

Transcript of the September 10, 2020 HTFC Board Meeting. Audio file available upon request.

Linda Manley (LM): Thank you. So we have a quorum. Because of the novel Corona virus and New York state and federal bans on large meetings or gatherings and pursuant to the governor's executive order to two point one, which was issued on March 12, 2020 and was subsequently extended on September 4, 2020, certain provisions of the open meeting law had been suspended by the governor's office or executive order, provides the bodies may need to take actions as are authorized by law without permitting in public in person access to such meetings. It authorizes meetings be held remotely by conference call, provided that the public has the ability to view or listen proceedings and assessments meetings that are recorded and later transcribed as a result. Today's board meeting is being held by a video conference call instead of public meeting, and the call in number has been made available to the public so that any interested members of the public can listen to the proceedings. Because of these special features and as we did a July meeting, we will be changing our voting procedures slightly, and I'll ask that each member record his or her vote individually, both for the purposes of establishing quorum and on individual item. So can I have a motion to call to order the September 10, 2020 meeting of the housing trust fund Corporation?

Holly Leicht (HL): So moved.

Chairperson Visnauskas (CV): Second

LM: Mr. Valella, how do you vote?

Alex Valella (AV): Aye

LM: Alright, thank you. The meetings are officially open.

The first item on the agenda is approval of the minutes. The meeting held on July, fourteen, twenty, twenty, if there are no questions or comments, the meeting will be the minutes will be deemed approved. Alright, moving on the next issue for consideration by the board is an authorization of funds and entrance into contracts related to the COVID 19 rent relief program. And I believe that Becky's presenting that.

Rebecca Koepnick (RK): I am. Good afternoon everyone so, as, you know, is implementing the COVID rent relief program for the state of New York. We have contracted with LIRO consulting group, which has been doing case processing and running the call center for the rent relief program. We had originally anticipated we had originally set their contract amount and I believe three point two million and had asked you all to give us an up to amount of five million, which I believe Linda was done by email and I'm happy to answer any questions about how that is going, and also to let you guys know that we will be asking for a further increase in that contract pretty shortly.

HL: So I'm assuming that it's going well, if you're having to keep increasing well, in terms of demand.

RK: Yes. So, we have ninety thousand online applications submitted to us and eleven thousand paper applications. So there was certainly a lot of demand for the program. And the consultants have actually just. Yesterday completed the initial review of the online applications, and we've moved to the next step in the process, which is for people who submitted complete applications or seem to be an eligible but it's not entirely clear. We've been sending them emails and texts and calling them back to try to see if we can get them to eligibility. It's been as you can imagine a slog getting through all those applications.

But I think we're in a good spot. Now, I think the program was designed to be very narrow and targeted, and we have found through our case management that it is very narrow and targeted and are trying to do our best to find the people who are eligible.

AV: So, fifteen, Becky, so the, not to exceed amount that we're paying zero is is three million and we expect that we're asking for an increase to five million. So you guys have already and they create something that exceed amount of upside. You've already approved. The resolution is ratifying that not to exceed amount. No, no, yeah, I know that Linda. I know I just wanna say, you know, we're in the public meeting, I just wanted to just get it on the records, so yeah, we're going from three to five. Right, but did you just say that we think you think you'll be coming back with the additional increase request for additional increase?

RK: Yes, we will be coming back for a request for an additional increase of up to seven million, which knock on wood would be the final request for an increase to this contract as we will be having the contractors start stepping down their staffing starting next week.

AV: So the only question I have is just, how is it? I mean, it just seems like a lot of money. What is it that these folks are doing for the seven? That how how, how do you get to the seven million? Why is it so expensive? Just a question.

RK: yeah, no, it's fair question. So the, the contractors are doing a number of things. So, one, they've provided a hundred case managers who have sifted through the about forty five thousand applications that we receive through the online portal and then our scanning and data and data entering eleven, thousand applications. That were received in paper. They are also staffing a call center. Which runs, which originally was running six days a week during the application period. Now it's running five days a week that people call to ask the status of their applications and various other things. And then they're also collecting, which has been a very time consuming process. The required tax forms from landlords, as you might remember the payments for this program have to be made directly to the landlord, not the tenant. And so we have to collect what's called a W, nine form for each and every landlord for each property. That is receiving payment and There's a team of contractors who contact the landlords collect that information, put it in the right database and then that the applicant can be or that landlord can be paid. So, there are a lot of moving pieces. This is an incredibly complicated program. And so the contractors providing the manpower, basically, to get all that done being supported by each the, our staff okay. And I would also just say the Apple locations where the way this program was framed Apple had to provide a lot of information it was. It's a lot of information to provide and a lot for a case manager to sort through. It's it's not a, you know, a one page application. There's a lot of detail in there that makes it a, not a quick review to look through these, that and applications that they reviewed.

AV: Okay. Thank you. There's a, there's a typo on expedite the last line on the on the memo on the first page. Okay, sorry people if I write stuff, the board, and they do this to me all the time. So I got a chance to do it to others.

RK: Glad to provide you with that opportunity. That was a pleasure.

LM: Alright, right if there are no other questions and that before the board resolution, ratifying the authorization of funds advancing to contracts in your covet nineteen relief program, assuming the first and second previously answered commissioner visnauskis how would you vote.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is passed and the resolution adapted now for consideration is the authorization of federal housing, trust fund awards for various projects. Some I believe Bret is present.

Brett Hebner (BH): Thank you yes good afternoon. We're presenting four projects to the board this afternoon for approval of federal housing, trust fund awards. These awards were made initially a pursuant to the call twenty, nineteen multi family, nine percent, and the board previously has seen all of these projects in July because we brought to the board. All of the, the balance of the New York state subsidy programs that were conditionally awarded under the for, for approval. However, we did not include the Federal Housing trust fund awards at that time, wanted to advance the environmental review process to a point where we were confident. That the environmental reviews would be uncomplicated, and we are at that point now and so we're presenting the for a federal housing trust fund towards totaling, eight point, two, eight million dollars and federal housing trust fund for the boards. A consideration today briefly a walk through the, for the four projects, and we anticipate that all four of these projects. This is the last piece of financing that's that is needed and we anticipate all four of them will close by the end of the year. So the first is a three point two, eight million dollar award to pause lock seven apartments, eighteen unit, new construction project located in us. We go. The next is a Troy rehabilitation and improvement program, hillside views, neighborhood revitalization with a two point six million dollar each I'm sorry award and a Troy, the sixty one units I site a project. The next is, is Vanessa need us to Buffalo, Virginia, which is a, a one point four million dollar award for a forty six unit project located in Buffalo. And Leslie is Rochester management's design Hill, senior apartments with a one million dollar award, which is a forty five unit fifty five plus project located in Rochester. Are there any questions or comments? I just love the juxtaposition of East funnels who? The, with a L love laughs I should've said not Virginia laughs. Yep you're right. You got it, but good job. Any questions. Alright, so this is all good. Great.

LM: And now before the board resolution authorizing federal housing tests on awards for various projects, assuming the first and second previously entered for the board commissioner.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is carried and the resolution adopted next is a, thank you Brett, if consideration of a role and community investment award for the renaissance at Lincoln Park moves equipment.

Rebecca Crimmins (RC): So we've presented this as the safe word. So, I'll try to be brief on this one, but this is a big project for, in the city of New Rochelle. It has three components. They are. The first is the new construction of a hundred and seventy nine units, and a rental building. A, the second is a brand new boys and girls club, which is what the funds are going towards and the third component is a five level garage with three hundred and fifty six parking spaces. Some of which are allocated to the boys and girls club. So the currently the boys and girls club is located on the site, the land is owned by the city and as part of this transaction, and the old boys and girls club will be demolished and a brand new one will be built to modern day state of the art standard, and we are requesting two million dollars and funds to finance the boys and girls club. Jackie is just Rebecca.

AV: It oh, I hate to do this too, but no, no big deal. But when this came to to sunny at the, I told whoever was working on the, on the, on the memo, and they had renaissance misspell and all the, and we had a nice nice time going over that. You got it here again. I see the title is in the name, but then in the body, it's spelled correctly. Oh, I know that I saw. I think it was that. Why don't you give a heads up earlier? I do. I just send me the book a few minutes before. Sorry? I would've loved to have given you this. It makes my day. Nobody's French anymore. This this used to be part of education no longer. Romance languages are all gone to keep it here today.

LM: Thursday afternoon. Alright I'm gonna keep going up to Alex. Spellcheck. That's good.

This is a great project.

LM: Sorry, Rebecca, do you want to do anything else who's to say? No, that was it. If there's any questions I'm happy to answer it. Alright, if there are none, and now before the board has a resolution authorizing a community investment fund award for the renaissance at Lincoln Park, assuming the first and second previously entered the board commissioner visnauskis.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM And our spelling bee champion. Mr. Valella?

AV: Aye

LM: Thank you the motion is passed and the resolution adopted now for your consideration is a rural and urban community investment award for one seventy eight and one at the rich way. Rebecca.

RC: So, this project is the fifth phase of the cottage police gardens, which the agency has been in the hire phases. They're part of the plan to replace the obsolete public housing and Yonkers in coordination with the housing authority. And the community builders is the developer here. So this project will have, will contain both a residential component, and it will contain the community facility component. We're here requesting six hundred and eighty thousand dollars in funds, in order to finance an early head start

program, which will be operated by the West Chester community opportunity program in the sister development. There is a traditional headstart program, and there was a need identified by the community for an early head start program. And that will be part of the development. And then as the request, the answer.

LM: Are there any questions. we'll for the board resolution, authorizing the rural and urban community investment fund award for one, seventy more Burton as the rich way, assuming the first and second previously entered the board commissioner.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: Thank you the motion is passed and the resolution adopted next for consideration as authorization of a home for working family awards. For how week? Sorry we go garden to. I think Shirley is presenting that, so yes.

Shirley Murillo (SM): Hi. Good afternoon. Everyone. So, I'm here to present a legal garden too, which is located in the village of we go and seal the county. The project is a new construction project of ninety three units of affordable housing located in the village of ouigho. And it's actually the second phase of the illegal gardens project, which was financed by the agency earlier, and it was finance as a bond project. The project that was originally financed, was a senior housing project. And this one is mixed. It's actually a family housing project that has that will have a income. It'll have units totally ninety three and the incomes for the project will range from thirty to eighty percent of eight units are expected to receive rental assistance through section a project based vouchers. That will be administered by the state housing, trust, fund Corporation. This project will leverage taxes, bond, financing and additional subsidy. That will be issue through the housing finance agency, and that the bonds, and the subsidy were approved by the agency board on September third of this year. This project will contain about a hundred and forty parking spaces for tenants. Amenities will include a community room with computers, a library and a fitness center along with laundry facilities and tenant storage. This project what else can I tell you the project is expected to receive a pilot from county, which is expected to have a term of thirty years with an annual inflation rate of two percent additional funds that will be coming from outside of the agency will include eighty two thousand dollars of Neisseria funds, and the amount that we're requesting approval for, in terms of homes for working family funds is about two point six million dollars. Let me know if anyone has any questions. All right.

LM: Hearing none and nabel for the board is the resolution authorizing a home, two working family program awards for we go guarding to assuming the first and second previously answered to the board commissioner

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: Thank you. All right. The motion is carried and the resolution is adapted. Next is the author is, is a resolution authorizing remains Atlas under the for use of funds, reserve projects, imperiled by disaster for other circumstances, beyond profitability to remedy. I can understand why we might be renaming that matter. We'll be preventing that good afternoon. Everyone of this is marijuana placement.

Maralyne Fleischman (MF): Can you hear me? Okay? Yeah, okay, thank you. Alright, so good afternoon members of the board, and all attendees for a little background regarding this policy. The nine percent of statewide asset management is responsible for monitoring over fourteen hundred assistant projects. Each year a few of these projects come to our attention. Only to conditions, which threaten their continued viability as affordable housing, and as against the need for emergency funding, in order to address these situations, the policy for use of funds to preserve assisted projects imperiled by disaster or of the circumstances beyond the projects ability to remedy was established in two thousand and seven a budget line item of fifty thousand dollars was funded to establish this emergency fund to ensure the resources are readily available to expedite funding to assist these in parallel projects. The policy was amended in twenty seventeen to annually. Refinish the funding pending availability of resources in three year increments, and it was recommended and approved that this practice renew in three increments without further consideration. What we are requesting today a continuation of the three year cycle of replenishment. So, the current fiscal year through twenty, twenty three in the amount of one hundred thousand dollars, random. Corporate resources pending the availability of resources, and as stated in the memorandum unused balances in any year are carried over to, during the fund balance to one hundred thousand dollars. And, secondly, as a mainly mentioned for administrative efficiencies, we'd like to recommend streamlining the title of this policy to project policy. So if there are any questions, I'd be happy to address them at this time. It is recommended that the members approve the replenishment of the account. As described above and the requested title change.

CV: how much isn't it now? Marilyn.

MF: I'd have to check with Stacy Mickle. The click, the last one that we were using was for unicorn, and I should mention that the final payment to our a contractor. The, the relocation specialist was made this month. So so that unicorn relocation has been totally completed, and we came in well on the budget thanks to the ability for to stepped in with their project phase rental assistance to help the tell the residents. Otherwise we would have spent, you know, the entire amount brought down totally did save a considerable amount. I think it was approximately thirty thousand.

Stacey Mickle (SM): Right and this is Stacy. Marilyn is correct we did reallocate the thirty thousand backlog program. This year. There is one other award that was made at the end of last fiscal year. I think it was about fifty thousand, but I'd have to double check that for you. But we replenish that amount every year on on April first to start with. Right?

MF: So, the so piggybacking on what Stacey said. The there was a board approval in March for about forty five thousand dollars for red mill in New Berlin, New York, half of the award. Was to pay taxes to

get the project off the foreclosure a role and the twenty two thousand is to to fund. So up costs for a repositioning of of the project.

LM: Okay, alright so some questions from airline. Holy support the renaming of the policy from the seventeen word title to the forward to alright, then that will for the board for consideration as resolution authorize renaming and replenishment funds established under the policy for use of funds, reserve, assisted projects in parallel by disaster or other circumstances beyond the project's ability to remedy, assuming the first and second previously entered for the board commissioner.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: thank you. The motion is carried and the resolution is adopted next for consideration is authorization housing, testing services and I believe will be presenting that.

Nadya Salcedo (NS): Hi, good afternoon. Everybody I can do this presentation in English Spanish. I'll do it in English that we're going by going bilingual here, but I'm excited about this one. It's to enter into contract with six fair housing organization, veterans, fair housing organizations around the state to do some state funded a paired fair housing testing, which all of them have been clamoring for people. We all know, their housing justice center and Fred Freiburg and Weiser housing, long island housing services Westchester, residential opportunities home up for two housing opportunities made to equal in Buffalo and money in Rochester. This would fund. So would the six contracts, and then amount in amounts from thirty thousand to I think the most is fifty one point five thousand to a fund haired, fair housing testing twenty five test. That fits the individual test where these organizations essentially send out paid actors to codes in substantially similar ways, except for whatever the protest. Protected status is, and if we know a new protected status is source of income discrimination. So, whether you have vouchers, veteran vouchers, or or what have you, and those are just really hard to suss out without this kind of parent testing. A lot of people don't know that they were rejected for that reason, without kind of a more systematic. We. So this is for authorization to enter into those and let me know if you have any questions.

I'm excited about this one. Yeah, thanks with. And so are we think it's good.

LM: Right here there are no further questions and Apple for the board is resolution authorizing and training to contractor for housing testing. Assuming the first and second previously entered for the board commissioner

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye.

LM: I let has the motion is carried and the resolution adapted next for consideration is authorized as authoring of an amendment of the name of a prior New York state, home, local programs, small development initiative. awardee and I believe crystal is presenting that.

Crystal Loffler (CL): Hi, good afternoon. The office of community renewal is seeking approval to an amend an existing home program contract to adjust the awardee name. This is a home programs. Thirty award for a project to construct two, twelve unit apartment buildings and Saratoga the award with me to the Saratoga Springs housing authority and we are seeking approval to adjust the name on the contract to s. H. A. thirty LLC, which is a newly formed wholly owned single purpose, limited liability company. The property is technically owned under the name and adjusting our contract allows for the payment to move directly to the owner. Thank you for your consideration. Please. Let me know. I can answer any questions.

HL: This is just like an administrative change that they just created a little separate entity. So they want to re, okay. Yep. Any question.

AV: I hate the name, the aging event today. Right? If we get a third item where we have to authorize the change of the name, I'll be suspicious.

LM: You guys got it. Great. This can't be done administratively. Just just. I just I, I think it's actually more than a, I think it's actually a little bit more than any chance. I don't think there's really a change in the bad official ownership, but I think it's a more of a change of who the agency is technically and with. But I don't think it's a change and fundamental transaction that was already approved by the board. Oh, exactly. Okay. Alright, if there are no further questions and now before the board resolution, authorizing the amendment of a name of a prior New York state home, local program, small development initiative award E, assuming the first and second previously entered for the board commissioner visnauskis.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is carried and the resolution adopted next for consideration authorization of the reallocation of a downtown revitalization initiative funds to spot to skyler county partnership for economic development.

CL: loss for the offices community renewal, request approval to amend a downtime revitalization initiative or grant agreement to increase the award amount using available reallocated funds just for background. The process involves the selection and award of project totaling, ten million and grant funds in ten separate communities annually. The Department of state is the lead coordinating agency for the but once the projects are awarded, they're divided among Empire State development, and for contracting and grant administration just depending on the type of project. So, a project awarded in Watkins Glen and administered by has proven infeasible. And will not advance, so deal has requested and received approval to reallocate the two hundred and fifty thousand dollars from that award. Two HDR to supplement and existing contract that we hold. So, we are seeking approval to the increase in existing contract that we have awarded to skyler county partnership for economic development by two hundred and fifty thousand dollars. And resulting in a new total contract of one million, nine hundred and twenty seven thousand and eighty five dollars. Given that reallocated funds there's no net increase in funding again. Thank you for your consideration. Please. Let me know if I can answer any questions. Hello?

LM: Alright, send the Apple for the port as a resolution authorizing the reallocation of downtown with initiative funds Tyler county partnership for economic development assuming the first and second previously entered the board commissioner.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is carried and the resolution adapted next for consideration. It's authorization of the community development block, grant, economic development fund to the village curious Noel for curious Noel paltry software.

CL: The office of community renewal request approval to award and entrench a contract with the village of curious Joel, to provide support for curious Joel, Polish, new poultry. Inc. this is a food processing business that was established in two thousand and three. The company has grown from the small strip mall storefront to a large reach regional employers. The company has reached its capacity with the existing equipment and this investment and new machinery and equipment is critical to meet current demand. Village has requested three hundred thousand in economic development funds to purchase equipment and support of the business expansion. Expense will be used toward a seven hundred and fifty thousand dollar project to expand the production line of kosher cooked chicken. This investment and extension will create twenty full time jobs. The benefit low and moderate income workers. Thank you for your consideration of this award, a three hundred thousand dollars in New York state funds to the village of curious Joel please let me know if you have questions.

LM: Hi, there any questions. All right if they're a non apples for the board's resolutions authorizing me development block grant, economic development funds. Privilege says curious. Noell, Joelle now, the

ironic for curious Joelle poultry Inc, assuming the first and second previously entered for the board commissioner visnauskis.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is carried and the resolution adopted next for consideration is community development, block, grant, economic development funds for the city of North tunnel. Wanda for bring the Mexican canteen. Well, being and appropriate.

AV: I love this name is how they got by with this name. Just crazy to me, the offices request approval. Sorry, go ahead. Krystal

CL: requests, approval award and then trying to contract with the city of North China. Wanda, to provide support for Mexican cantina. The city has requested two hundred and fifty five thousand in New York state funds to support a new restaurant. The funds will be used toward an estimated seven hundred and nine thousand dollar project that involves the redevelopment as they can building in downtown North kinda Wanda into an affordable Mexican style restaurant. The will support machinery, equipment, furniture, fixtures and working capital for the restaurant. And the investment is expected to create eighteen full time jobs that benefit low and moderate income workers. Thank you for your consideration of this award of two hundred and fifty five thousand dollars in New York state funds to the city of North Taiwan.

LM: Are there any questions if they were now before the board resolution authorized and community development flap rent economic development funds for the city of more Tata Wanda for El gringo Mexican cantina? L. L. C. assuming the first and second previously entered for the board commission as a staff.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is carried and the resolution adopted next for the board is authorization of the commune development block, grant, economic development funds for the town of summit for savage beverages.

CL: So, and now is return now a return to the type of economic development projects that the board knows, and loves wine in the offices, community renewal, request approval to award and enter into contract with the town of to provide support for beverages beverages the winery and farm distillery that specializes in hand crafted fruit, based kosher wines in spirit. The company has been operating from an, only on two locations since twenty sixteen, and has now expanded to the town of summit to increase its production capacity to meet market demand. The town has requested one hundred thousand dollars in New York state funds to support the expansion of the business. The funds will be used toward a two hundred and fifty five thousand dollar project to increase production. The funds will specifically be used for machinery and equipment purchases. And the investment and expansion will create four full time jobs for low and moderate income workers. Thank you for your consideration of the award of one hundred thousand dollars and funds to the talent summit. Friday ready question if they're done,

LM: then Apple for the board resolution, authorizing between development, economic development funds, the talent summit that bridges LLC, assuming the first and second previously entered the board commission of the South.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: The motion is carried and the resolution is fasted next few consideration is authorization at the homes for working family award for Wellington woods. And back to Rebecca.

RC: Yeah, so Wellington was is a preservation project located in the town of Clark in Monroe County, and it is a US USTA R.D platform which means and as a rule development, and it contains a hundred nine unit and, and two story building and units are all set aside at or below eighty percent of the. So the, it's the rehab, it will be a tax credit project, and they are all of the tenant existing tenants will, of course, be able to stay in place and remain here. There are seventy two one bedrooms, thirty seven, two bedrooms. And the request is for three million, seven hundred and fifty thousand dollars of homes for working families and subsidies in order that the project can be very, it's a, it's a very substantial renovation that's taking place here. And it is a part of our a multi family preservation program limit of about fifty thousand dollars a unit. So, in order to to the projects we used for the next fifteen years, and this, the Sprint will help meet those renovation in. And I'm happy to take any questions about the project.

LM: Are there any questions. Alright there and then now, before the board is resolution optimizing a home or working family program award for Wellington was assuming the first and second on previously entered for the board commissioner.

CV: Aye

LM: Ms. Leicht?

HL: Aye

LM Mr. Valella?

AV: Aye

LM: Motion is carried, and the resolution adopted the following item is an informational item and does not require port action. That is the review of authorized contact under the governor's office a storm recovery.

Are there any remaining questions or comments with respect to the adding the presenters for the board? And if there is there a motion and a second trickster and the board meeting.

So, thank you second, thank you. Mr. how would you vote? The meeting is adjourned our next meeting is scheduled for Thursday, October. Fifteen th, thank you. Everybody. Thanks. Thank you. Thank you.