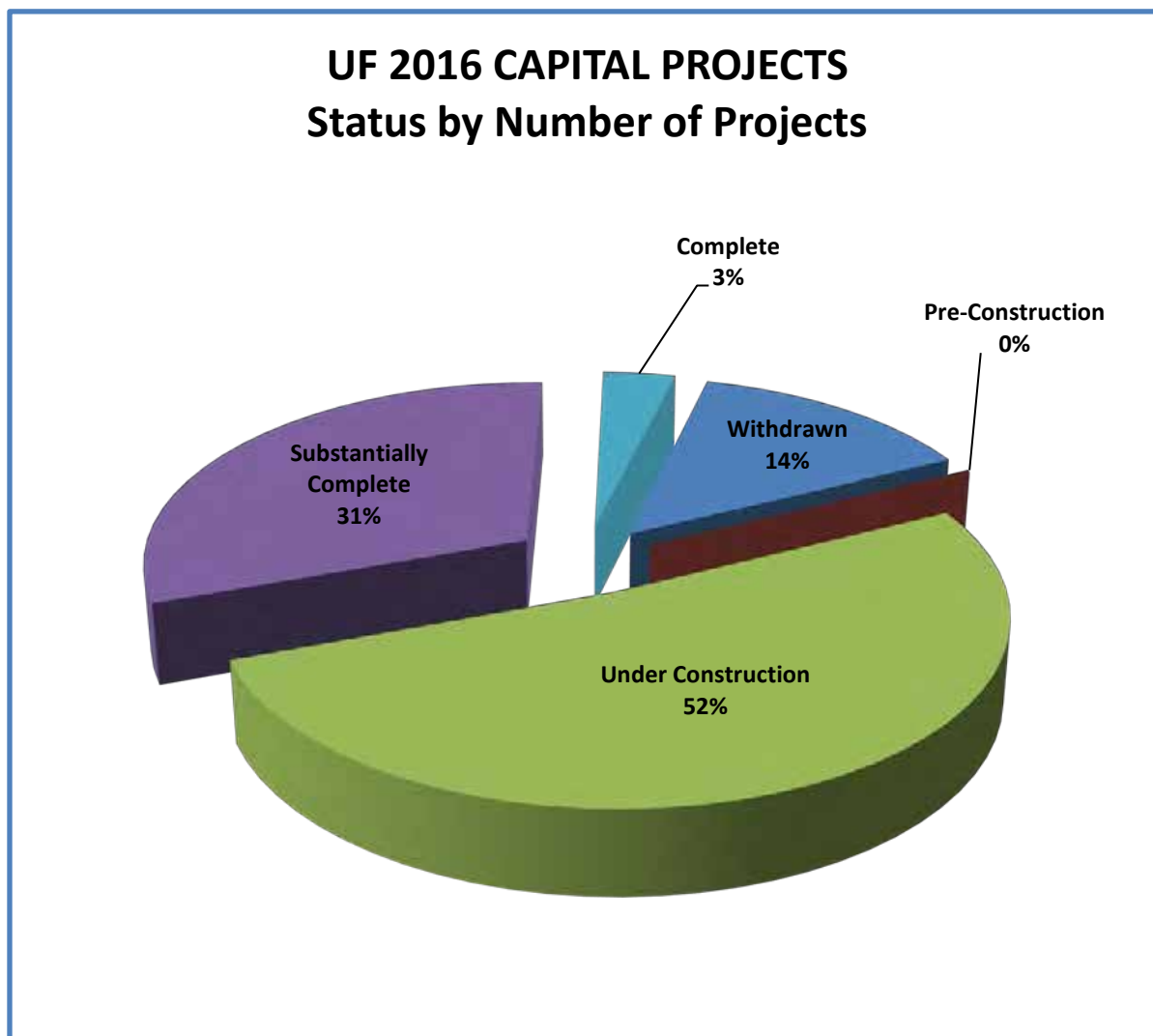
*UF 2017 Capital Projects awarded HTFC funding

Status – Unified Funding 2016 (UF 2016) Capital Projects (as of 6/30/2019):

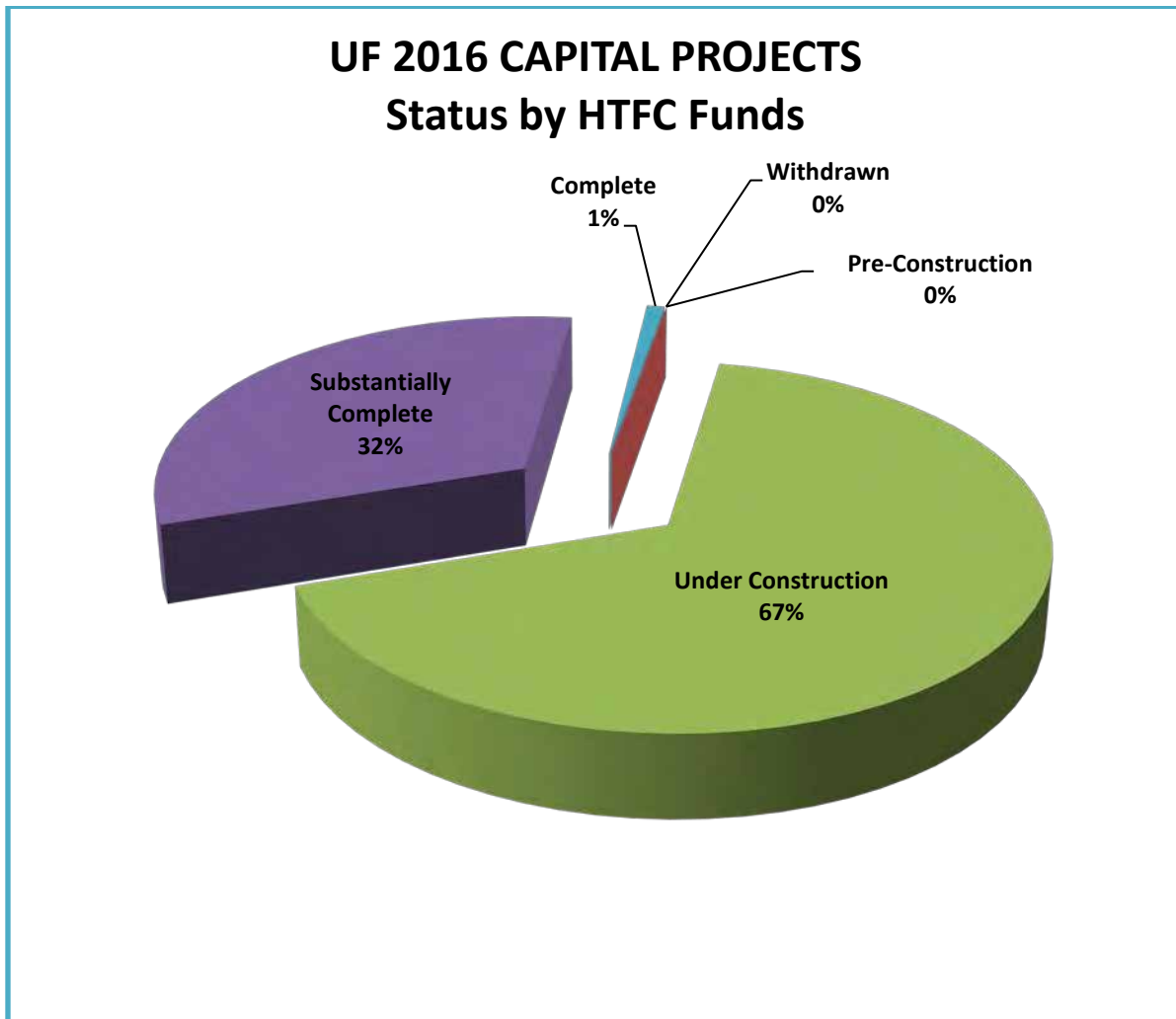
The following charts summarize the status of the UF 2016 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 29 UF 2016 projects funded by the HTFC, 4 projects are Withdrawn, 15 projects are Under Construction, 9 projects are Substantially Complete, and 1 project is Complete.



Of the \$76,117,348 in HTFC funds currently committed to projects awarded in UF 2016, 67% is committed to projects that are Under Construction, 32% to projects that are Substantially Complete, and 1% to projects that are Complete.



Unified Funding 2016 (UF 2016) Project Status (as of 6/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20166047	Nelson Development Group, LLC	Gateway Project	Village of Owego	Tioga	0	Withdrawn	\$0
20166069	Carman Place Apartments II, LLC	Carman Place Apartments II	Village of Hempstead	Nassau	0	Withdrawn	\$0
20166070	Habitat For Humanity - New York City, Inc.	Sydney House	City of New York	Bronx	0	Withdrawn	\$0
20166072	Transitional Services for New York, Inc.	Waldron Avenue Housing	Village of Nyack	Rockland	0	Withdrawn	\$0
Status Total:							\$0
20166012	Neighborhood Innovations, Inc.	Freedom Commons 2016	City of Syracuse	Onondaga	54	Under Construction	\$2,200,000
20166018	Walnut Penn Yan LLC	Walnut Hill Apartments Preservation	Village of Penn Yan	Yates	67	Under Construction	\$8,462,981
20166028	The Mews at Prattsville Limited Partnership	Mews at Prattsville	Town of Prattsville	Greene	45	Under Construction	\$2,869,856
20166031	Riseboro Community Partnership	Atlantic East (aka Harry T. Nance) Apartments	City of New York	Kings	66	Under Construction	\$2,200,000
20166046	Southern Tier Environments For Living, Inc.	Dunkirk Renovation & Ownership Program	City of Dunkirk	Chautauqua	49	Under Construction	\$2,917,516
20166050	Mosaic Village Cohoes, LLC	Mosaic Village	City of Cohoes	Albany	67	Under Construction	\$2,577,972
20166052	Buffalo Neighborhood Stabilization Co., Inc.	GDZ Homes	City of Buffalo	Erie	9	Under Construction	\$2,055,378
20166058	Baldwin Real Estate Development Corporation	CreekView Apartments at Woodland Park	Town of Canandaigua	Ontario	96	Under Construction	\$1,878,257
20166061	Providence Housing Development Corporation	Durand Senior Apartments	Town of Irondequoit	Monroe	70	Under Construction	\$3,136,440
20166062	People Community Housing Development Corp.	Linwood/Lafayette Senior Apartments	City of Buffalo	Erie	37	Under Construction	\$1,408,754
20166063	Charles Settlement House Inc.	Stadium Estates - Phase II	City of Rochester	Monroe	46	Under Construction	\$2,400,000
20166065	Lt. Col. Matt Urban Human Services Center of WNY	Hope House 2016	City of Buffalo	Erie	27	Under Construction	\$3,700,000
20166071	Pearl Overlook Corporation	Ida Yarbrough Homes Redevelopment - Phase II	City of Albany	Albany	76	Under Construction	\$2,000,000
20166073	Depaul Properties Incorporated	Geneseo Apartments	Village of Geneseo	Livingston	60	Under Construction	\$3,578,733
20166075	Comunilife, Inc.	El Rio II 2016	City of New York	Bronx	78	Under Construction	\$9,640,000
Status Total:							\$51,025,887
20166003	AHA Development Corporation	Melone Village Phase I	City of Auburn	Cayuga	62	Substantially Complete	\$4,400,000
20166008	Lakewood Development II, LLC	Seneca Fields Apartments	City of Oneida	Madison	32	Substantially Complete	\$2,161,110
20166010	Christopher Community, Inc.	Harborbrook Apartments	Town of Geddes	Onondaga	60	Substantially Complete	\$2,790,400
20166015	CDS Monarch, Inc.	CDS Monarch Senior Living - Hard Rd 2 2016	Town of Webster	Monroe	96	Substantially Complete	\$3,811,843
20166020	Clinton County Chapter NYSARC, Inc.	Connecticut Court II	Town of Plattsburgh	Clinton	40	Substantially Complete	\$2,111,018
20166024	CDS Monarch, Inc.	CDS Elmira Senior Living	City of Elmira	Chemung	50	Substantially Complete	\$2,000,000
20166034	First Ward Action Council, Inc.	Crandall/North Street Revitalization	City of Binghamton	Broome	37	Substantially Complete	\$1,783,691
20166045	Tompkins Community Action, Inc.	Amici House	City of Ithaca	Tompkins	23	Substantially Complete	\$3,084,445
20166076	Genesee Valley Rural Preservation Council, Inc.	Wildbriar Estates	Village of Livonia	Livingston	48	Substantially Complete	\$2,298,954
Status Total:							\$24,441,461
20166019	Warwick Properties, Inc.	Bella Vista II	City of Middletown	Orange	87	Complete	\$650,000
Status Total:							\$650,000

UF 2016 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	4	14%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	15	52%	\$51,025,887	67%
Substantially Complete	9	31%	\$24,441,461	32%
Complete	1	3%	\$650,000	1%
TOTAL:	29	100%	\$76,117,348	100%

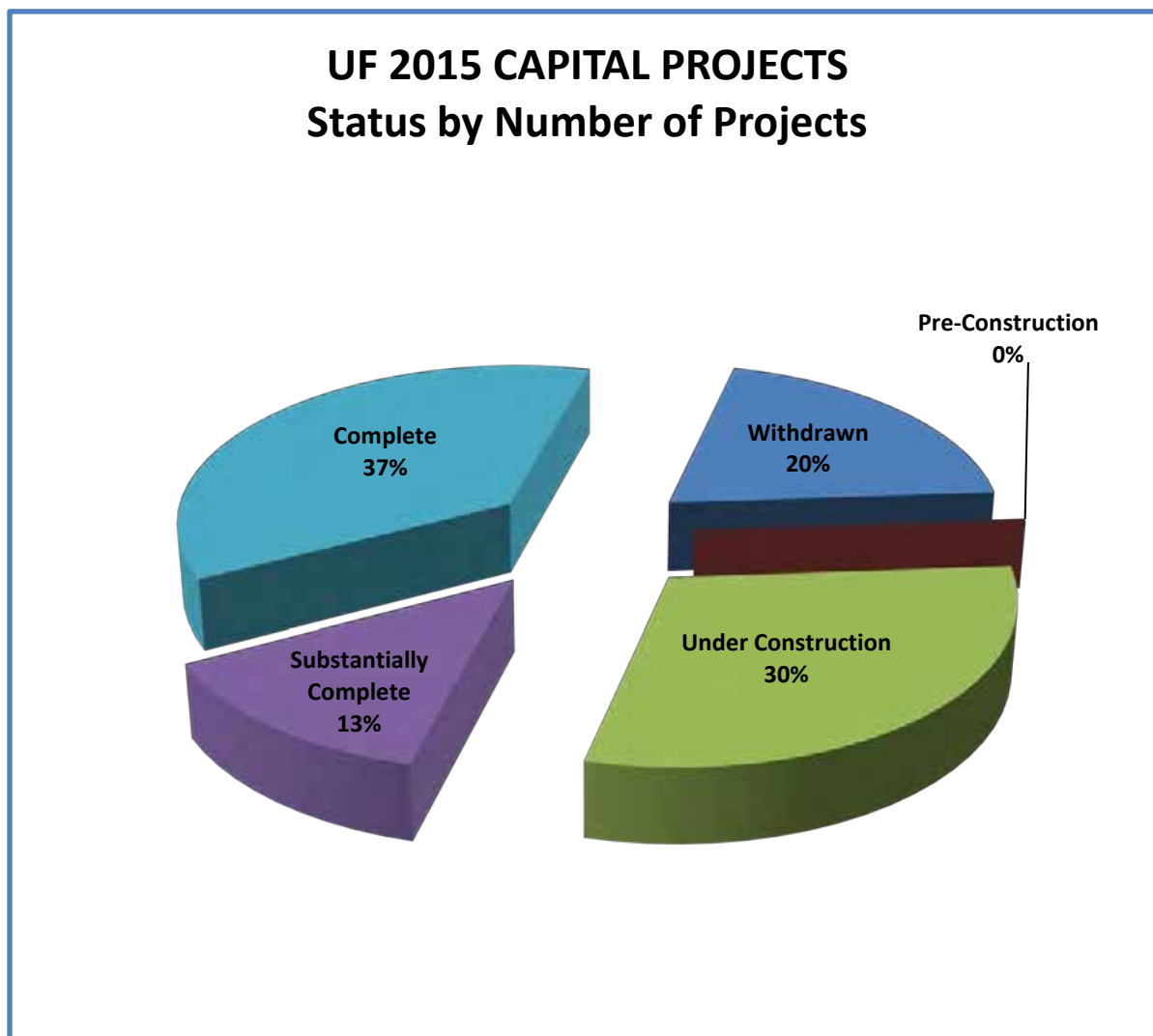
*UF 2016 Capital Projects awarded HTFC funding

Status – Unified Funding 2015 (UF 2015) Capital Projects (as of 6/30/2019):

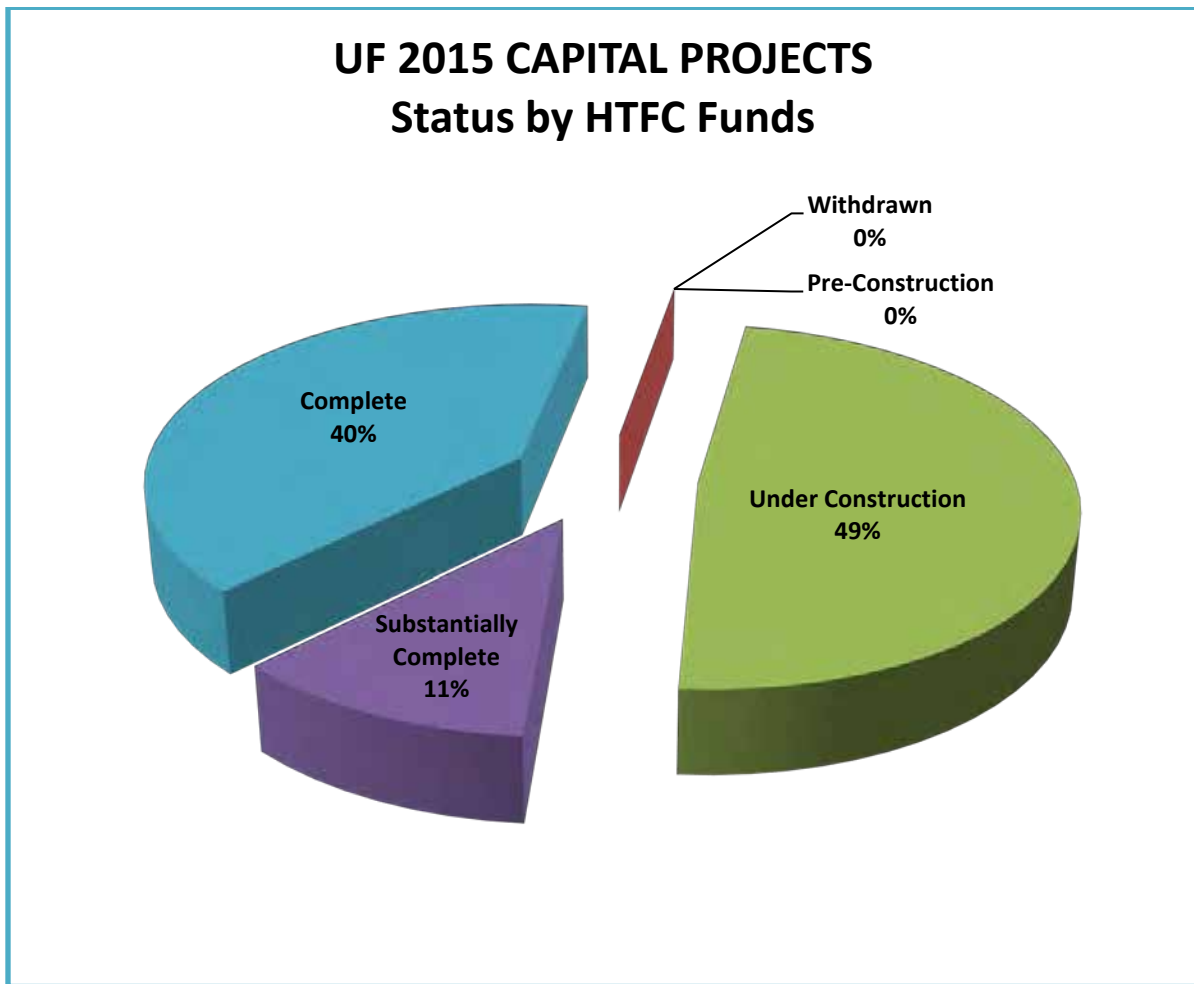
The following charts summarize the status of the UF 2015 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 30 UF 2015 projects funded by the HTFC, 6 projects are Withdrawn, 9 projects are Under Construction, 4 projects are Substantially Complete, and 11 projects are Complete.



Of the \$56,018,171 in HTFC funds currently committed to projects awarded in UF 2015, 49% is committed to projects Under Construction, 11% to projects that are Substantially Complete, and 40% to projects that are Complete.



Unified Funding 2015 (UF 2015) Project Status (as of 6/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20156007	MLK Troy Associates L.P.	Martin Luther King Revitalization Ph 1	City of Troy	Rensselaer	0	Withdrawn	\$0
20156041	RUPCO, Inc.	Newburgh CORE Neighborhood Revitalization	City of Newburgh	Orange	0	Withdrawn	\$0
20156044	Riseboro Community Partnership	Atlantic East Apartments	City of New York	Kings	0	Withdrawn	\$0
20156052	Pathstone Development Corporation	Country Hill Estates	Village of Avon	Livingston	0	Withdrawn	\$0
20156076	Evergreen Partners II LLC	Black River Apartments	City of Watertown	Jefferson	0	Withdrawn	\$0
20156079	Blue Heron Trail II, LLC	Blue Heron Trail Phase II	Town of Ballston	Saratoga	0	Withdrawn	\$0
Status Total:							\$0
20156006	Vecino Group New York, LLC	444 River Lofts	City of Troy	Rensselaer	47	Under Construction	\$4,733,557
20156029	Housing Visions Consultants, Inc.	Ethel T. Chamberlain House 1	City of Syracuse	Onondaga	16	Under Construction	\$2,366,746
20156031	The Kearney Realty & Development Group Inc.	Queen City Lofts	City of Poughkeepsie	Dutchess	69	Under Construction	\$500,000
20156046	Chemung Crossing, LLC	Chemung Crossing	City of Elmira	Chemung	45	Under Construction	\$3,906,851
20156049	Help Development Corp.	Crotona Senior Housing	City of New York	Bronx	84	Under Construction	\$1,500,000
20156054	Housing Visions Consultants, Inc.	Butternut Crossing	City of Syracuse	Onondaga	53	Under Construction	\$2,780,514
20156067	Akwesasne Housing Authority	Sunrise Acres III	Town of Bombay	Franklin	18	Under Construction	\$2,200,000
20156068	Comunilife, Inc.	Comunilife Woodhull	City of New York	Kings	89	Under Construction	\$5,996,299
20156070	Georgica Green Ventures LLC	Sandy Hollow Cove Apts & Speonk Commons	Town of Southampton	Suffolk	66	Under Construction	\$3,146,676
Status Total:							\$27,130,643
20156005	Horton Winthrop III LLC	Heritage Homes Phase 3	City of New Rochelle	Westchester	41	Substantially Complete	\$2,200,000
20156021	Mercy Abounds Ministries LLC	West Street Apartments	City of Utica	Oneida	42	Substantially Complete	\$1,500,000
20156032	The Community Builders, Inc.	Hillside View Apts.	City of Schenectady	Schenectady	58	Substantially Complete	\$690,739
20156069	Buffalo Neighborhood Stabilization Co., Inc.	School 77	City of Buffalo	Erie	30	Substantially Complete	\$1,950,000
Status Total:							\$6,340,739
20156008	Poets Landing Phase II, LLC	Poets Landing Phase II 2015	Village of Dryden	Tompkins	48	Complete	\$1,329,953
20156009	Pathstone Development Corporation	Crerand Commons Phase II	Town of Gates	Monroe	33	Complete	\$2,268,631
20156012	Ithaca Neighborhood Housing Services, Inc.	210 Hancock Street Redevelopment	City of Ithaca	Tompkins	59	Complete	\$1,007,453
20156020	Home Leasing, LLC	Community on East Main (Warfield Square)	City of Rochester	Monroe	72	Complete	\$1,303,421
20156024	Lakewood Development II, LLC	Sidney Municipal Apartments	Village of Sidney	Delaware	30	Complete	\$3,306,629
20156027	First Ward Action Council, Inc.	E.J. Apartments	City of Binghamton	Broome	20	Complete	\$1,112,674
20156028	Lifetime Housing Development Corporation	Frances Apartments	Town of Sweden	Monroe	56	Complete	\$1,785,791
20156034	Lakewood Development II, LLC	Island Hollow	Town of Cicero	Onondaga	94	Complete	\$4,772,678
20156043	322 Kear LLC	322 Kear Street	Town of Yorktown	Westchester	12	Complete	\$2,299,635
20156048	Community Services for Every1, Inc.	Ridge Rd Independent Living (Ridgeway Commons)	City of Lackawanna	Erie	32	Complete	\$100
20156050	Better Housing For Tompkins County Inc.	Pine View Circle	Town of Tyre	Seneca	48	Complete	\$3,359,824
Status Total:							\$22,546,789

UF 2015 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	6	20%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	9	30%	\$27,130,643	49%
Substantially Complete	4	13%	\$6,340,739	11%
Complete	11	37%	\$22,546,789	40%
TOTAL:	30	100%	\$56,018,171	100%

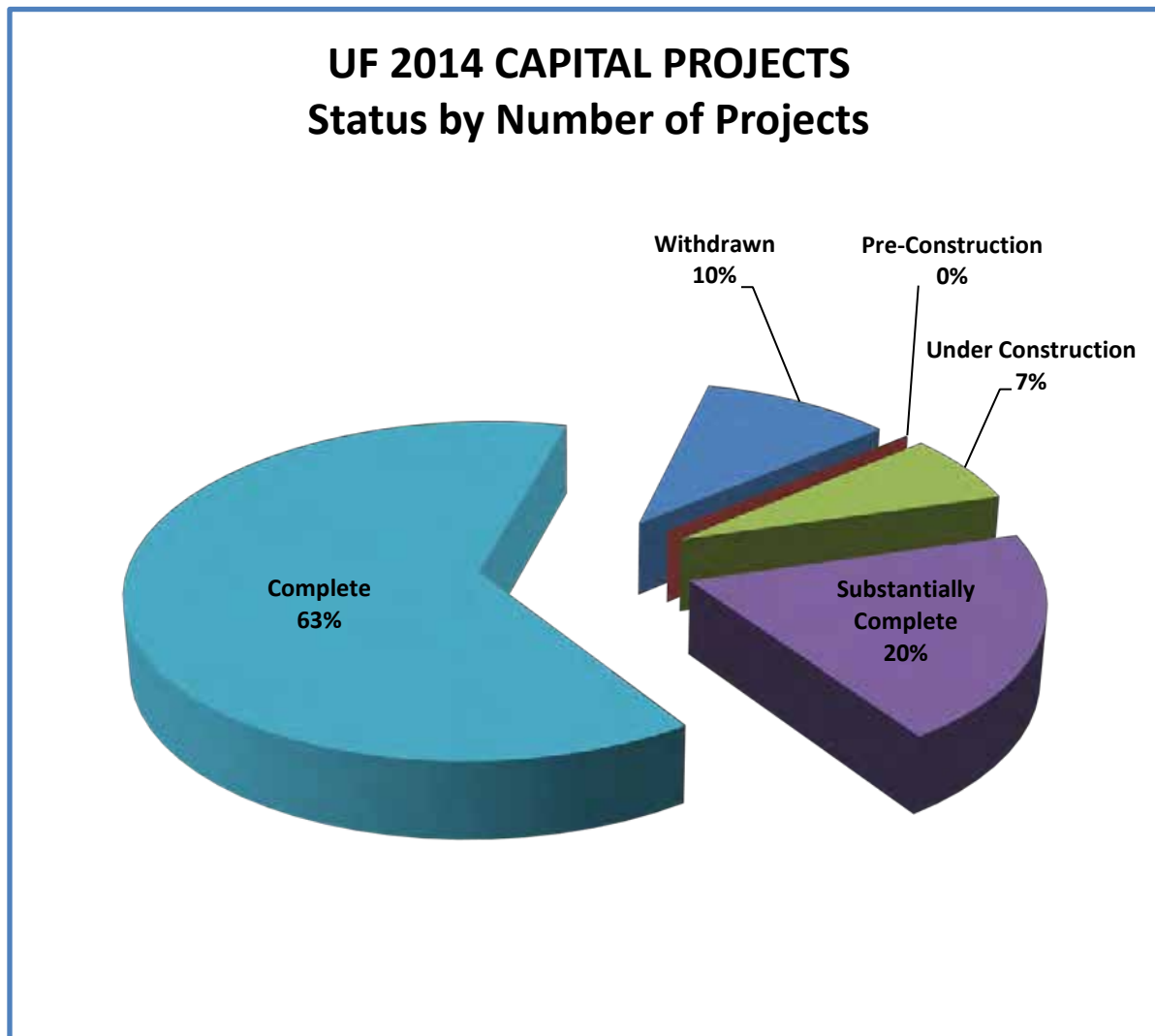
*UF 2015 Capital Projects awarded HTFC funding

Status – Unified Funding 2014 (UF 2014) Capital Projects (as of 6/30/2019):

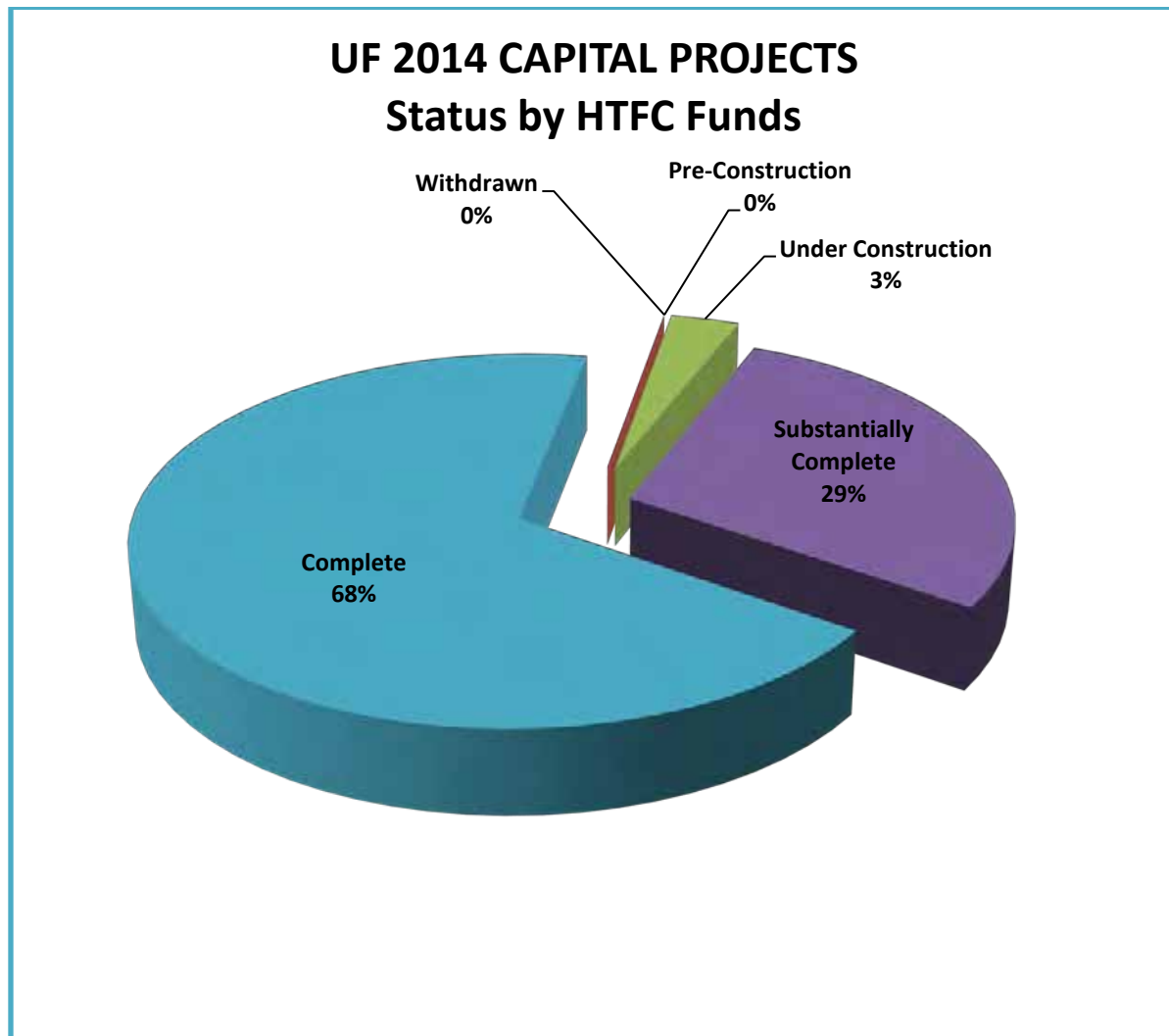
The following charts summarize the status of the UF 2014 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 30 UF 2014 projects funded by the HTFC, 3 projects are Withdrawn, 2 projects are Under Construction, 6 projects are Substantially Complete, and 19 projects are Complete.



Of the \$93,420,062 in HTFC funds currently committed to projects awarded in UF 2014, 3% to projects Under Construction, 29% to projects that are Substantially Complete, and 68% to projects that are Complete.



Unified Funding 2014 (UF 2014) Project Status (as of 6/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20146011	Big Tree Glen, LLC	Big Tree Glen	Town of Batavia	Genesee	0	Withdrawn	\$0
20146029	Christopher Community, Inc.	Riverview Apartments, Cortland	City of Cortland	Cortland	0	Withdrawn	\$0
20146040	Norstar Development USA, LP	Roosevelt Residences (HFA)	City of Utica	Oneida	0	Withdrawn	\$0
Status Total:							\$0
20146075	Housing Works, Inc.	220 Hull Street	City of New York	Kings	28	Under Construction	\$1,554,798
20146077	Fifth Avenue Committee, Inc.	FAC Sunset Park Library	City of New York	Kings	50	Under Construction	\$1,500,000
Status Total:							\$3,054,798
20146010	Sibley Affordable LLC	Sibley Redevelopment Affordable Phase	City of Rochester	Monroe	72	Substantially Complete	\$7,955,160
20146039	Help Development Corp.	HELP Buffalo II	City of Buffalo	Erie	47	Substantially Complete	\$1,926,744
20146046	SCAP d/b/a Arbor Housing & Development	Lamphear Court Apartments I	City of Corning	Steuben	60	Substantially Complete	\$3,906,710
20146049	Housing Visions Consultants, Inc.	Oneonta Heights	City of Oneonta	Otsego	60	Substantially Complete	\$6,391,736
20146051	Webster Green Apts., L.P.	Webster Green	City of New York	Bronx	82	Substantially Complete	\$4,500,000
20146063	Regan Development Corporation	Niagara Gateway Apartments	City of Buffalo	Erie	53	Substantially Complete	\$1,970,105
Status Total:							\$26,650,455
20146002	Stoneleigh Housing, Inc.	Oneida Workforce Housing	City of Oneida	Madison	40	Complete	\$2,046,502
20146003	CB Emmanuel Realty LLC	Niagara City Lofts	City of Niagara Falls	Niagara	51	Complete	\$4,365,718
20146004	First Ward Action Council, Inc.	Binghamton Gateway Homes	City of Binghamton	Broome	37	Complete	\$6,945,231
20146005	Finger Lakes Community Development Corp.	Liberty Apartments at Parkside	Town of Canandaigua	Ontario	48	Complete	\$2,451,188
20146007	Sepp, Inc.	Cardinal Cove Apartments	Town of Union	Broome	50	Complete	\$6,400,000
20146008	Pathstone Development Corporation	Wedgepoint Apartments	City of Rochester	Monroe	60	Complete	\$4,149,933
20146017	Bentham Foundation	Harbor Street Lofts	City of Syracuse	Onondaga	35	Complete	\$1,779,897
20146022	Home Leasing, LLC	Lincoln Gardens 2014	City of Hornell	Steuben	25	Complete	\$1,375,000
20146023	The Community Builders, Inc.	Tapestry on the Hudson	City of Troy	Rensselaer	60	Complete	\$3,823,505
20146025	Rockland Housing Action Coalition, Inc.	Nyack Point Apartments	Village of Nyack	Rockland	33	Complete	\$3,051,055
20146030	Urban League of Rochester Economic Development Corp.	Blossom Village Apartments Rehabilitation	Town of Brighton	Monroe	23	Complete	\$1,932,574
20146031	Access: Supports For Living Inc.	Temple Hill I	Town of New Windsor	Orange	90	Complete	\$1,563,300
20146032	Gateway Community Industries, Inc.	Ulster Gardens II	Town of Ulster	Ulster	82	Complete	\$4,309,930
20146037	Peconic Crossing, LLC	Peconic Crossing	Town of Riverhead	Suffolk	42	Complete	\$4,550,000
20146043	The Kearney Realty & Development Group Inc.	The Mews at Hopewell Junction	Town of East Fishkill	Dutchess	89	Complete	\$3,286,145
20146054	Cambray Court Apartments L.P.	Cambray Court Apartments	Village of Gouverneur	St Lawrence	71	Complete	\$1,814,513
20146061	People Community Housing Development Corp.	Highland School Apartments	Town of Tonawanda	Erie	38	Complete	\$2,420,000
20146064	Lakeview Health Services, Inc.	Lakeview Macedon (Woodlawn Commons)	Town of Macedon	Wayne	60	Complete	\$3,123,338
20146067	Pearl Overlook Corporation	Ida Yarbrough Homes Redevelopment	City of Albany	Albany	61	Complete	\$4,326,980
Status Total:							\$63,714,809

UF 2014 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	3	10%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	2	7%	\$3,054,798	3%
Substantially Complete	6	20%	\$26,650,455	29%
Complete	19	63%	\$63,714,809	68%
TOTAL:	30	100%	\$93,420,062	100%

*UF 2014 Capital Projects awarded HTFC funding

Additional Open Projects Status Report (as of 6/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Funding Round	Project Status	Total HTFC Funding
20010224	Housing Help, Inc.	Matinecock Court	Town of Huntington	Suffolk	70	Open Window	Pre-Construction	\$4,045,000
20156019	Sibley Commercial LLC	Sibley Commercial Phase	City of Rochester	Monroe	0	Open Window	Pre-Construction	\$1,500,000
20176001	Lt. Col. Matt Urban Human Services Center of WNY	Parkview - Lewis Street Apartments (PIP)	City of Buffalo	Erie	32	Open Window	Pre-Construction	\$1,820,238
20176005	North Fork Housing Alliance, Inc.	Greenport Revitalization Project PIP	Village of Greenport	Suffolk	5	Open Window	Pre-Construction	\$1,299,799
20176088	Rouse RPC, Inc.	Nassau Senior Housing	Village of Nassau	Rensselaer	16	Open Window	Pre-Construction	\$517,524

Status Total: \$9,182,561

20116084	Habitat For Humanity - New York City, Inc.	Dean Street	City of New York	Kings	15	2011 UF	Under Construction	\$670,859
20136054	Riseboro Community Partnership	Our Lady of Lourdes	City of New York	Kings	75	2013 UF	Under Construction	\$1,300,000
20146084	M.B.D. W.E. Mobley, LLC	Wallace Mobley (PIP)	City of New York	Bronx	128	Open Window	Under Construction	\$400,000
20156002	Philmont Beautification, Inc.	The Kitchen at Philmont	Village of Philmont	Columbia	0	Open Window	Under Construction	\$265,000
20166081	Keuka Housing Council, Inc.	Whitney Heights PIP	Multiple	Yates	19	Open Window	Under Construction	\$2,360,514
20166083	Western New York Veterans Housing Coalition, Inc.	Stratford Arms (PIP)	City of Buffalo	Erie	41	Open Window	Under Construction	\$2,551,006
20166084	Highbridge Community HDFC	SALP II - 1437 Shakespeare Ave (PIP)	City of New York	Bronx	33	Open Window	Under Construction	\$3,330,413
20176004	Womens Housing And Economic Development Corp.	Urban Horizons CIF	City of New York	Bronx	0	Open Window	Under Construction	\$2,000,000
20176087	Northview LeRay Associates, LP	Northview Apartments	Village of Evans Mills	Jefferson	24	Open Window	Under Construction	\$960,000
20176090	Boys & Girls Clubs of Schenectady, Inc.	BGCS - Mont Pleasant Club	City of Schenectady	Schenectady	0	Open Window	Under Construction	\$3,000,000

Status Total: \$16,837,792

20096140	North Fork Housing Alliance, Inc.	Greenport Renewal Projects	Village of Greenport	Suffolk	6	Open Window	Substantially Complete	\$950,000
20106064	SoBRO Development Corporation	East 188th Street Apts/Belmont Commons	City of New York	Bronx	40	2010 UF	Substantially Complete	\$1,733,856
20116095	The Richman Group Development Corporation	Grant Park Phase II	City of Yonkers	Westchester	56	2011 UF	Substantially Complete	\$1,829,461
20116212	COR Watertown Company, LLC	Beaver Meadow	Town of Watertown	Jefferson	60	2011 CFA	Substantially Complete	\$2,400,000
20126099	Schoharie County Rural Preservation Corp.	Birches at Schoharie (a/k/a Schoharie Sr. Housing)	Village of Schoharie	Schoharie	72	2012 UF	Substantially Complete	\$2,013,922
20146079	Seneca Street Associates Limited Partnership	Seneca Street (PIP)	City of Hornell	Steuben	26	Open Window	Substantially Complete	\$2,743,005
20156001	Massachusetts Avenue Project, Inc.	Community Food Resource & Training Center	City of Buffalo	Erie	1	Open Window	Substantially Complete	\$930,000
20156083	Burchacon Housing, Inc.	Burchacon Housing (PIP)	Village of Chateaugay	Franklin	16	Open Window	Substantially Complete	\$2,308,344
20166082	Christopher Community, Inc.	Academy Square PIP	City of Utica	Oneida	44	Open Window	Substantially Complete	\$5,491,011
20176003	Conroy HDFC, Inc.	Conroy PIP	City of Albany	Albany	8	Open Window	Substantially Complete	\$1,169,458

Status Total: \$21,569,057

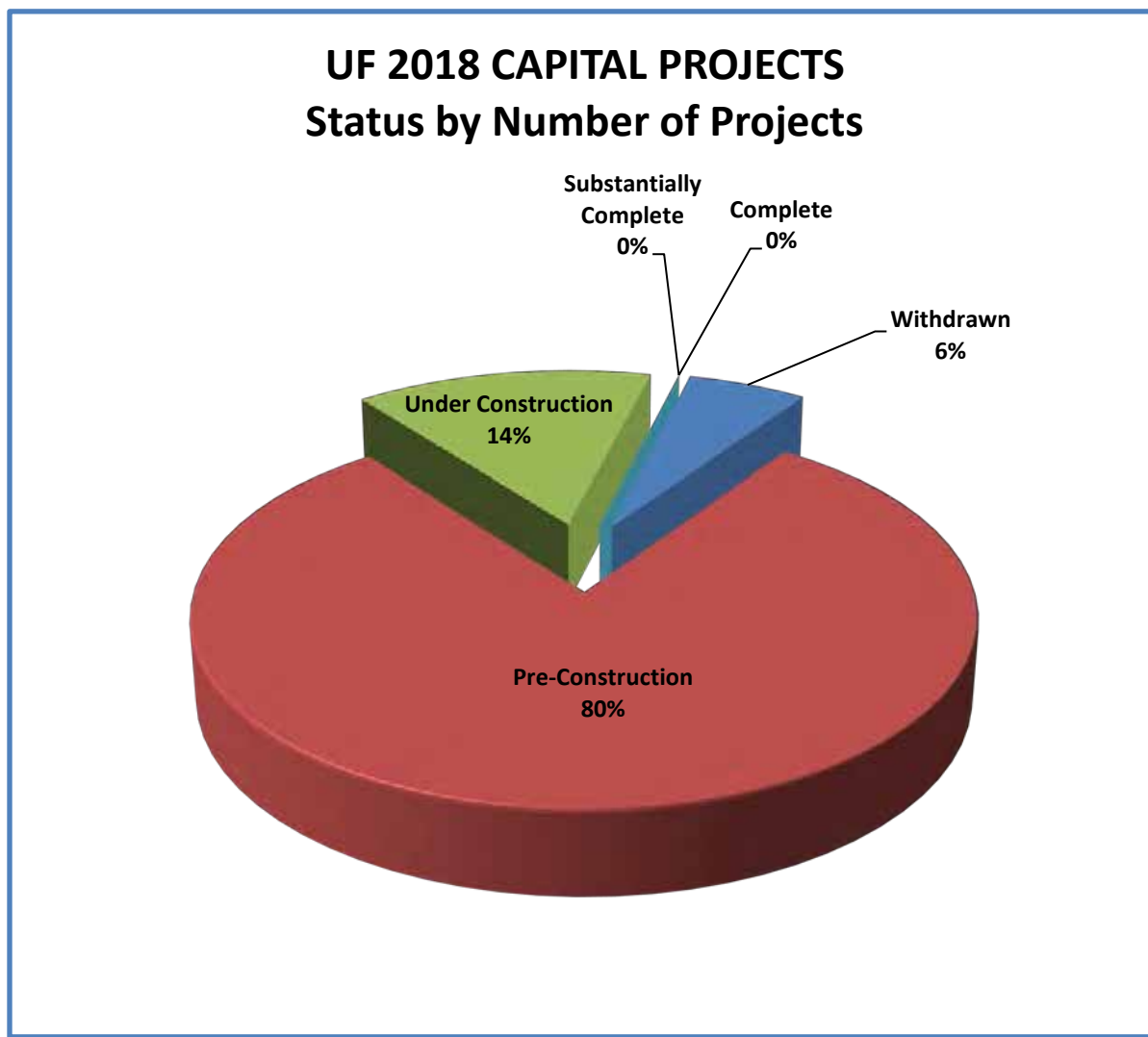
Additional Open Project Status Summary		
Status	# of Projects	HTFC Funds
Pre-Construction	5	\$9,182,561
Under Construction	10	\$16,837,792
Substantially Complete	10	\$21,569,057
Total:	25	\$47,589,410

Status – Unified Funding 2018 (UF 2018) Capital Projects (as of 9/30/2019):

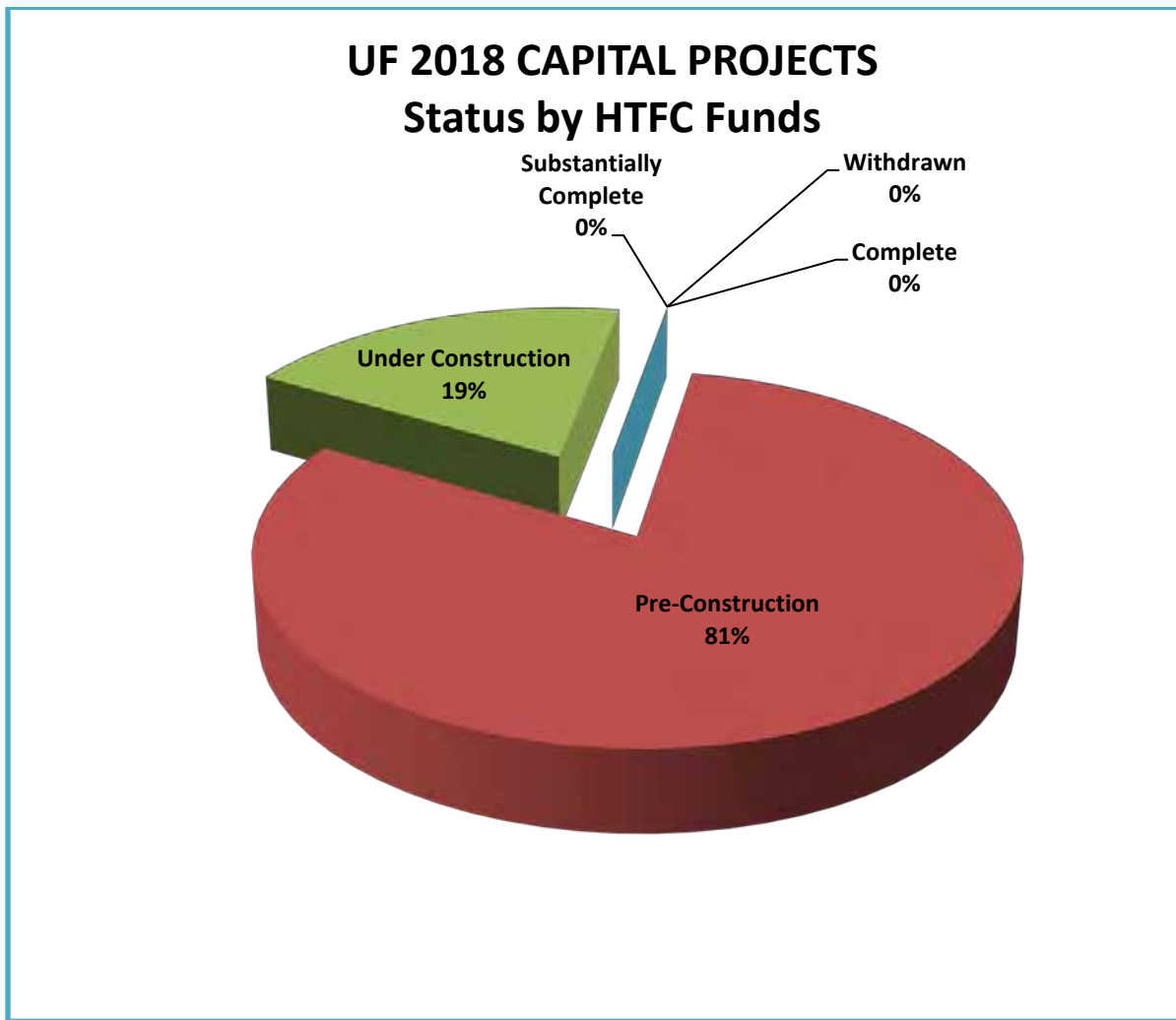
The following charts summarize the status of the UF 2018 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 35 UF 2018 projects funded by the HTFC, 2 projects are Withdrawn, 28 projects are in Pre-Construction, and 5 projects are Under Construction.



Of the \$101,870,313 in HTFC funds currently committed to projects awarded in UF 2018, 81% is committed to projects in Pre-Construction, and 19% to projects that are Under Construction.



Unified Funding 2018 (UF 2018) Project Status (as of 9/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20186057	Saratoga Springs Housing Authority	Promenade Apartments	City of Saratoga Springs	Saratoga	0	Withdrawn	\$0
20186061	Lazz Development Co., LLC	Regent Street Senior Apartments	Village of Port Chester	Westchester	0	Withdrawn	\$0
Status Total:							\$0
20186002	Gerard Block Apartments LLC	Gerard Block Apartments	City of Elmira	Chemung	28	Pre-Construction	\$2,000,000
20186016	The Kelberman Center	Kelberman at Sunset	City of Utica	Oneida	60	Pre-Construction	\$3,712,921
20186018	Home Leasing, LLC	The Gardens at St. Anthony's	City of Syracuse	Onondaga	54	Pre-Construction	\$2,580,000
20186025	The D & F Development Group, LLC	Gleneagle Green at Bellport	Town of Brookhaven	Suffolk	69	Pre-Construction	\$7,816,257
20186030	Herkimer Affordable Housing, Inc.	Eastern Garden Rehabilitation	Village of Herkimer	Herkimer	63	Pre-Construction	\$3,691,763
20186035	Concern For Independent Living, Inc.	Concern Southampton	Town of Southampton	Suffolk	59	Pre-Construction	\$1,500,000
20186038	Housing Visions Consultants, Inc.	Endicott Square	Village of Endicott	Broome	61	Pre-Construction	\$2,400,000
20186039	Regan Development Corporation	Broad Street Commons	City of Glens Falls	Warren	71	Pre-Construction	\$3,083,740
20186040	Vecino Group New York, LLC	The Quarry	Village of Potsdam	St Lawrence	59	Pre-Construction	\$4,400,000
20186041	Community Hope Builders CDC Inc	Mt. Aaron Village	City of Buffalo	Erie	59	Pre-Construction	\$5,924,673
20186044	RUPCO, Inc.	Newburgh Progress	City of Newburgh	Orange	61	Pre-Construction	\$10,293,366
20186047	Watkins Glen Housing Authority	Watkins Glen 2nd Street Redevelopment	Village of Watkins Glen	Schuyler	34	Pre-Construction	\$2,635,783
20186048	Baldwin Real Estate Development Corporation	Stanton Meadows Apartments	Town of Seneca Falls	Seneca	118	Pre-Construction	\$1,838,500
20186049	Ithaca Neighborhood Housing Services, Inc.	Cayuga Flats (INHS Scattered Site)	City of Ithaca	Tompkins	28	Pre-Construction	\$1,639,911
20186051	Cayuga Development, Inc.	Salato Gardens Rehabilitation & PBV Request	Village of Cayuga	Cayuga	24	Pre-Construction	\$1,440,000
20186053	Belmont Housing Resources for WNY, Inc.	Alberta Place	Town of Amherst	Erie	46	Pre-Construction	\$2,400,000
20186054	Providence Housing Development Corporation	LaFrance Apartments	City of Elmira	Chemung	37	Pre-Construction	\$1,210,000
20186056	My Place Home for the Homeless, Inc.	Polly Jean Suites	City of Buffalo	Erie	8	Pre-Construction	\$1,564,287
20186063	Civill Senior Housing Associates Limited Partnership	Civill Senior Housing Revitalization	Town of Coeymans	Albany	28	Pre-Construction	\$2,400,000
20186064	Home Leasing, LLC	Renaissance Square	City of Schenectady	Schenectady	55	Pre-Construction	\$296,000
20186065	Bergen Place LLC	Bergen Place	Village of Freeport	Nassau	44	Pre-Construction	\$450,000
20186068	Finger Lakes United Cerebral Palsy, Inc.	Happiness House Apartments II	Town of Canandaigua	Ontario	30	Pre-Construction	\$1,083,075
20186070	People Community Housing Development Corp.	Oakwood Senior Apartments	Village of Blasdell	Erie	33	Pre-Construction	\$3,041,044
20186079	Post Graduate Center for Mental Health	177th Street Residences	City of New York	Bronx	89	Pre-Construction	\$1,194,980
20186080	Bronx Pro Real Estate Management, Inc.	4697 Third Ave	City of New York	Bronx	52	Pre-Construction	\$4,140,617
20186081	Lakeview Health Services, Inc.	West End Heights	City of Ithaca	Tompkins	60	Pre-Construction	\$4,050,000
20186087	Lifetime Housing Development Corporation	Frances Apartments II	Town of Sweden	Monroe	48	Pre-Construction	\$2,400,000
20186089	Phipps Houses	Brook 156	City of New York	Bronx	54	Pre-Construction	\$3,015,793
Status Total:							\$82,202,710
20186001	AHA Development Corporation	Melone Village II	City of Auburn	Cayuga	62	Under Construction	\$4,583,315
20186006	Austin 147 LLC	Austin 147	City of New York	Bronx	79	Under Construction	\$7,630,000
20186011	Depaul Properties Incorporated	LaRosa Villas	Village of Le Roy	Genesee	60	Under Construction	\$5,054,188
20186014	Access: Supports For Living Inc.	Golden Ridge IV	Town of Thompson	Sullivan	80	Under Construction	\$100
20186034	Plattsburgh Community Housing Inc.	Atlas Heights	Town of Plattsburgh	Clinton	40	Under Construction	\$2,400,000
Status Total:							\$19,667,603

UF 2018 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	2	6%	\$0	0%
Pre-Construction	28	80%	\$82,202,710	81%
Under Construction	5	14%	\$19,667,603	19%
Substantially Complete	0	0%	\$0	0%
Complete	0	0%	\$0	0%
TOTAL:	35	100%	\$101,870,313	100%

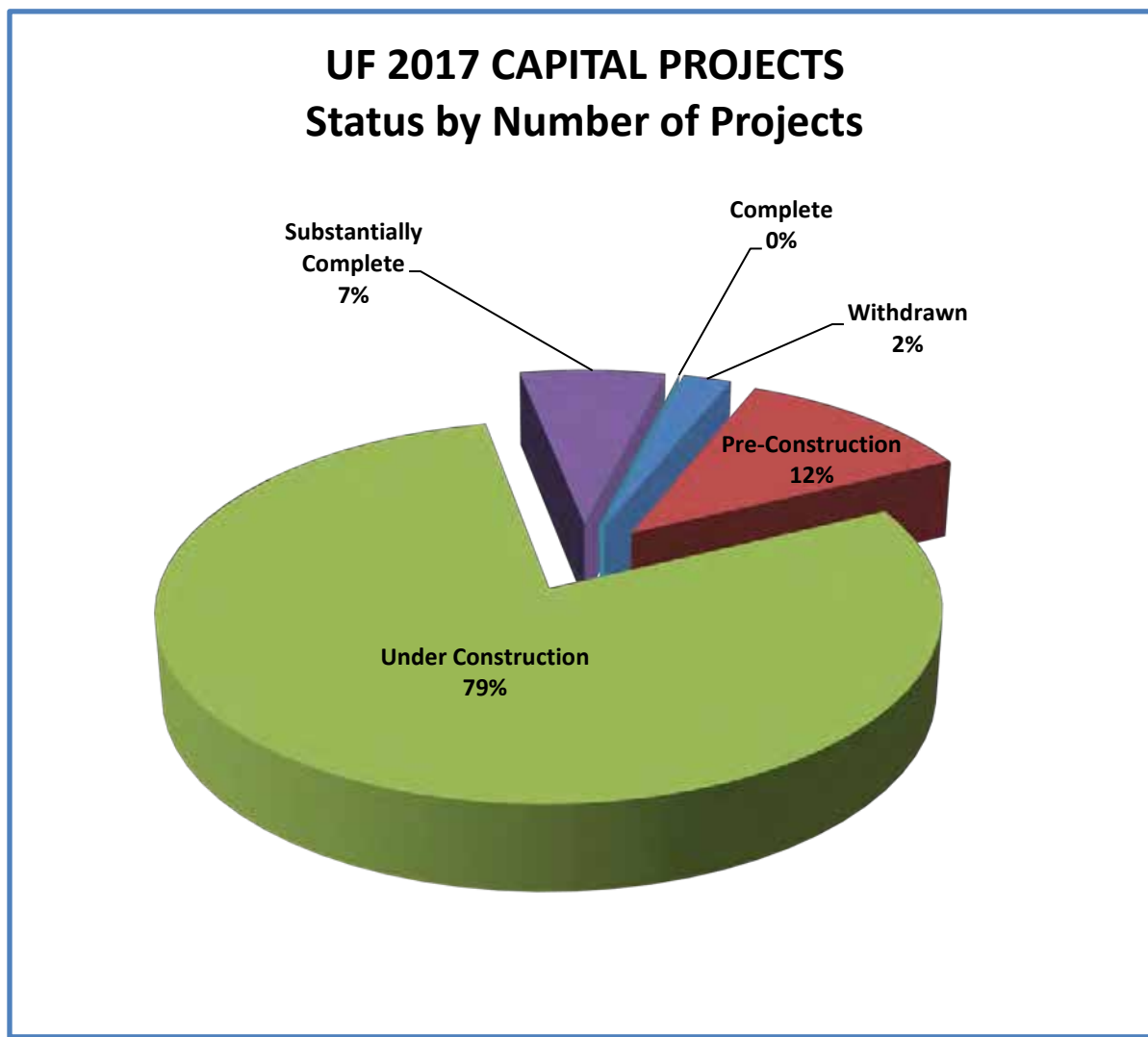
*UF 2018 Capital Projects awarded HTFC funding

Status – Unified Funding 2017 (UF 2017) Capital Projects (as of 9/30/2019):

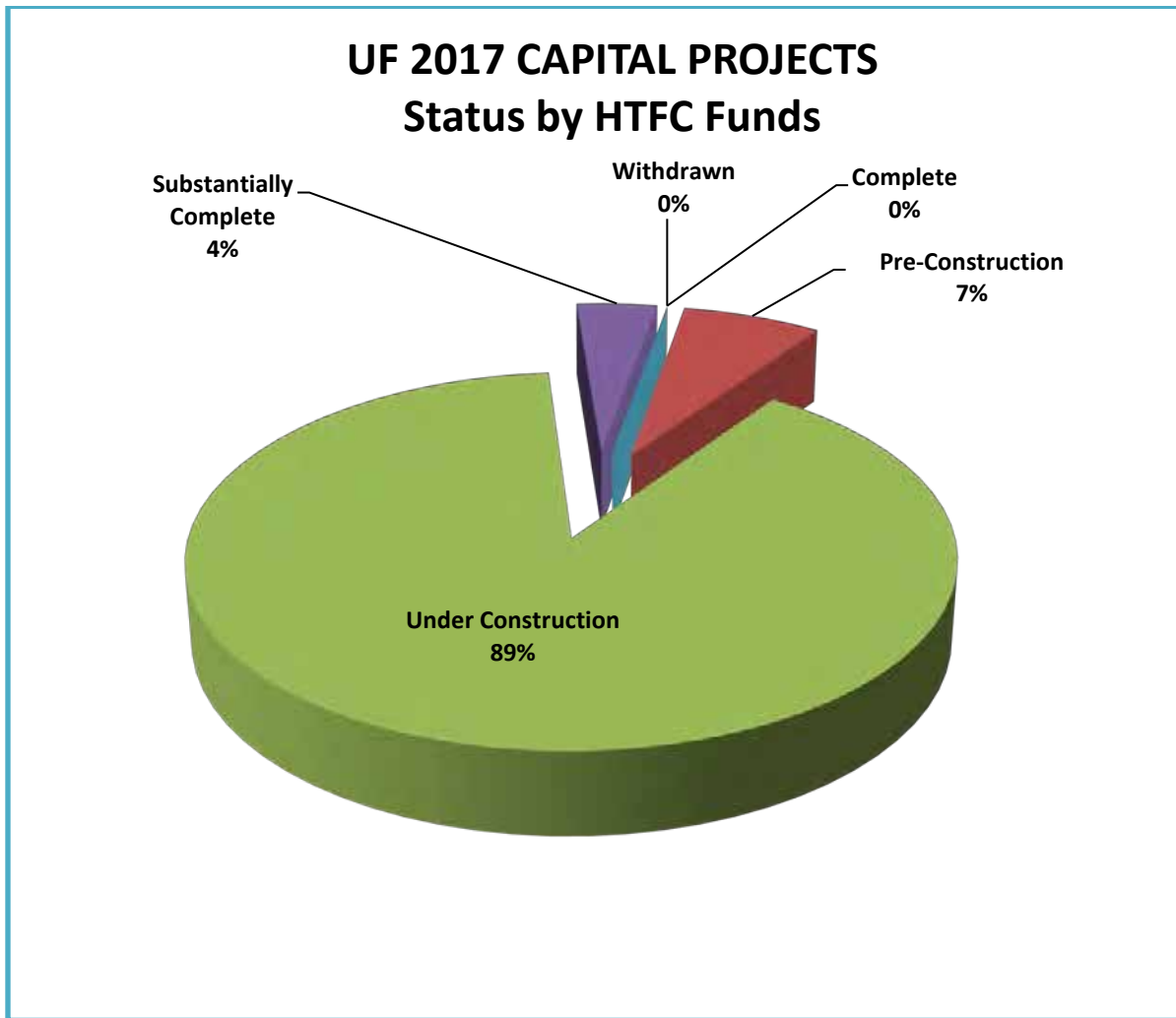
The following charts summarize the status of the UF 2017 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 43 UF 2017 projects funded by the HTFC, 1 project is Withdrawn, 5 projects are in Pre-Construction, 34 projects are Under Construction, and 3 projects are Substantially Complete.



Of the \$145,546,038 in HTFC funds currently committed to projects awarded in UF 2017, 7% is committed to projects in Pre-Construction, 89% to projects that are Under Construction, and 4% to projects that are Substantially Complete.



Unified Funding 2017 (UF 2017) Project Status (as of 9/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20176041	Scholes Senior Housing Limited Partnership	Scholes Senior Housing 2017	City of New York	Kings	0	Withdrawn	\$0
Status Total:							\$0
20176021	Jefferson Wollensack LLC	Jefferson Wollensack	City of Rochester	Monroe	41	Pre-Construction	\$2,000,000
20176029	Wilder Balter Partners, Inc.	Lewisboro Commons	Town of Lewisboro	Westchester	41	Pre-Construction	\$4,200,000
20176031	BCREI New York LLC	Martin Luther King Revitalization Ph 2	City of Troy	Rensselaer	58	Pre-Construction	\$1,144,682
20176038	Mt. Olive Development Corporation	Trinity One Apartments	City of Buffalo	Erie	8	Pre-Construction	\$944,042
20176072	YWCA of the Niagara Frontier, Inc.	Tremont Street Apartments	City of North Tonawanda	Niagara	12	Pre-Construction	\$1,730,118
Status Total:							\$10,018,842
20176007	The Kearney Realty & Development Group Inc.	West End Lofts 2017	City of Beacon	Dutchess	72	Under Construction	\$3,000,000
20176008	La Central Manager LLC	La Central Buildings A & B	City of New York	Bronx	495	Under Construction	\$1,721,911
20176010	RUPCO, Inc.	RUPCO Energy Square	City of Kingston	Ulster	56	Under Construction	\$4,824,272
20176011	Bay Park Holdings, LLC	Bayshore Senior Residence	Town of Islip	Suffolk	74	Under Construction	\$3,185,370
20176013	Depaul Properties Incorporated	Perry Knitting Mill Apts	Village of Perry	Wyoming	48	Under Construction	\$4,103,000
20176014	New Destiny Housing Corporation	Bryant Avenue	City of New York	Bronx	61	Under Construction	\$1,323,700
20176015	Adirondack Housing Development Corporation	Helen Hill Apartments	Village of Saranac Lake	Franklin	12	Under Construction	\$720,077
20176016	Hudson River Housing, Inc.	Falkill Commons on Rose	City of Poughkeepsie	Dutchess	77	Under Construction	\$2,655,000
20176017	BBJ Associates, LLC	Hillcrest Commons Phase 2	Town of Carmel	Putnam	73	Under Construction	\$2,400,000
20176018	Warwick Properties, Inc.	Golden Ridge II Apartments	Town of Thompson	Sullivan	80	Under Construction	\$4,557,928
20176019	Access: Supports For Living Inc.	Isabella Apartments	Town of Thompson	Sullivan	80	Under Construction	\$4,556,588
20176020	Home Leasing, LLC	Holley Gardens 2018	Village of Holley	Orleans	41	Under Construction	\$4,141,832
20176022	VOC Liberty Landing, LLC	VOC Liberty Landing	City of Rochester	Monroe	33	Under Construction	\$3,314,044
20176023	Community Potential, Inc.	Canal Plaza	City of Binghamton	Broome	48	Under Construction	\$4,400,000
20176025	Lakewood Development II, LLC	23 North	Village of Wellsville	Allegany	16	Under Construction	\$3,790,897
20176028	Rehabilitation Support Services, Inc.	Clinton Avenue Apartments	City of Albany	Albany	20	Under Construction	\$2,554,353
20176030	Home Leasing, LLC	Keuka Gardens 2017	Village of Penn Yan	Yates	42	Under Construction	\$1,937,751
20176036	Belmont Housing Resources for WNY, Inc.	ELIM Townhouses	City of Buffalo	Erie	30	Under Construction	\$3,061,153
20176037	Concern For Independent Living, Inc.	Port Jefferson Station	Town of Brookhaven	Suffolk	76	Under Construction	\$6,324,389
20176040	Housing Visions Consultants, Inc.	Harbor View Square 2017	City of Oswego	Oswego	66	Under Construction	\$9,788,006
20176042	Providence Housing Development Corporation	Milton Meadows Apartments	Town of Lansing	Tompkins	72	Under Construction	\$4,050,000
20176043	The D & F Development Group, LLC	The Meridian at Locust Manor	City of New York	Queens	81	Under Construction	\$7,570,851
20176045	East Hampton Housing Authority	AMG 531	Town of East Hampton	Suffolk	36	Under Construction	\$5,600,000
20176046	SCAP d/b/a Arbor Housing & Development	Lamphear Court Townhomes	City of Corning	Steuben	80	Under Construction	\$5,111,100
20176047	CDS Monarch, Inc.	CDS Cicero Senior Living	Town of Cicero	Onondaga	50	Under Construction	\$3,400,000
20176051	City of Oneida Housing Authority	Jason Gwilt Memorial Senior Apartments	Town of Verona	Oneida	50	Under Construction	\$2,947,305
20176053	Broadway-Fillmore Neighborhood Housing Services Inc.	Cigar Factory Apartments	City of Buffalo	Erie	11	Under Construction	\$1,958,000
20176056	Housing Visions Unlimited, Inc.	Winston Gaskin Homes	City of Syracuse	Onondaga	66	Under Construction	\$2,000,000
20176057	Depaul Properties Incorporated	DeWitt Clinton Apartments	City of Rome	Oneida	80	Under Construction	\$7,984,363
20176060	Oswego County Opportunities Inc	Champlain Commons	Town of Scriba	Oswego	56	Under Construction	\$500,000
20176062	Vineyard View, LLC	Vineyard View	Town of Southold	Suffolk	50	Under Construction	\$4,450,000
20176070	Yates Village I LLC	Yates Village 1	City of Schenectady	Schenectady	89	Under Construction	\$5,171,730
20176074	Buffalo Federation of Neighborhood Centers, Inc.	Westminster Commons	City of Buffalo	Erie	84	Under Construction	\$2,898,115
20176079	People Community Housing Development Corp.	Grant Street Apartments	City of North Tonawanda	Niagara	52	Under Construction	\$3,737,638
Status Total:							\$129,739,373
20176006	Camillus Housing Company I, L.P.	Applewood Manor	Town of Camillus	Onondaga	24	Substantially Complete	\$1,194,621
20176009	Fair Haven Apartments Company I, L.P.	Fair Haven Senior Apartments	Village of Fair Haven	Cayuga	24	Substantially Complete	\$1,193,202
20176012	Pintail Crossing, LLC	Pintail Crossing	Town of Farmington	Ontario	64	Substantially Complete	\$3,400,000
Status Total:							\$5,787,823

UF 2017 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	1	2%	\$0	0%
Pre-Construction	5	12%	\$10,018,842	7%
Under Construction	34	79%	\$129,739,373	89%
Substantially Complete	3	7%	\$5,787,823	4%
Complete	0	0%	\$0	0%
TOTAL:	43	100%	\$145,546,038	100%

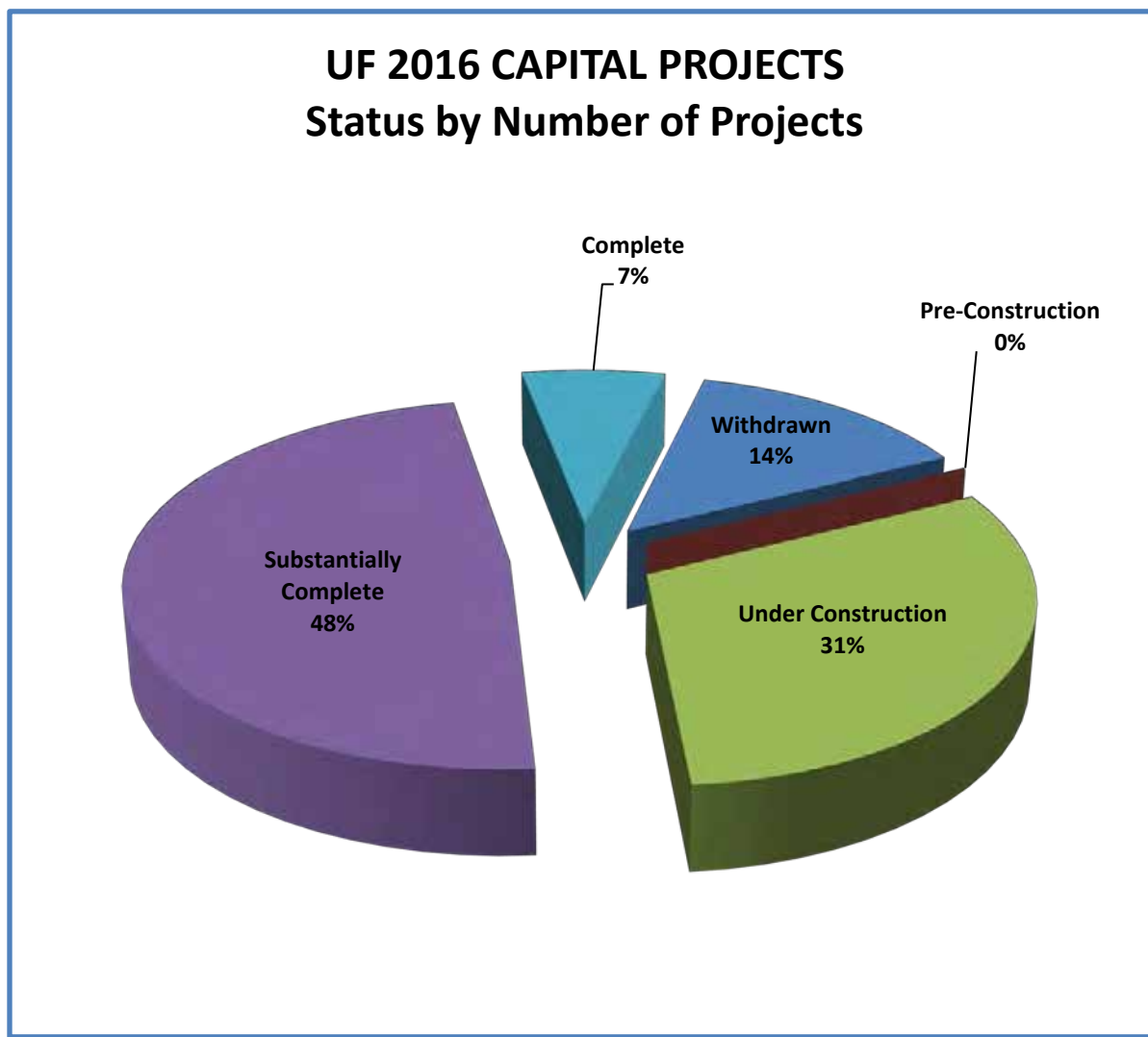
*UF 2017 Capital Projects awarded HTFC funding

Status – Unified Funding 2016 (UF 2016) Capital Projects (as of 9/30/2019):

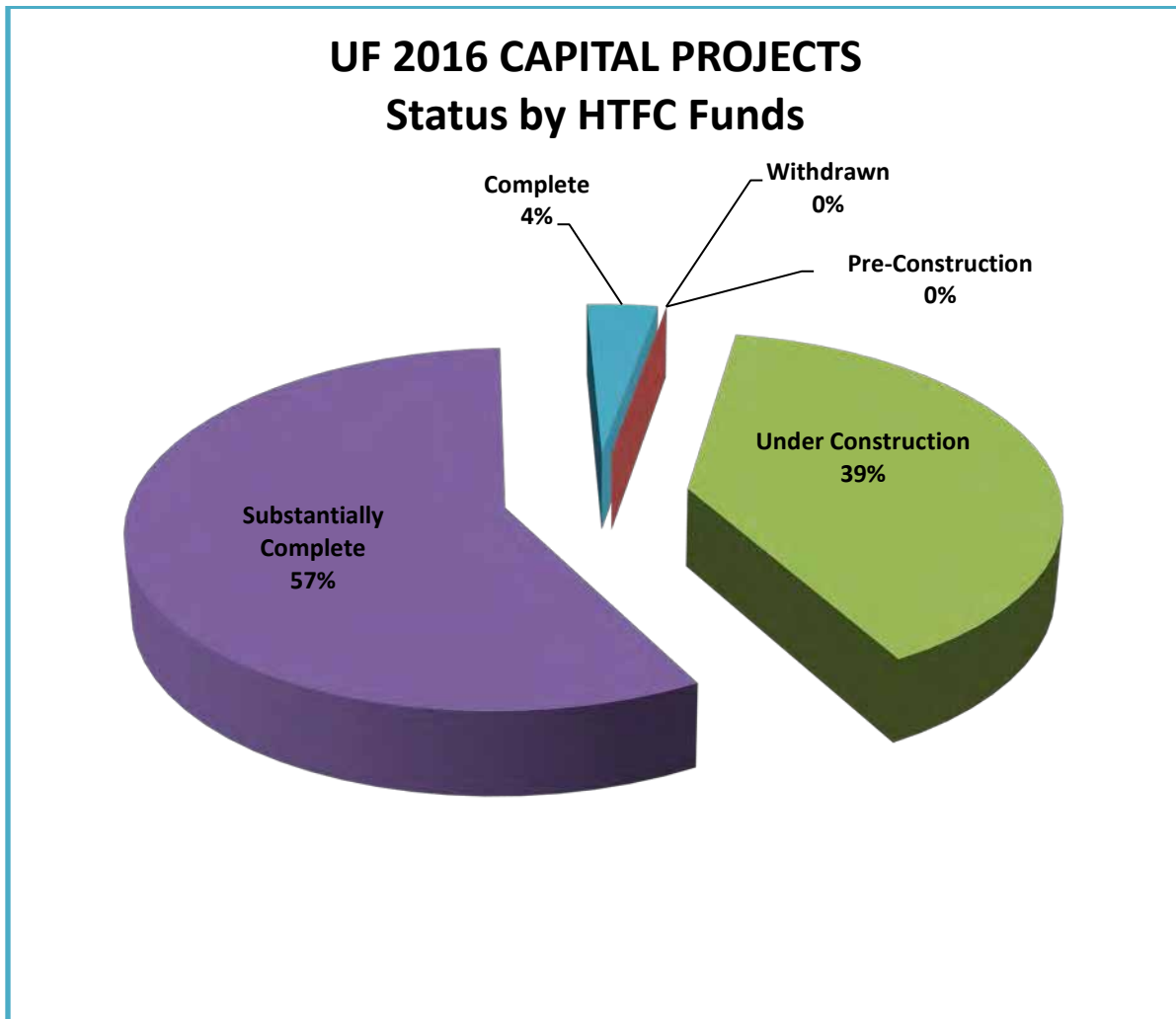
The following charts summarize the status of the UF 2016 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 29 UF 2016 projects funded by the HTFC, 4 projects are Withdrawn, 9 projects are Under Construction, 14 projects are Substantially Complete, and 2 projects is Complete.



Of the \$76,092,348 in HTFC funds currently committed to projects awarded in UF 2016, 39% is committed to projects that are Under Construction, 57% to projects that are Substantially Complete, and 4% to projects that are Complete.



Unified Funding 2016 (UF 2016) Project Status (as of 9/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20166047	Nelson Development Group, LLC	Gateway Project	Village of Owego	Tioga	0	Withdrawn	\$0
20166069	Carman Place Apartments II, LLC	Carman Place Apartments II	Village of Hempstead	Nassau	0	Withdrawn	\$0
20166070	Habitat For Humanity - New York City, Inc.	Sydney House	City of New York	Bronx	0	Withdrawn	\$0
20166072	Transitional Services for New York, Inc.	Waldron Avenue Housing	Village of Nyack	Rockland	0	Withdrawn	\$0
Status Total:							\$0
20166028	The Mews at Prattsville Limited Partnership	Mews at Prattsville	Town of Prattsville	Greene	45	Under Construction	\$2,869,856
20166031	Riseboro Community Partnership	Atlantic East (aka Harry T. Nance) Apartments	City of New York	Kings	66	Under Construction	\$2,200,000
20166046	Southern Tier Environments For Living, Inc.	Dunkirk Renovation & Ownership Program	City of Dunkirk	Chautauqua	49	Under Construction	\$2,917,516
20166050	Mosaic Village Cohoes, LLC	Mosaic Village	City of Cohoes	Albany	67	Under Construction	\$2,577,972
20166052	Buffalo Neighborhood Stabilization Co., Inc.	GDZ Homes	City of Buffalo	Erie	9	Under Construction	\$2,055,378
20166058	Baldwin Real Estate Development Corporation	CreekView Apartments at Woodland Park	Town of Canandaigua	Ontario	96	Under Construction	\$1,878,257
20166065	Lt. Col. Matt Urban Human Services Center of WNY	Hope House	City of Buffalo	Erie	27	Under Construction	\$3,700,000
20166071	Pearl Overlook Corporation	Ida Yarbrough Homes Redevelopment - Phase II	City of Albany	Albany	76	Under Construction	\$2,000,000
20166075	Comunilife, Inc.	El Rio II 2016	City of New York	Bronx	78	Under Construction	\$9,640,000
Status Total:							\$29,838,979
20166003	AHA Development Corporation	Melone Village Phase I	City of Auburn	Cayuga	62	Substantially Complete	\$4,400,000
20166008	Lakewood Development II, LLC	Seneca Fields Apartments	City of Oneida	Madison	32	Substantially Complete	\$2,136,110
20166010	Christopher Community, Inc.	Harborbrook Apartments	Town of Geddes	Onondaga	60	Substantially Complete	\$2,790,400
20166012	Neighborhood Innovations, Inc.	Freedom Commons 2016	City of Syracuse	Onondaga	54	Substantially Complete	\$2,200,000
20166015	CDS Monarch, Inc.	CDS Monarch Senior Living - Hard Rd 2_AKA Azalea Village	Town of Webster	Monroe	96	Substantially Complete	\$3,811,843
20166018	Walnut Penn Yan LLC	Walnut Hill Apartments Preservation	Village of Penn Yan	Yates	67	Substantially Complete	\$8,462,981
20166020	Clinton County Chapter NYSARC, Inc.	Connecticut Court II	Town of Plattsburgh	Clinton	40	Substantially Complete	\$2,111,018
20166034	First Ward Action Council, Inc.	Crandall/North Street Revitalization	City of Binghamton	Broome	37	Substantially Complete	\$1,783,691
20166045	Tompkins Community Action, Inc.	Amici House	City of Ithaca	Tompkins	23	Substantially Complete	\$3,084,445
20166061	Providence Housing Development Corporation	Durand Senior Apartments	Town of Irondequoit	Monroe	70	Substantially Complete	\$3,136,440
20166062	People Community Housing Development Corp.	Linwood/Lafayette Senior Apartments	City of Buffalo	Erie	37	Substantially Complete	\$1,408,754
20166063	Charles Settlement House Inc.	Stadium Estates - Phase II	City of Rochester	Monroe	46	Substantially Complete	\$2,400,000
20166073	Depaul Properties Incorporated	Geneseo Apartments	Village of Geneseo	Livingston	60	Substantially Complete	\$3,578,733
20166076	Genesee Valley Rural Preservation Council, Inc.	Wildbriar Estates	Village of Livonia	Livingston	48	Substantially Complete	\$2,298,954
Status Total:							\$43,603,369
20166019	Warwick Properties, Inc.	Bella Vista II	City of Middletown	Orange	87	Complete	\$650,000
20166024	CDS Monarch, Inc.	CDS Elmira Senior Living	City of Elmira	Chemung	50	Complete	\$2,000,000
Status Total:							\$2,650,000

UF 2016 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	4	14%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	9	31%	\$29,838,979	39%
Substantially Complete	14	48%	\$43,603,369	57%
Complete	2	7%	\$2,650,000	4%
TOTAL:	29	100%	\$76,092,348	100%

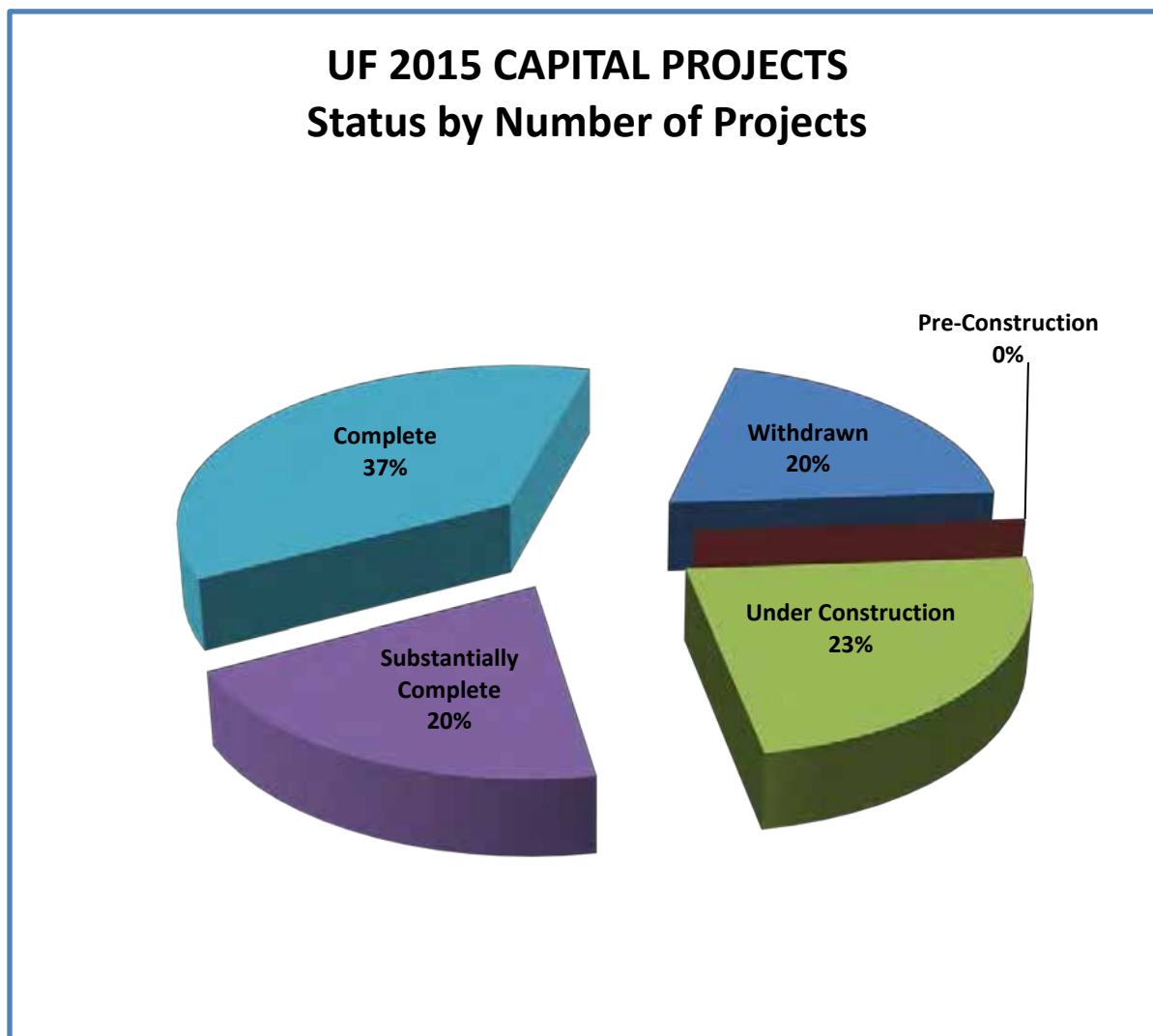
*UF 2016 Capital Projects awarded HTFC funding

Status – Unified Funding 2015 (UF 2015) Capital Projects (as of 9/30/2019):

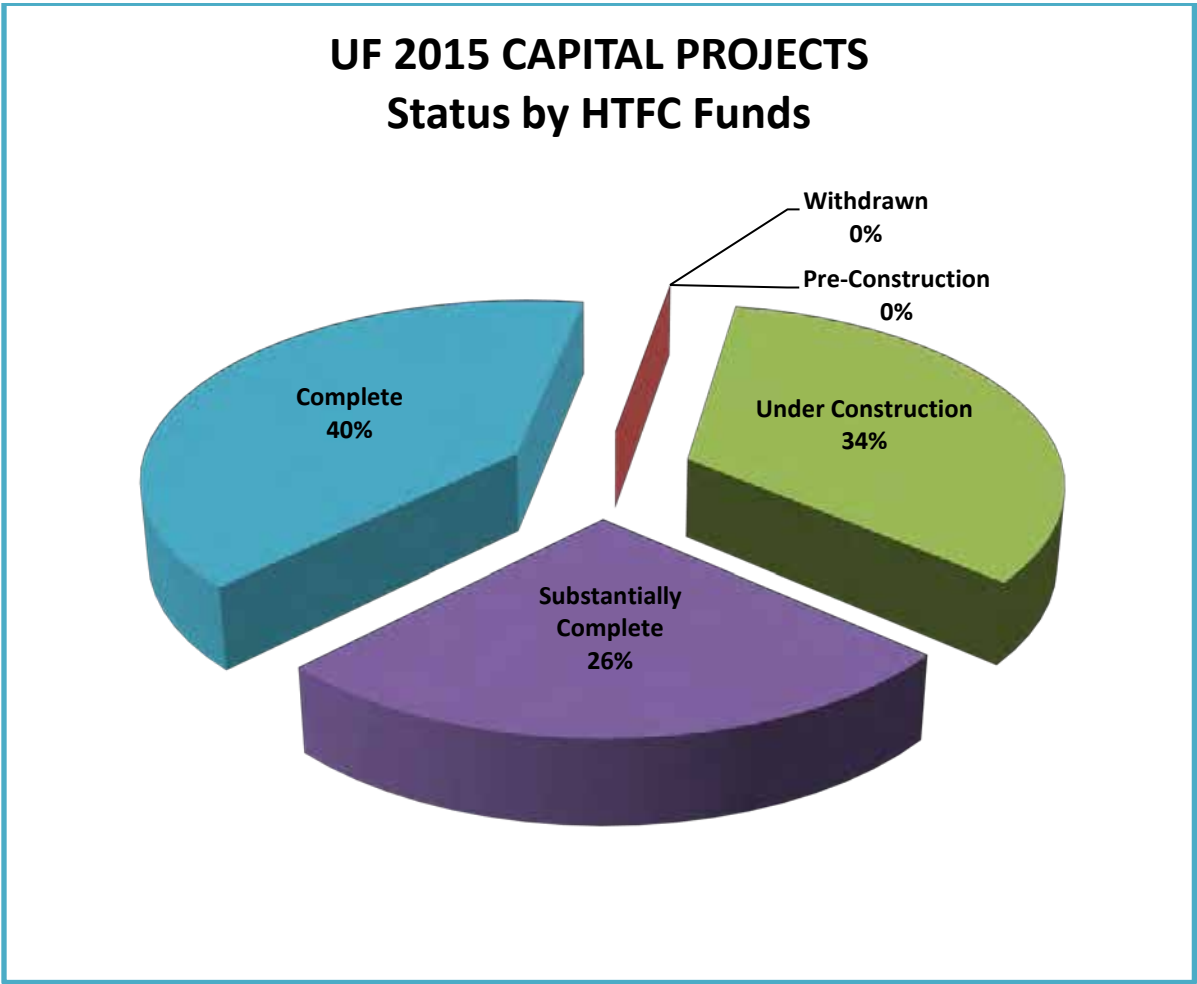
The following charts summarize the status of the UF 2015 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 30 UF 2015 projects funded by the HTFC, 6 projects are Withdrawn, 7 projects are Under Construction, 6 projects are Substantially Complete, and 11 projects are Complete.



Of the \$56,018,171 in HTFC funds currently committed to projects awarded in UF 2015, 34% is committed to projects Under Construction, 26% to projects that are Substantially Complete, and 40% to projects that are Complete.



Unified Funding 2015 (UF 2015) Project Status (as of 9/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20156007	MLK Troy Associates L.P.	Martin Luther King Revitalization Ph 1	City of Troy	Rensselaer	0	Withdrawn	\$0
20156041	RUPCO, Inc.	East End Apartments	City of Newburgh	Orange	0	Withdrawn	\$0
20156044	Riseboro Community Partnership	Atlantic East Apartments	City of New York	Kings	0	Withdrawn	\$0
20156052	Pathstone Development Corporation	Country Hill Estates	Village of Avon	Livingston	0	Withdrawn	\$0
20156076	Evergreen Partners II LLC	Black River Apartments	City of Watertown	Jefferson	0	Withdrawn	\$0
20156079	Blue Heron Trail II, LLC	Blue Heron Trail Phase II	Town of Ballston	Saratoga	0	Withdrawn	\$0
Status Total:							\$0
20156006	Vecino Group New York, LLC	444 River Lofts	City of Troy	Rensselaer	47	Under Construction	\$4,733,557
20156031	The Kearney Realty & Development Group Inc.	Queen City Lofts	City of Poughkeepsie	Dutchess	69	Under Construction	\$500,000
20156046	Chemung Crossing, LLC	Chemung Crossing	City of Elmira	Chemung	45	Under Construction	\$3,906,851
20156049	Help Development Corp.	Crotona Senior Housing	City of New York	Bronx	84	Under Construction	\$1,500,000
20156054	Housing Visions Consultants, Inc.	Butternut Crossing	City of Syracuse	Onondaga	53	Under Construction	\$2,780,514
20156067	Akwesasne Housing Authority	Sunrise Acres III	Town of Bombay	Franklin	18	Under Construction	\$2,200,000
20156070	Georgica Green Ventures LLC	Sandy Hollow Cove Apts & Speonk Commons	Town of Southampton	Suffolk	66	Under Construction	\$3,146,676
Status Total:							\$18,767,598
20156005	Horton Winthrop III LLC	Heritage Homes Phase 3	City of New Rochelle	Westchester	41	Substantially Complete	\$2,200,000
20156021	Mercy Abounds Ministries LLC	West Street Apartments	City of Utica	Oneida	42	Substantially Complete	\$1,500,000
20156029	Housing Visions Consultants, Inc.	Ethel T. Chamberlain House 1	City of Syracuse	Onondaga	16	Substantially Complete	\$2,366,746
20156032	The Community Builders, Inc.	Hillside View Apts.	City of Schenectady	Schenectady	58	Substantially Complete	\$690,739
20156068	Comunilife, Inc.	Comunilife Woodhull	City of New York	Kings	89	Substantially Complete	\$5,996,299
20156069	Buffalo Neighborhood Stabilization Co., Inc.	School 77	City of Buffalo	Erie	30	Substantially Complete	\$1,950,000
Status Total:							\$14,703,784
20156008	Poets Landing Phase II, LLC	Poets Landing Phase II 2015	Village of Dryden	Tompkins	48	Complete	\$1,329,953
20156009	Pathstone Development Corporation	Crerand Commons Phase II	Town of Gates	Monroe	33	Complete	\$2,268,631
20156012	Ithaca Neighborhood Housing Services, Inc.	210 Hancock Street Redevelopment	City of Ithaca	Tompkins	59	Complete	\$1,007,453
20156020	Home Leasing, LLC	Community on East Main (Warfield Square)	City of Rochester	Monroe	72	Complete	\$1,303,421
20156024	Lakewood Development II, LLC	Sidney Municipal Apartments	Village of Sidney	Delaware	30	Complete	\$3,306,629
20156027	First Ward Action Council, Inc.	E.J. Apartments	City of Binghamton	Broome	20	Complete	\$1,112,674
20156028	Lifetime Housing Development Corporation	Frances Apartments	Town of Sweden	Monroe	56	Complete	\$1,785,791
20156034	Lakewood Development II, LLC	Island Hollow	Town of Cicero	Onondaga	94	Complete	\$4,772,678
20156043	322 Kear LLC	322 Kear Street	Town of Yorktown	Westchester	12	Complete	\$2,299,635
20156048	Community Services for Every1, Inc.	Ridge Rd Independent Living (Ridgeway Commons)	City of Lackawanna	Erie	32	Complete	\$100
20156050	Better Housing For Tompkins County Inc.	Pine View Circle	Town of Tyre	Seneca	48	Complete	\$3,359,824
Status Total:							\$22,546,789

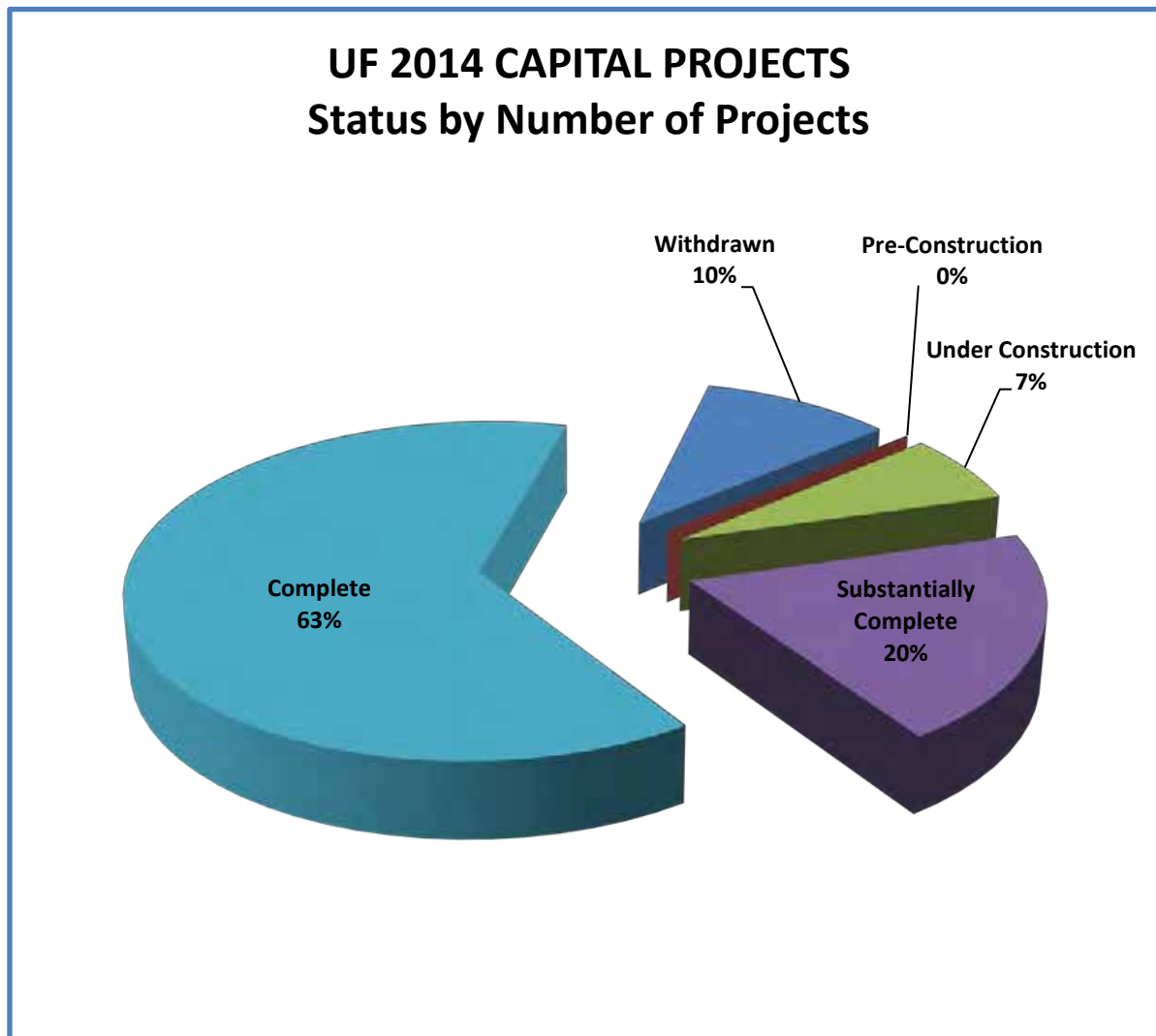
UF 2015 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	6	20%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	7	23%	\$18,767,598	34%
Substantially Complete	6	20%	\$14,703,784	26%
Complete	11	37%	\$22,546,789	40%
TOTAL:	30	100%	\$56,018,171	100%

Status – Unified Funding 2014 (UF 2014) Capital Projects (as of 9/30/2019):

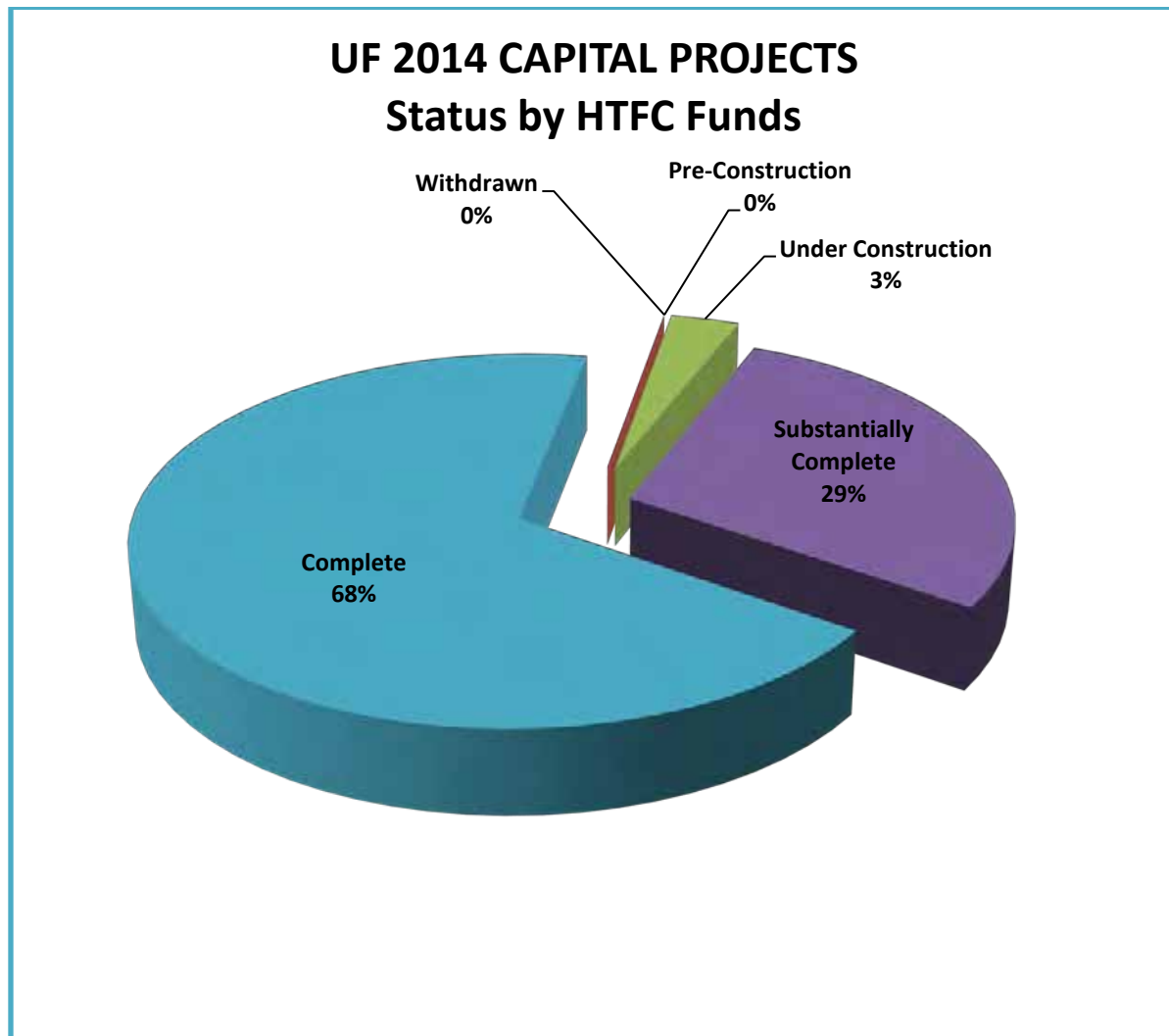
The following charts summarize the status of the UF 2014 Capital Projects awarded HTFC funding. The charts assign each awarded project to one of five status categories:

- Withdrawn (project is not moving forward or project is moving forward but has returned the entire HTFC Program award);
- Pre-Construction (project has not yet started actual construction);
- Under Construction (project is under construction and a Certificate of Occupancy (CO) has not been issued for all buildings in the project);
- Substantially Complete (project has CO for all buildings in the project); and,
- Complete (final payment has been made on the project).

Of the 30 UF 2014 projects funded by the HTFC, 3 projects are Withdrawn, 2 projects are Under Construction, 6 projects are Substantially Complete, and 19 projects are Complete.



Of the \$93,420,062 in HTFC funds currently committed to projects awarded in UF 2014, 3% to projects Under Construction, 29% to projects that are Substantially Complete, and 68% to projects that are Complete.



Unified Funding 2014 (UF 2014) Project Status (as of 9/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Project Status	Total HTFC Funding
20146011	Big Tree Glen, LLC	Big Tree Glen	Town of Batavia	Genesee	0	Withdrawn	\$0
20146029	Christopher Community, Inc.	Riverview Apartments, Cortland	City of Cortland	Cortland	0	Withdrawn	\$0
20146040	Norstar Development USA, LP	Roosevelt Residences (HFA)	City of Utica	Oneida	0	Withdrawn	\$0
Status Total:							\$0
20146075	Housing Works, Inc.	220 Hull Street	City of New York	Kings	28	Under Construction	\$1,554,798
20146077	Fifth Avenue Committee, Inc.	FAC Sunset Park Library	City of New York	Kings	50	Under Construction	\$1,500,000
Status Total:							\$3,054,798
20146010	Sibley Affordable LLC	Sibley Redevelopment Affordable Phase	City of Rochester	Monroe	72	Substantially Complete	\$7,955,160
20146039	Help Development Corp.	HELP Buffalo II	City of Buffalo	Erie	47	Substantially Complete	\$1,926,744
20146046	SCAP d/b/a Arbor Housing & Development	Lamphear Court Apartments I	City of Corning	Steuben	60	Substantially Complete	\$3,906,710
20146049	Housing Visions Consultants, Inc.	Oneonta Heights	City of Oneonta	Otsego	60	Substantially Complete	\$6,391,736
20146051	Webster Green Apts., L.P.	Webster Green	City of New York	Bronx	82	Substantially Complete	\$4,500,000
20146063	Regan Development Corporation	Niagara Gateway Apartments	City of Buffalo	Erie	53	Substantially Complete	\$1,970,105
Status Total:							\$26,650,455
20146002	Stoneleigh Housing, Inc.	Oneida Workforce Housing	City of Oneida	Madison	40	Complete	\$2,046,502
20146003	CB Emmanuel Realty LLC	Niagara City Lofts	City of Niagara Falls	Niagara	51	Complete	\$4,365,718
20146004	First Ward Action Council, Inc.	Binghamton Gateway Homes	City of Binghamton	Broome	37	Complete	\$6,945,231
20146005	Finger Lakes Community Development Corp.	Liberty Apartments at Parkside	Town of Canandaigua	Ontario	48	Complete	\$2,451,188
20146007	Sepp, Inc.	Cardinal Cove Apartments	Town of Union	Broome	50	Complete	\$6,400,000
20146008	Pathstone Development Corporation	Wedgepoint Apartments	City of Rochester	Monroe	60	Complete	\$4,149,933
20146017	Bentham Foundation	Harbor Street Lofts	City of Syracuse	Onondaga	35	Complete	\$1,779,897
20146022	Home Leasing, LLC	Lincoln Gardens 2014	City of Hornell	Steuben	25	Complete	\$1,375,000
20146023	The Community Builders, Inc.	Tapestry on the Hudson	City of Troy	Rensselaer	60	Complete	\$3,823,505
20146025	Rockland Housing Action Coalition, Inc.	Nyack Point Apartments	Village of Nyack	Rockland	33	Complete	\$3,051,055
20146030	Urban League of Rochester Economic Development Corp.	Blossom Village Apartments Rehabilitation	Town of Brighton	Monroe	23	Complete	\$1,932,574
20146031	Access: Supports For Living Inc.	Temple Hill I	Town of New Windsor	Orange	90	Complete	\$1,563,300
20146032	Gateway Community Industries, Inc.	Ulster Gardens II	Town of Ulster	Ulster	82	Complete	\$4,309,930
20146037	Peconic Crossing, LLC	Peconic Crossing	Town of Riverhead	Suffolk	42	Complete	\$4,550,000
20146043	The Kearney Realty & Development Group Inc.	The Mews at Hopewell Junction	Town of East Fishkill	Dutchess	89	Complete	\$3,286,145
20146054	Cambray Court Apartments L.P.	Cambray Court Apartments	Village of Gouverneur	St Lawrence	71	Complete	\$1,814,513
20146061	People Community Housing Development Corp.	Highland School Apartments	Town of Tonawanda	Erie	38	Complete	\$2,420,000
20146064	Lakeview Health Services, Inc.	Lakeview Macedon (Woodlawn Commons)	Town of Macedon	Wayne	60	Complete	\$3,123,338
20146067	Pearl Overlook Corporation	Ida Yarbrough Homes Redevelopment	City of Albany	Albany	61	Complete	\$4,326,980
Status Total:							\$63,714,809

UF 2014 CAPITAL PROJECT STATUS SUMMARY				
Status	# of Projects		HTFC Funds	
Withdrawn	3	10%	\$0	0%
Pre-Construction	0	0%	\$0	0%
Under Construction	2	7%	\$3,054,798	3%
Substantially Complete	6	20%	\$26,650,455	29%
Complete	19	63%	\$63,714,809	68%
TOTAL:	30	100%	\$93,420,062	100%

Additional Open Projects Status Report (as of 9/30/2019)*

SHARS Project ID	Project Sponsor	Project Name	Municipality	County	# Affordable Units	Funding Round	Project Status	Total HTFC Funding
20010224	Housing Help, Inc.	Matinecock Court	Town of Huntington	Suffolk	70	Open Window	Pre-Construction	\$4,045,000
20176001	Lt. Col. Matt Urban Human Services Center of WNY	Parkview - Lewis Street Apartments (PIP)	City of Buffalo	Erie	32	Open Window	Pre-Construction	\$1,820,238
20176005	North Fork Housing Alliance, Inc.	Greenport Revitalization Project PIP	Village of Greenport	Suffolk	5	Open Window	Pre-Construction	\$1,299,799

Status Total: \$7,165,037

20136054	Riseboro Community Partnership	Our Lady of Lourdes	City of New York	Kings	75	2013 UF	Under Construction	\$1,300,000
20146084	M.B.D. W.E. Mobley, LLC	Wallace Mobley (PIP)	City of New York	Bronx	128	Open Window	Under Construction	\$400,000
20156002	Philmont Beautification, Inc.	The Kitchen at Philmont	Village of Philmont	Columbia	0	Open Window	Under Construction	\$265,000
20156019	Sibley Commercial LLC	Sibley Commercial Phase	City of Rochester	Monroe	0	Open Window	Under Construction	\$1,500,000
20166083	Western New York Veterans Housing Coalition, Inc.	Stratford Arms (PIP)	City of Buffalo	Erie	41	Open Window	Under Construction	\$2,551,006
20166084	Highbridge Community HDfC	SALP II - 1437 Shakespeare Ave (PIP)	City of New York	Bronx	33	Open Window	Under Construction	\$3,330,413
20176004	Womens Housing And Economic Development Corp.	Urban Horizons CIF	City of New York	Bronx	0	Open Window	Under Construction	\$2,000,000
20176087	Northview LeRay Associates, LP	Northview Apartments	Village of Evans Mills	Jefferson	24	Open Window	Under Construction	\$960,000
20176088	Rouse RPC, Inc.	Nassau Senior Housing	Village of Nassau	Rensselaer	16	Open Window	Under Construction	\$517,524
20176090	Boys & Girls Clubs of Schenectady, Inc.	BGCS - Mont Pleasant Club	City of Schenectady	Schenectady	0	Open Window	Under Construction	\$3,000,000

Status Total: \$15,823,943

20096140	North Fork Housing Alliance, Inc.	Greenport Renewal Projects	Village of Greenport	Suffolk	6	Open Window	Substantially Complete	\$950,000
20106064	SoBRO Development Corporation	East 188th Street Apts/Belmont Commons	City of New York	Bronx	40	2010 UF	Substantially Complete	\$1,733,856
20116084	Habitat For Humanity - New York City, Inc.	Dean Street	City of New York	Kings	15	2011 UF	Substantially Complete	\$670,859
20116095	The Richman Group Development Corporation	Grant Park Phase II	City of Yonkers	Westchester	56	2011 UF	Substantially Complete	\$1,829,461
20116212	COR Watertown Company, LLC	Beaver Meadow	Town of Watertown	Jefferson	60	2011 CFA	Substantially Complete	\$2,400,000
20126099	Schoharie County Rural Preservation Corp.	Birches at Schoharie (a/k/a Schoharie Sr. Hous	Village of Schoharie	Schoharie	72	2012 UF	Substantially Complete	\$2,013,922
20146079	Seneca Street Associates Limited Partnership	Seneca Street (PIP)	City of Hornell	Steuben	26	Open Window	Substantially Complete	\$2,743,005
20156001	Massachusetts Avenue Project, Inc.	Community Food Resource & Training Center	City of Buffalo	Erie	1	Open Window	Substantially Complete	\$930,000
20156083	Burchacon Housing, Inc.	Burchacon Housing (PIP)	Village of Chateaugay	Franklin	16	Open Window	Substantially Complete	\$2,308,344
20166081	Keuka Housing Council, Inc.	Whitney Heights PIP	Multiple	Yates	19	Open Window	Substantially Complete	\$2,360,514
20166082	Christopher Community, Inc.	Academy Square PIP	City of Utica	Oneida	44	Open Window	Substantially Complete	\$5,491,011
20176003	Conroy HDfC, Inc.	Conroy PIP	City of Albany	Albany	8	Open Window	Substantially Complete	\$1,169,458

Status Total: \$24,600,430

Additional Open Project Status Summary		
Status	# of Projects	HTFC Funds
Pre-Construction	3	\$7,165,037
Under Construction	10	\$15,823,943
Substantially Complete	12	\$24,600,430
Total:	25	\$47,589,410



Homes and Community Renewal

Housing
Trust Fund
Corporation

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

FROM: Heather M. Spitzberg, Esq.
SEQRA Officer for the Office of Finance & Development
Director, Environmental Analysis Unit

TO: Housing Trust Fund Corporation Members

SUBJECT: SEQRA Type II Summary

The Members authorized the SEQRA Officer for the Office of Finance & Development to execute any documents as are necessary and appropriate to classify Housing Trust Fund Corporation (HTFC) projects as “Type II” under the State Environmental Quality Review Act (SEQRA) in accordance with 6 NYCRR 617.5(c).

The summary of Type II Actions since the last Housing Trust Fund Corporation meeting of the Members on October 10, 2019 is presented for your review.

New York State Housing Trust Fund Corporation
Summary - TYPE II SEQR reviews – (November 7, 2019)
Page 1 of 1

The SEQR Officer for the Housing Trust Fund Corporation has classified the following projects as Type II actions:

<i>SHARS #</i>	<i>PROJECT NAME Address/Municipality / County No. UNITS/TYPE</i>	<i>PROJECT SPONSOR</i>	<i>Funding Source</i>	<i>Const. Type</i>	<i>Type II SEQR Clearance Date</i>
20170163	Wood Block Building Stabilization 1 1-5 Main Street Hoosick Falls Rensselaer County 1 commercial unit	Civic and Cultural Restoration Corporation	NYMS	Rehab	9/30/19
20176001	Parkview Apartments (Lewis Street Apartments) 104 Lewis Street City of Buffalo Erie County 32 family units	Lt. Col. Matt Urban Human Services Center of WNY	PIP	Rehab	10/4/19
20186049	Cayuga Flats 502 West State Street, 111 West Clinton Street, 207 South Geneva Street, 406 South Plain Street City of Ithaca Tompkins County 16 family units & 2 commercial units	Ithaca Neighborhood Housing Services, Inc.	HTF	Rehab	10/16/19
20190006	Habitat for Humanity Capital District PBI 241 Orange Street, 243 Orange Street, 245 Orange Street, 288 Orange Street, 290 Orange Street, 292 Orange Street, 301 Orange Street City of Albany Albany County 7 residential units	Habitat for Humanity Capital District	HOME	New Construction	10/18/2019

END OF SUMMARY



Homes and Community Renewal

Housing
Trust Fund
Corporation

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

FROM: Heather M. Spitzberg, Esq.
SEQRA Officer for the Office of Finance & Development
Director, Environmental Analysis Unit

TO: Housing Trust Fund Corporation Members

SUBJECT: SEQRA Concur Summary

The Members authorized the SEQRA Officer for the Office of Finance & Development to execute any documents as are necessary and appropriate for the Housing Trust Fund Corporation (HTFC) to concur with State Environmental Quality Review Act (SEQRA) determinations that were coordinated by another Lead Agency in accordance with 6 NYCRR 617.

The summary of such concurrences since the last Housing Trust Fund Corporation meeting of the Members on October 10, 2019 is presented for your review.

New York State Housing Trust Fund Corporation
Summary – Coordinated SEQR reviews – (November 7, 2019)
Page 1 of 1

The SEQR Officer for the Housing Trust Fund Corporation has concurred with the findings of another agency assuming Lead Agency status in a coordinated SEQR review of the following projects:

SHARS #	PROJECT NAME Address/Municipality / County No. UNITS/TYPE	PROJECT SPONSOR	Funding Source/ Const. Type Lead Agency/SEQR Action Type HTFC Concur Date
20186038	Endicott Square 23 Jackson Avenue and 26 Kentucky Avenue Village of Endicott Broome County 61 family units	Housing Visions Consultants, Inc.	<ul style="list-style-type: none"> • HTF/SLIHC/LIHC • Rehabilitation • Unlisted Action • HTFC concurred 10/23/19
20186039	Broad Street Commons 186 Broad Street City of Glens Falls Warren County 72 family units	Regan Development Corporation	<ul style="list-style-type: none"> • CIF/HTF/LIHTC • New construction • City of Glens Falls Planning Board • Unlisted action • HTFC concurred 10/4/19
20186049	Cayuga Flats 203-209 Elm Street City of Ithaca Tompkins County 13 family units	Ithaca Neighborhood Housing Services, Inc.	<ul style="list-style-type: none"> • HTF/LIHTC • New construction • City of Ithaca Planning Board • Type I action • HTFC concurred 10/16/19
20186081	West End Heights 709 and 711-713 West Court Street City of Ithaca Tompkins County 60 one-bedroom units	Lakeview Health Services, Inc.	<ul style="list-style-type: none"> • LIHTC/SHOP • New construction • City of Ithaca Planning Board • Type I action • HTFC concurred 10/22/19

END OF SUMMARY



Homes and Community Renewal

Housing
Trust Fund
Corporation

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

October 31, 2019

To: Housing Trust Fund Corporation Members

From: Emily Thompson, Acting General Counsel, Governor's Office of Storm Recovery
Nanika Shaw, Assistant General Counsel, Governor's Office of Storm Recovery

Subject: Review of Executed Agreements under the Community Development Block Grant
Disaster Recovery Program

By resolution approved on July 14, 2016, the Members authorized Daniel Greene, the former General Counsel of Storm Recovery to execute any contracts or instruments on behalf of the Housing Trust Fund Corporation ("HTFC") as are necessary and appropriate for carrying out the State's Community Development Block Grant Disaster Recovery ("CDBG-DR") Action Plan without further action by the Members. The resolution required the General Counsel to certify compliance with all applicable Federal, State and local laws, rules and regulations, HTFC policies and CDBG-DR policies and guidelines.

Following Daniel Greene's departure from GOSR, by resolution adopted on November 8, 2018, the Members authorized Emily Thompson, Acting General Counsel of Storm Recovery and Shin Kim, Chief Operating Officer of Storm Recovery as agents and authorized signatories of HTFC for contracts or instruments utilizing CDBG-DR grants funds or other sources of funding related to disaster recovery, without further action by the Members. The resolution requires the Acting General Counsel and/or Chief Operating Officer to certify compliance with all applicable Federal, State and local laws, rules and regulations, HTFC policies and CDBG-DR policies and guidelines.

Since the last update, the General Counsel, Acting General Counsel, and/or Chief Operating Officer of Storm Recovery have executed the following:

Third Amendment to SCAPE Landscape Architecture D.P.C.

Amendment Execution Date:	August 30, 2019
Original/Current Agreement Term:	December 1, 2016 – June 1, 2018
Amended Term:	December 1, 2016 – June 30, 2022
Original Contract Amount:	\$5,282,990
Amendment Amount:	\$832,384.00
Total Contract Amount:	\$6,115,374.00

Purpose: This Amendment to the contract further extends the period of performance through June 30, 2022 to allow SCAPE to provide Construction Support Services for the 100% Design of the Rebuild by Design Living Breakwaters project.

Third Amendment to The Elevated Studio

Original/Current Agreement Term:	July 29, 2016 – July 28, 2019
Amendment Execution Date:	October 1, 2019
Amendment Amount:	NA
Contract Amount:	\$2,000,000.00
Amended Term:	July 28, 2020

Purpose: This Third Amendment to The Elevated Studio's Agreement is necessary to authorize a further extension of the Agreement Term for an additional one (1) year, to July 28, 2020. This amended term will provide additional time for the Contractor to obtain the regulatory paperwork required to process final task order payments and allow for the completion of existing work. Contractor provides reconstruction design services and elevation design services.

CERTIFICATION OF COMPLIANCE

Third Amendment

Between SCAPE LANDSCAPE ARCHITECTURE D.P.C.

and

Housing Trust Fund Corporation, Corporation

Pursuant to the resolution adopted on November 8, 2018 by the Members of the Housing Trust Fund Corporation (the "Corporation"), I, Emily Thompson, in my capacity as New York State's Acting General Counsel of Storm Recovery for the Community Development Block Grant, Disaster Recovery ("CDBG-DR") program, hereby certify to the Corporation as follows:

1. On behalf of the Corporation, I have this day executed a certain "Third Amendment" by and between Corporation and SCAPE LANDSCAPE ARCHITECTURE D.P.C. (the "Contractor"); and
2. The "Third Amendment" is, to the best of my knowledge and belief, in full compliance with all applicable Federal, State and local laws, rules and regulations, as well as any CDBG-DR and Corporation policies and guidelines;
3. All costs which have been, or will be, incurred and payable pursuant to the "This Amendment" are in accordance with the State of New York's Action Plan for CDBG-DR and within the amount permitted by the United States Department of Housing and Urban Development or other federal agency;
4. The "Third Amendment" has been approved by HTFC Disaster Recovery Counsel as to form and by the Treasurer as to financial sufficiency.



Emily Thompson
Acting General Counsel of Storm Recovery

Date: 6/11/2019

CERTIFICATION OF COMPLIANCE

Third Amendment

Between The Elevated Studio, Contractor

and

Housing Trust Fund Corporation, Corporation

Pursuant to the resolution adopted on November 8, 2018 by the Members of the Housing Trust Fund Corporation (the "Corporation"), I, Emily Thompson, in my capacity as New York State's Acting General Counsel of Storm Recovery for the Community Development Block Grant, Disaster Recovery ("CDBG-DR") program, hereby certify to the Corporation as follows:

1. On behalf of the Corporation, I have this day executed a certain "Third Amendment" by and between Corporation and **The Elevated Studio** (the "Contractor"); and
2. The Third Amendment is, to the best of my knowledge and belief, in full compliance with all applicable Federal, State and local laws, rules and regulations, as well as any CDBG-DR and Corporation policies and guidelines;
3. All costs which have been, or will be, incurred and payable pursuant to the Third Amendment are in accordance with the State of New York's Action Plan for CDBG-DR and within the amount permitted by the United States Department of Housing and Urban Development or other federal agency;
4. The Third Amendment has been approved by HTFC Disaster Recovery Counsel as to form and by the Treasurer as to financial sufficiency.



Emily Thompson
Acting General Counsel of Storm Recovery

Date: 10/1/19

Materials for this item to be distributed under separate cover.



Homes and Community Renewal

ZKZ

RUTHANNE VISNAUSKAS
Commissioner/CEO

To: HTFC Board
From: Lori A. Shirley, SEQRA Officer, GOSR
Re: Summary – SEQRA Determinations of the Governor’s Office of Storm Recovery
Date: October 31, 2019 (for November 7, 2019 Board Meeting)

The SEQR Officer for the Governor’s Office of Storm Recovery (GOSR) of the Housing Trust Fund Corporation is hereby providing notice to the HTFC Board regarding the following determinations:

<i>PROJECT/ACTION NAME Address / Municipality / County</i>	<i>PROJECT SPONSOR</i>	<i>Brief Description of Determination</i>	<i>Clearance Date</i>	<i>ENB Notice Date</i>
Old Fort Johnson Flood Mitigation, 2 Merger Road, Fort Johnson, Montgomery County	GOSR	SEQR Type I Action- Negative Declaration- The Governor's Office of Storm Recovery (GOSR) proposes to use HUD Community Development Block Grant Disaster Recovery (CDBG-DR) program funding to harden Old Fort Johnson (the Project site) against the impacts of future flood events. The purpose of the project is to provide flood protection measures for the Old Fort Johnson property and to reduce the impacts of future flood events on the Kayadosseross Creek. Improvements include demolition of the existing concrete walls along the creek, which are damaged and failing, grading back the channel slopes, and provide additional protection. The banks will be riprap lined.	0/27/2019	10/23/2019