

Automated transcript of the February 4, 2021 HTFC Board Meeting. An audio file is available upon request.

1

00:00:02.879 --> 00:00:14.458

Recorded meeting new of the new and improved freestanding board of directors the housing trust to state of New York.

2

00:00:14.458 --> 00:00:20.910

Thanks everybody for joining. I'm going to turn it over to Linda as you can imagine.

3

00:00:20.910 --> 00:00:32.219

But we only just didn't we just meet last week? I mean, it's we meet again next week and we meet again next week. This is the things that we do anyway, Linda, back to you, please.

4

00:00:32.219 --> 00:00:32.935

Thank you,

5

00:00:33.234 --> 00:00:38.454

because of the coven 19 emergency and state and federal bands on large meaning for gatherings,

6

00:00:38.454 --> 00:00:41.695

and for students of Governor executive order to 2.1,

7

00:00:42.024 --> 00:00:44.814

which was initially issued on March 12 2020,

8

00:00:44.814 --> 00:00:47.424

and was recently extended on January 27 2021,

9

00:00:47.424 --> 00:00:50.365

certain provisions of the open meeting thoughts and spend it.

10

00:00:54.325 --> 00:01:08.754

The governor's orders provide the public barn bodies may need to take such as soon as are authorized by law without submitting public in person access to such meetings and authorizes meaning remotely either by conference or video call

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00:01:08.995 --> 00:01:17.034

provided that the public has the ability to listen or view such proceedings and such meetings are recorded in later tests as a result.

12

00:01:17.034 --> 00:01:27.415

Today's board meetings held by video conference, telephone conference instead of public meeting open for individuals to attend in person call in number has been made public.

13

00:01:27.415 --> 00:01:42.385

So any interest with members of the public can listen to the proceedings, because of the special procedures will be changing our boarding procedures slightly, and I will ask each member record his or her vote individually both for the purposes of establishing quorum.

14

00:01:42.625 --> 00:01:48.745

And for individual items. Matt, please have a motion to call to order the February 4th, 2021 meeting the board of directors.

15

00:01:54.359 --> 00:02:04.500

2nd, thank you. Thank you Joyce. We'll use these 1st in seconds throughout today's meeting unless any member wishes to record his our phone vote.

16

00:02:04.500 --> 00:02:08.580

Differently and the meeting is now open.

17

00:02:09.264 --> 00:02:23.724

Thank you Linda, and then please turn to Ruth and for her President's report. Good morning. Good morning. Good afternoon actually, and welcome everyone to the 1st meeting of the board of the housing trust fund Corporation.

18

00:02:25.044 --> 00:02:27.025

Because what happened since last week.

19

00:02:30.479 --> 00:02:37.110

Okay is a subsidiary of New York state housing finance agency.

20

00:02:37.110 --> 00:02:43.500

Mission is to further community development through the construction development, revitalization and preservation of low income housing.

21

00:02:43.500 --> 00:02:51.300

The development and preservation of businesses, the job, the creation of job opportunities, and the development of public infrastructure and facilities.

22

00:02:51.300 --> 00:02:56.490

I'm really excited to introduce you to important work and the dedicated staff.

23

00:02:56.490 --> 00:03:04.979

Some of the work will be familiar to you since often provides subsidy to support projects that are being financed or insured by Sonny made.

24

00:03:04.979 --> 00:03:18.625

But a lot of work will be new to you. So today, for example, you're going to be asked to approve the award of 9% phone and has tax credit awards also, home and community development, block, grant funds and contracts that further.

25

00:03:18.625 --> 00:03:20.305

The work of the governor's office of storm recovery.

26

00:03:21.060 --> 00:03:27.330

Receives state funding to support our community economic development work and home repairs for New Yorkers. A need.

27

00:03:27.330 --> 00:03:40.169

It 50 is also a public housing authority and administered over 40000 section 8 vouchers throughout the state and is a grantee community development block, grant, community development, block, grant, disaster, recovery and home funds.

28

00:03:40.735 --> 00:03:53.455

In the coming months, we'll work with you to orient each fifty's work and to streamline our meetings. So that each 50 has merged into the meetings. And we'll also do an educational session that focuses on the agency and all the great work that it does in the meantime.

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00:03:53.455 --> 00:04:01.435

Please ask any questions that you have, as we go along the staff here are incredibly knowledgeable in their fields, and they are happy to share their expertise and to answer any questions.

30

00:04:02.664 --> 00:04:08.064

And lastly, I would probably think our outgoing board member Holly liked the executive vice president of real estate development and planning at.

31

00:04:09.625 --> 00:04:20.214

And also, Alex, who was the other board member of who was still here Holly and Alex are both exemplary public servants and we were really happy to have them on the board previously.

32

00:04:20.490 --> 00:04:24.629

And with that, I turn it back to you can thank you Roseanne.

33

00:04:24.629 --> 00:04:29.189

Linda, will you please record and.

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00:04:29.189 --> 00:04:33.928

Yeah, yeah, if there are no questions or corrections.

35

00:04:33.928 --> 00:04:47.213

Uh, the minute the December 10 2020 meeting of the board will be deemed approved. Wonderful. Now I'm going to move to board items that are in the board book.

36

00:04:50.814 --> 00:05:00.053

Number 2 please yes. And can I just ask the absolute best if you guys, can you believe to be?

37

00:05:08.184 --> 00:05:11.874

We should all just back and see if we can make that.

38

00:05:17.699 --> 00:05:25.108

Thank you the next 3 items for the board.

39

00:05:31.468 --> 00:05:37.889

Try to you're on mute.

40

00:05:37.889 --> 00:05:41.129

I am on the phone and.

41

00:05:41.129 --> 00:05:48.298

Okay, so the next 2 items are to form.

42

00:05:49.769 --> 00:05:55.288

Joyce, I believe 1 of your lines is unmuted.

43

00:05:55.288 --> 00:06:05.278

I'm trying to find it at this point, it sounds like when we consider affordable housing development on another on it.

44

00:06:05.303 --> 00:06:11.093

Out in intergalactic Thank you joy.

45

00:06:11.843 --> 00:06:16.673

All right the next 3 items before the board for approval,

46

00:06:16.733 --> 00:06:17.963

our amendments,

47

00:06:17.963 --> 00:06:30.533

and the bylaws of the corporation for resolution authorizing the option of a revised audit committee charter and a resolution adapting revised governance committee charter.

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00:06:31.043 --> 00:06:45.684

These are all actions we had to take to reflect the new composition of the board. So I'm happy to answer any specific questions himself. So we may be coming back to you.

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00:06:45.684 --> 00:06:50.543

And in the next, as we work to streamline.

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00:06:51.988 --> 00:06:55.019

The board operations and make sure that.

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00:06:55.019 --> 00:07:02.639

Uh, we align these practices as much as possible with the other boards so.

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00:07:02.639 --> 00:07:09.238

I can take any questions around these 3 items as together.



53

00:07:09.238 --> 00:07:12.988

Um, is that if there are any.

54

00:07:12.988 --> 00:07:20.728

Linda, it's Ken just wondering and pardon me? Because I don't have it in front of me.

55

00:07:20.728 --> 00:07:25.408

Have you sent the new bylaws the revised.

56

00:07:25.408 --> 00:07:30.178

Or the amended bylaws out to all of the directors. So we have copies.

57

00:07:30.178 --> 00:07:34.858

Yes, they're in the board material for today.

58

00:07:34.858 --> 00:07:41.639

Okay, we can also we can we, that for everybody, once they approve, they'll go up on our website.

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00:07:41.639 --> 00:07:45.269

So, we'll send out a link to everybody. Great.

60

00:07:45.269 --> 00:07:49.288

Thank you, Linda. Do you want to.

61

00:07:49.884 --> 00:07:52.673

Take the action here to improve this. Sure.

62

00:07:53.124 --> 00:08:05.514

So now before the board for approval for the resolution that was transmitted in connection with this item, this will be the approval of the amended bylaws, assuming the 1st, and 2nd previously entered for the board chairman. Adam.

63

00:08:05.819 --> 00:08:10.439

By mission of is now.

64

00:08:10.439 --> 00:08:15.298

This child back.

65

00:08:18.928 --> 00:08:25.228

Thank you thank you. And this Miller.

66

00:08:26.754 --> 00:08:39.504

Thank you the resolution is carried and the outside, the motion is carried the resolution's adapted next for your consideration as a resolution authorizing the adoption of the revised audit committee charter, assuming.

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00:08:40.349 --> 00:08:45.058

Assuming the 1st, intact and previously answered for the boards. Mr. Adam.

68

00:08:45.058 --> 00:08:55.889

Mention of his mascot Mr. all back. Hi. Mr. Curtis by MS. Miller.

69

00:08:55.889 --> 00:09:02.578

Thank you so much this carrot and the resolution is adopted.

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00:09:02.578 --> 00:09:13.769

Next for your consideration resolution, authorizing the adoption of the revised committee charter, assuming the 1st contract, and previously entered for the board chairman Adam.

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00:09:13.769 --> 00:09:17.219

Commissioner.

72

00:09:19.109 --> 00:09:28.109

Mr. all that? Mr Curtis. Hi. Ms. Miller.

73

00:09:31.918 --> 00:09:36.509

Choice I.

74

00:09:36.509 --> 00:09:41.369

Thank you the motion is carried and the resolution is about.

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00:09:43.678 --> 00:09:51.778

The next item on the agenda is the resolution authorizing the appointment of the president of the office of finance and development, and Louisiana is going to present this item. It's number 5.

76

00:09:51.953 --> 00:09:54.173

I will do this 1 somewhat quickly. Thank you. Ken.

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00:09:54.173 --> 00:10:09.114

This is an appointment of who we appointed just last week at the board meeting to have now a similar role at overseeing the f and D work that happens under

78

00:10:09.114 --> 00:10:10.433

the age of seaboard.

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00:10:11.639 --> 00:10:18.538

And so I present her without reservation for approval, as the president, which is our title and of the office of development.

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00:10:19.979 --> 00:10:22.979

What you're saying is, she is going to take on a whole another job.

81

00:10:22.979 --> 00:10:32.849

Without it without a penny more salary, which is fantastic. We love that. Any questions for Ruth voluntarily.

82

00:10:32.849 --> 00:10:37.469

Was interested her arm.

83

00:10:37.469 --> 00:10:40.979

Yeah, let's make it official Linda.

84

00:10:40.979 --> 00:10:52.048

Thank you now before the board for approval, the restless, and that was admitted in connection with this item, assuming the 1st, and 2nd previously entered for the board chairman Adams.

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00:10:52.048 --> 00:10:58.948

Commissioner mismatch. Mr. Curtis.

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00:10:58.948 --> 00:11:08.219

Mr. all MS Miller, I, thank you. The motion is carried and the resolution as adapted.

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00:11:08.219 --> 00:11:15.808

6 is the resolution authorizing the appointment of the president of the office of, of community renewal.

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00:11:15.808 --> 00:11:23.249

Who's presenting? Oh, Dana is Dana is good morning. Good afternoon Dana.

89

00:11:23.964 --> 00:11:35.874

Good afternoon, thank you, Ken. So it is my great pleasure to present to the board of resolution confirming. The appointment of crystal LaFleur as the president of the office of community renewal, by way of background.

90

00:11:36.234 --> 00:11:47.394

Crystal joined the agency and the offices community will back in 2008 in 2018. crystal was promoted to vice president of state programs for the office of community renewal.

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00:11:47.394 --> 00:11:53.183

She did a tremendous job then in May of 2009 after the departure of the past president of the office.

92

00:11:56.303 --> 00:12:10.614

Crystal was appointed interim president then following a public search in between interviewed multiple candidates. Crystal was easily identified as the most qualified candidate, and was formally offered the position. She very thankfully accepted.

93

00:12:11.724 --> 00:12:19.344

So, now we are just seeking board approval to codify crystal's formal appointment as president of office of the office of community renewal.

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00:12:19.948 --> 00:12:23.578

Very good, thank you. Dana.

95

00:12:23.578 --> 00:12:26.604

Well, Lemme do you want to do the owner's be?

96

00:12:26.604 --> 00:12:39.474

My pleasure send me the 1st and 2nd previously enters for the board now, for your consideration is resolution authorizing the appointment of the president and the office of community renewal chairman. Adam.

97

00:12:39.808 --> 00:12:50.999

Question? Mr. Mr. Kurt is MS Miller?

98

00:12:50.999 --> 00:13:00.269

I motion is carried and the resolution is without action. No. You know, really staffing up here.

99

00:13:00.269 --> 00:13:12.778

Someone's gotta do the work. 7 is a resolution authorizing awards for the multi family summer 2020.

100

00:13:13.374 --> 00:13:27.774

Process and it will be presenting so I think it's probably new to the board, but he needs this process as a member of the office, the finance and development.

101

00:13:29.063 --> 00:13:31.583

Welcome, Brett, we look forward to.

102

00:13:32.994 --> 00:13:45.323

Learning more about this. Thank you very much appreciate it. Good afternoon. Everyone pleased to be the 1st of the business in terms of awards under this new structure.

103

00:13:45.323 --> 00:13:57.653

So, I'll try not to embarrass myself too greatly before the board for consideration today is 1 of our summer 2020%, multi family R. F. P round probably said that in the wrong order.

104

00:13:57.653 --> 00:14:00.384

But awards that were made under the 2020 summer in the past.

105

00:14:00.384 --> 00:14:06.474

We had taken the practice of presenting all of these awards simultaneously,

106

00:14:06.474 --> 00:14:16.553



moved to the process of presenting 1 or several in groups to avoid returning to the borj.

107

00:14:16.553 --> 00:14:22.104

They are typically good for a year per year.

108

00:14:22.104 --> 00:14:35.364

So rather than return to the board, in the event that they expire, we thought it would be wise to to approach the board as they approach these awards approach closing. So that's the case here.

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00:14:35.364 --> 00:14:48.683

We only have 1 award to present to the board member, has some details on the process itself, and the summer of 2020 where we didn't make 11 awards in total.

110

00:14:48.683 --> 00:15:01.854

I can certainly go into more detail if anyone has any questions about that. But the award at at hand is management to see a warranty and the project name is Wellington North.

111

00:15:06.354 --> 00:15:07.043

Specifically,

112

00:15:07.043 --> 00:15:10.764

we're asking the board today to approve our,

113

00:15:10.884 --> 00:15:16.943

our portion of the it's under the under the capital stack here,

114

00:15:16.943 --> 00:15:17.543

which is again,

115

00:15:17.543 --> 00:15:18.594

in your briefing memo,

116

00:15:19.374 --> 00:15:33.384

the 919000 dollar tax credit is made along with a 4M dollar home award and a 1.399M dollar federal housing trust fund the award very briefly on this project it's a 50 unit,

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00:15:34.073 --> 00:15:34.913

a senior project,

118

00:15:34.913 --> 00:15:38.394

which new construction in the town of Clarkson,

119

00:15:38.394 --> 00:15:40.974

which is in Monroe County.

120

00:15:45.178 --> 00:15:51.899

There'll be 18 units at 30% a 32 units at 50%. Am I.

121

00:15:51.899 --> 00:16:00.359

Uh, 50 of these units, all of them will be supported by project based vouchers, provided by the housing authority.

122

00:16:00.359 --> 00:16:10.318

There's an additional detail in the memo, or I have any questions I'd be happy to answer, but I think that's a sufficient background.

123

00:16:10.318 --> 00:16:16.109

Okay, thank you very much Brett. Any questions for Brad on this item.

124

00:16:16.109 --> 00:16:19.649

Not lonely let's make it happen.

125

00:16:20.453 --> 00:16:33.354

Be my pleasure now before the board is resolution that was transmitted in connection with this item, assuming the 1st and technical previously entered for the board chairman. Adam mission of.

126

00:16:38.489 --> 00:16:42.629

I saw that Mr. all that.

127

00:16:42.629 --> 00:16:47.969

Mr. Curtis? I. MS. Miller.

128

00:16:47.969 --> 00:16:55.078

I no worries.

129

00:16:55.078 --> 00:17:04.318

The motion is carried and directly, send it back. Thanks item a, is a resolution authorizing entry into a contract with enterprise community partners.

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00:17:04.318 --> 00:17:11.878

Really coban 19 rent relief program and Becky kept going to present that.

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00:17:12.683 --> 00:17:14.124

Thank you Linda. Good afternoon.

132

00:17:14.124 --> 00:17:28.824

Everyone before the board for consideration today is the authorization of an emergency contract with enterprise community partners, the provision of technical assistance services, as a part of our rent relief program.

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00:17:29.249 --> 00:17:36.328

As many of, you know, enterprise is a large national, not profit focused on affordable housing and community development.

134

00:17:36.328 --> 00:17:49.858

Is a part of their work in New York City and upstate they have an existing network of 10 nonprofits have been focused on homelessness prevention and reaching out to small landlords.

135

00:17:49.858 --> 00:18:02.844

When we re, opened the rent really program in December we determined that would make a lot of sense to have a local network of groups to help folks, fill out their applications to answer any questions.

136

00:18:03.173 --> 00:18:13.644

Especially for folks who might have technology challenges. And so we wanted to get a sort of a ground game in place and because enterprise has.

137

00:18:13.979 --> 00:18:18.328

An existing network that has experience in this space.

138

00:18:18.328 --> 00:18:32.638

We thought to enter into a a 12 week contract with them, not just the 350000 dollars to leverage this network to help provide for our program.

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00:18:35.189 --> 00:18:44.669

I'm happy to answer any questions about the network or what they're going to do. Great. Thank you, Becky. Any questions from, from anyone.

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00:18:44.669 --> 00:18:48.058

On this agreement with enterprise.

141

00:18:49.528 --> 00:18:53.159

Great. Thank you. Thanks. Very much. Terrific. Sounds good. Linda. Let's make it happen.

142

00:18:53.159 --> 00:19:04.949

Thank you now before the board for approval of the resolution that was transmitted in connection with this item, assuming the person collecting previously entered for the board. Mr. Adams.

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00:19:04.949 --> 00:19:08.818

Commissioner mascot.

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00:19:08.818 --> 00:19:13.709

Mr. all that by Mr.

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00:19:13.709 --> 00:19:21.148

And MS Miller voice, I.

146

00:19:21.148 --> 00:19:28.919

Thank you thanks, Linda and, you know, no, 1 mentioned it, but I think every now and then it's nice to reflect on the fact that.

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00:19:28.919 --> 00:19:40.288

I think most of us know the CEO of national enterprise, right? And I think she used to sit in the office that.

148

00:19:40.288 --> 00:19:51.659

Darn near though it's in now, Priscilla Dover who took over from I guess it was Terry Ludwig when Terry left.

149

00:19:51.659 --> 00:19:59.219

Last year our friend Priscilla got this really incredible job running this national organization, which is.

150

00:19:59.219 --> 00:20:02.999

Just fantastic and I haven't seen her in a while probably because of it, but.

151

00:20:02.999 --> 00:20:06.058

It's nice that the agency is partnering with that price.

152

00:20:06.058 --> 00:20:10.739

And, you know, we can hold who could hold the former commissioner.

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00:20:10.739 --> 00:20:19.048

Accountable for the results now. It's true. They're they're a great organization. They've really been great partners with us on many things, including this.

154

00:20:19.048 --> 00:20:26.098

Yeah, I imagine we work a lot with the New York office down from Wall Street or whatever, but yeah, Priscilla probably, I think she.

155

00:20:26.098 --> 00:20:30.028

As to run off from Delaware basis, Wilmington, Delaware.

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00:20:30.028 --> 00:20:33.328

Uh, Maryland. Maryland I'm sorry. Yeah.

157

00:20:33.328 --> 00:20:40.409

Great. So, 9, something different a resolution improving legal service contracts with a law firm panels.

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00:20:40.409 --> 00:20:52.828

Just being a legal thing, just going to explain it and and if it sounds familiar, it's because you approved this similar resolution last week for a Sunday May.

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00:20:52.828 --> 00:21:07.644

This is similar, and it allows to use a legal panel. There's also express authorization with that within that resolution for, to contact with his patch it, which is a law firm.



160

00:21:09.144 --> 00:21:21.503

Where 1 of the attorneys, we've used extensively had moved from Holland, and I to a new firm. We'd like to continue to work with him on a specific technology contact.

161

00:21:22.163 --> 00:21:27.983

So that's the motion currently before the board for approval. I'm happy to answer any questions. If you have them.

162

00:21:28.499 --> 00:21:31.499

Hello.

163

00:21:32.788 --> 00:21:44.638

Joyce, yeah, I have a question just about the allocation of work among the law firms and securely to the W. B, the law firms.

164

00:21:44.638 --> 00:21:51.808

How is decided which work to assign to them and are they given.

165

00:21:52.979 --> 00:21:59.699

I don't know equality is difficult word. In this case, they given substantive or substantial work.

166

00:21:59.699 --> 00:22:10.499

So, since I've been in the role as general counsel, we've actually probably inverted things a little bit in that.

167

00:22:10.499 --> 00:22:13.679

My preference has been 2 higher.

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00:22:13.679 --> 00:22:21.479

1 of our and Debbie B. E. from right now. So I just want to also remind we're talking that.

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00:22:21.479 --> 00:22:24.778

Non bond counsel for right so this is.

170

00:22:24.778 --> 00:22:37.648

A relatively small piece of the business for the agency, but so, for example, employment law matters lease negotiations litigation.

171

00:22:37.648 --> 00:22:48.449

Uh, representation, we've, we've actually made our 1st call to the from, rather than the majority firms.

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00:22:48.449 --> 00:22:52.169

We are using majority counsel on.

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00:22:52.169 --> 00:23:05.969

Um, some very specific matters where it's difficult to get the expertise we need at some of the smaller firms and the firms tend to be smaller.

174

00:23:05.969 --> 00:23:11.009

But we've had only representation.

175

00:23:11.009 --> 00:23:17.848

Unemployment law, and kind of our, our garden variety employment law matters on.

176

00:23:17.848 --> 00:23:31.469

Were subpoena responses that we're doing right now so we really make a conscious effort to, to use the minority and women owned firms. Thank you.

177

00:23:31.469 --> 00:23:35.219

Bye.

178

00:23:35.219 --> 00:23:39.058

Good explanation and good story and I.

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00:23:39.058 --> 00:23:48.088

Think of our on landers is in, I was saying this is a Webex and I would hope Veronica would.

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00:23:48.088 --> 00:24:00.263

Agree with the progress made in Veronica. What do you say? We've seen some great progress in the area of legal in terms of partnerships.

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00:24:00.294 --> 00:24:14.364

We'd like to see it increase obviously going forward. But things have been really good with legal. So, we do greatly appreciate the coordination and effort to me by our colleagues in the legal department. So thank you so much.

182

00:24:14.638 --> 00:24:21.088

Great Thank you. Thanks Veronica for helping to confirm that.

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00:24:21.088 --> 00:24:29.459

Great so, the, that we had a question there, Linda, I think if there are no further on this is item 9.

184

00:24:29.459 --> 00:24:35.128

Which expands the law firm panel as requested why don't you put it to a vote?

185

00:24:35.128 --> 00:24:49.618

Thank you now for the board for approval, as the item that was transmitted the resolution that was transmitted in connection with this item, assuming the 1st inspector previously entered for the board chairman. Adam.

186

00:24:49.618 --> 00:24:53.608

Commission of is now, I guess I.

187

00:24:53.608 --> 00:24:57.298

That's all that. Mr Kurt.

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00:24:57.298 --> 00:25:02.459

Hi, Liz Miller. Bye bye. Thank.

189

00:25:02.459 --> 00:25:12.388

Thank you the motion is carried and the resolution adapted. Thanks. 10 is resolution approving certain documentation and classification.

190

00:25:12.388 --> 00:25:16.888

For a project called true Bethel comments, which is well, North.

191

00:25:16.888 --> 00:25:22.798

And 45, 1, 9, I don't know what means, but.

192

00:25:22.798 --> 00:25:30.088

And Heather, Pittsburgh will present, there's going to explain what that is. It sounds like an address.

193

00:25:30.088 --> 00:25:43.169

It is it's a White Plains road. You're welcome. Hi. I'm Heather. Pittsburgh. I'm the director of the environmental unit. We review.

194

00:25:43.169 --> 00:25:46.288

But all of the agency.

195

00:25:46.288 --> 00:25:52.318

Programs for environmental review matters. So substantivity the environmental review.

196

00:25:52.318 --> 00:25:56.429

For the 9% projects is identical to the 4% projects.

197

00:25:56.429 --> 00:26:05.189

And the reason that you're seeing separate, a separate seeker.

198

00:26:05.189 --> 00:26:09.419

Which is the state environmental quality review act determination.

199

00:26:09.419 --> 00:26:14.909

On this board is due to a process reason.

200

00:26:14.909 --> 00:26:21.509

See, you also see seeker determinations on the 4% board, but they are wrapped into.

201

00:26:21.509 --> 00:26:35.574

The award memo and staff is working to determine if, and how we can align the 4% awards and the 9% awards on the environmental.

202

00:26:36.989 --> 00:26:51.209

Procedures moving forward so if anyone has questions about that, I can answer those. Um, but at this time, I'm going to present 3 projects.

203

00:26:51.209 --> 00:27:03.834

Um, for a seeker classification as unlisted actions, and recommend that negative declarations be made a native declaration is a seeker term art.

204

00:27:04.824 --> 00:27:07.553

And even though it has the word negative in it.

205

00:27:07.979 --> 00:27:19.374

It is not a negative thing. Negative declaration means that there are no adverse environmental impacts that are have been unmitigated associated with the project.

206

00:27:20.094 --> 00:27:27.743

And for every state funded project to move forward, there needs to be compliance with seeker. And that's why we are doing this.

207

00:27:28.199 --> 00:27:38.429

So, today we have 3 projects that came in under the summer. 9%. R. F. P.

208

00:27:38.429 --> 00:27:44.453

Um, the 1st, 1 is true. Bethel Commons that is put forth by Belmont housing resources.

209

00:27:45.773 --> 00:27:54.682

It is rehabilitation and adaptive reuse of a former convent rectory and school to create 39 units for families on a 1.6 acre site.

210

00:27:56.398 --> 00:28:02.338

At 1, 1, 1, 7, Cleveland Avenue in the city of Niagara Falls Niagara county.

211

00:28:02.338 --> 00:28:12.298

Limited site work will be conducted. The project is utilize and historic tax credits and less comply with conditions imposed by the national park service.

212

00:28:12.953 --> 00:28:24.203

And there are no unmitigated adverse environmental impacts associated with this project. Typically, I go through all of the projects at once and then take questions after. So, that is what I'm going to do.



213

00:28:24.864 --> 00:28:25.134

Um,

214

00:28:25.134 --> 00:28:26.753

so the next project is Wellington,

215

00:28:26.753 --> 00:28:27.144

North,

216

00:28:27.144 --> 00:28:32.183

which is the project that Brett had discussed earlier,

217

00:28:32.483 --> 00:28:45.683

it is new construction of a 2 story building for individuals over 62 years of age with 50 units on a 5 week or site at 1100 Wellington would drive in the town of Clark's in Monroe County.

218

00:28:46.648 --> 00:29:00.298

Potential moderate packs were identified due to the conversion of bland use undeveloped to developed, which is mitigated by site plan, orientations and preservation of wetlands and wildlife habitat.

219

00:29:00.298 --> 00:29:05.489

There are no other mitigated adverse environmental impacts.

220

00:29:05.814 --> 00:29:08.753

And the last project is 4. 5, 1, 9. W. P.

221

00:29:08.784 --> 00:29:22.913

R White Plains road by the DOE fund incorporated this project involves demolition of an existing structure and new construction of a 9 story building for families with 98 units at 4,

222

00:29:22.913 --> 00:29:23.183

5,

223

00:29:23.183 --> 00:29:23.483

1,

224

00:29:23.483 --> 00:29:23.663

9,

225

00:29:23.663 --> 00:29:25.134

White Plains road.

226

00:29:25.134 --> 00:29:31.013

In the city of New York, Bronx County, the New York City office of environmental.

227

00:29:31.919 --> 00:29:39.959

Remediation is overseeing site remediation, um, which will be completed prior to permanent loan closing.

228

00:29:39.959 --> 00:29:51.898

And there are no other mitigated adverse environmental impacts. So, at this time, unless there are questions, I recommend that the board.

229

00:29:51.898 --> 00:30:00.628

Classify these projects as unlisted Matt are listed projects under seeker and issue negative declarations.

230

00:30:00.628 --> 00:30:04.828

Okay, thank you very much. Any questions.

231

00:30:05.334 --> 00:30:19.673

From board members on item 10 if not Linda, let's do exactly that. Make it happen. Thank you. Now before the board is a resolution that was transmitted in connection with this item, assuming the 1st, and 2nd previously entered chairman Adam.

232

00:30:21.868 --> 00:30:26.608

Mr. and Mr. all of that.

233

00:30:26.608 --> 00:30:33.808

Hi. Mr. MS. Miller I.

234

00:30:33.808 --> 00:30:40.798

Motion is carried and the resolution adapted. Thanks. Thanks. Everyone 11 is a resolution authorizing an award of.

235

00:30:40.798 --> 00:30:46.648

Home home funds for the greater Rochester partnership.

236

00:30:46.648 --> 00:30:56.398

And I think this is Madeline fletchers to present Madeline. Hey, everybody. So.

237

00:30:57.263 --> 00:31:05.003

I'll just go over quickly, sort of the home program for anyone. Who's not not familiar every year.

238

00:31:05.064 --> 00:31:10.554

I'd allocate home funds and local jurisdictions to implement housing strategies,

239

00:31:11.723 --> 00:31:24.023

designed to increase homeownership as well as other affordable housing opportunities for low and very low income Americans and funds can be used for a variety of things kind of base rental assistants,

240

00:31:24.023 --> 00:31:25.193

rehabilitation,

241

00:31:25.584 --> 00:31:26.153

homebuyer,

242

00:31:27.054 --> 00:31:33.864

new construction and typically uses the funds for homeownership activities.

243

00:31:34.703 --> 00:31:35.153

They have,

244

00:31:35.153 --> 00:31:37.943

there's been a smaller scale rental rehab program,

245

00:31:38.213 --> 00:31:39.023

but typically,

246

00:31:39.023 --> 00:31:42.834

when home is used for larger scale,

247

00:31:42.864 --> 00:31:45.054

rental rehab projects,

248

00:31:45.713 --> 00:31:48.384

it's paired with low income housing tax credits,

249

00:31:49.493 --> 00:31:49.943

though.

250

00:31:49.943 --> 00:31:50.844

The plan.

251

00:31:51.179 --> 00:31:55.048

Does a lot the agencies homeland does allow for.

252

00:31:55.048 --> 00:32:05.814

Um, standalone projects, so here we're trying out doing 1 of those standalone projects since it wasn't part of a request for proposals or anything like that.

253

00:32:06.324 --> 00:32:11.453

We did create a credit committee to do a review of this project.

254

00:32:11.453 --> 00:32:13.463

And the concept that we're working on,

255

00:32:13.463 --> 00:32:22.284

just to ensure that everything was properly vetted before we brought it to you guys in this case,

256

00:32:22.284 --> 00:32:35.604

the greater Rochester housing partnership will use home funds in an amount not to exceed 15462700 dollars as a sub recipients to fund the development of 149 units of affordable rental housing,

257

00:32:35.663 --> 00:32:38.094

afford building rehab project known as flowers city apartments.

258

00:32:38.094 --> 00:32:44.153

The owner developer of the project will be home leasing.

259

00:32:52.013 --> 00:32:59.544

Many of you are probably familiar with a very reputable developer, affordable housing based in Rochester in June of 2020.

260

00:32:59.544 --> 00:33:11.064

the only thing using a single purpose entity, acquired these distressed buildings and which are all in the city of Rochester in Monroe County.

261

00:33:12.419 --> 00:33:20.459

They utilized financing from our participation loan program at under.

262

00:33:20.459 --> 00:33:21.088

Um,

263

00:33:22.013 --> 00:33:26.273

the idea here is that the greater Rochester housing partnership will administer the funds,

264

00:33:26.844 --> 00:33:32.933

and they would assume responsibilities for the compliance obligations would normally oversee,

265

00:33:33.624 --> 00:33:37.223

including the uniform relocation at section.

266

00:33:37.223 --> 00:33:38.663

3, Davis, bacon.

267

00:33:39.028 --> 00:33:50.638

Uh, the design requirements that are step forward in our design standards often, those kinds of things are overseen by.



268

00:33:50.638 --> 00:34:03.929

Staff in architecture and engineering, but because it's not part of a texture to projects, or the sort of pipeline isn't really there. So we were looking for another way to achieve those goals.

269

00:34:03.929 --> 00:34:12.418

To a greater register, housing partnership will serve the role of overseeing compliance through construction and initial rent up once the projects.

270

00:34:12.418 --> 00:34:16.284

It's finished with its initial rent up asset management here at,

271

00:34:16.884 --> 00:34:23.753

will assume oversight of compliance doing both the home period of affordability as well as the agency affordability,

272

00:34:23.753 --> 00:34:38.063

period our in House counsel mccloon who's working on the framework that we'll use to sort of delineate everybody's obligations in this sort of 3

273

00:34:38.063 --> 00:34:39.833

party scenario.

274

00:34:41.309 --> 00:34:56.278

The proposed budget is just over 20M dollars and in addition to the 15 plus 1M dollars that we're going to be contributing there will also be construction and permanent financing.

275

00:34:56.278 --> 00:35:03.539

From sell bank, which is a, a local regional bank in in the area, they will provide a low interest.

276

00:35:03.539 --> 00:35:14.728

A below market interest loan that will be subsidized by their foundation as well as a 250000 dollar grant from their foundation. The foundation, the city of Rochester will also contribute.

277

00:35:14.728 --> 00:35:20.278

300000 dollars in home funds in the construction phase.

278

00:35:20.278 --> 00:35:28.559

The developer homely, he will provide equity in deferred reserves to make up any gaps.

279

00:35:28.733 --> 00:35:43.134

As I mentioned, we did finance the acquisition of the property in in 2020. the project is partially occupied and it was identified as a sort of rapidly, deteriorating and endangered property.

280

00:35:43.134 --> 00:35:53.634

So we facilitated acquisition. So that when leasing was able to sort of stem the continued decline for the residents, there.

281

00:35:55.349 --> 00:35:59.429

Um, in addition to the construction permanent financing.

282

00:35:59.429 --> 00:36:10.739

The project will have rental support 56 units from each. I apologize or the typo in my memo for supportive housing and services.

283

00:36:10.739 --> 00:36:16.949

There will also be 30 project based vouchers from the housing, the local housing authority.

284

00:36:17.903 --> 00:36:22.134

The cash flow analysis for the project users,

285

00:36:22.134 --> 00:36:24.563

our typical standards for underwriting,

286

00:36:25.134 --> 00:36:27.414

but based upon input from the home staff,

287

00:36:27.414 --> 00:36:30.083

and just good discussions with the developer,

288

00:36:30.594 --> 00:36:34.523

the cash flow does allow for the development of some healthy reserves.

289

00:37:03.809 --> 00:37:07.679

We want to make sure that reserves can be used to both maintain.

290

00:37:07.679 --> 00:37:15.088

Uh, cash flow, minimum debt, service coverage ratio as well as able to make repairs and improvements as needed.

291

00:37:15.088 --> 00:37:20.099

Um, the greater Rochester housing partnership has a lot of experience.

292

00:37:20.099 --> 00:37:28.228

With state and federal funding they do partner frequently with the city of Rochester on implementing some home fund programs often.

293

00:37:28.228 --> 00:37:32.219

Homeownership, but but they have a lot of experience and the last they've also.

294

00:37:32.219 --> 00:37:44.483

Built a lot of capacity for this project by enlisting appropriate consultants around the design and architecture and construction making sure that the uniform relocation act is followed.

295

00:37:44.994 --> 00:37:49.943

They're going to have consultants, you know, monitoring Dave is taking compliance just to make sure everything is.

296

00:37:50.188 --> 00:37:53.639

Is completely compliant from a federal standpoint.

297

00:37:53.639 --> 00:37:57.329

Home leasing again is a Super experienced.

298

00:37:57.329 --> 00:38:07.498

Affordable housing developer, they've done tons of work with the agency. They're known to asset management who's comfortable taking on the compliance over time.

299

00:38:07.498 --> 00:38:15.780

Um, they also have their own construction and property management company so they'll both implement construction and they'll also be the manager and owner in the long term.

300

00:38:15.780 --> 00:38:22.079

Uh, the engineering firm is hunt, which is all involved with lots of affordable housing development.

301

00:38:22.079 --> 00:38:26.219

Um, we've undertaken all the background checks and that kind of due diligence.

302

00:38:26.219 --> 00:38:30.690

And, um, the nipper review the environmental review for this.

303

00:38:30.690 --> 00:38:37.349

Project is underway it is expected to be completed by mid March in the city of Rochester.

304

00:38:37.349 --> 00:38:42.210

Uh, is acting as lead agency? It's a type 2.

305

00:38:42.210 --> 00:38:46.079

Project under the environmental quality review act so there's.

306

00:38:46.079 --> 00:38:56.130

New additional stain environmental review, but the federal review of nipo will will take a bit of time. There's an open public comment, period.

307

00:38:56.130 --> 00:38:59.400

Uh, that's open for for a while longer.

308

00:38:59.400 --> 00:39:02.400

That's great. Great. Thank you.

309

00:39:02.400 --> 00:39:05.969

Any questions for Madeleine item 11.

310

00:39:05.969 --> 00:39:10.920

Homes in the greater Rochester housing partnership if not Linda, let's make it official.

311

00:39:10.920 --> 00:39:19.559

Site it'd be my pleasure now before the board of the resolutions that were transmitted.

312

00:39:19.559 --> 00:39:25.320

And connect to and decide, I'm assuming the 1st and 2nd previously entered chairman. Adam.

313

00:39:25.320 --> 00:39:32.309

Questionnaire mismatch. I meant Charles asked.

314

00:39:35.400 --> 00:39:41.400

Ms. Miller, the motion is carried and the resolution is adopted.

315

00:39:41.400 --> 00:39:46.949

Thank you thank you. Thanks, Michael and thanks to everybody and.

316

00:39:46.949 --> 00:39:52.800

Let's move to 12, which is a resolution to authorizing community development block, grant, economic development awards.

317

00:39:52.800 --> 00:39:58.679

Crystal will present this good afternoon. Thank you.

318

00:39:58.679 --> 00:40:10.019

The office of community renewal is responsible for a portfolio of grant programs and 1 of the largest is the federally funded community development block grant or program.

319

00:40:10.019 --> 00:40:17.280

Awards New York state, New York state cbg funds to begin at the local government known as non entitlement jurisdiction.

320

00:40:17.280 --> 00:40:22.860

These are communities throughout the state that do not receive allocations directly from a head.

321

00:40:22.860 --> 00:40:28.679

Funds available to assist these communities with a variety of activities.

322

00:40:28.679 --> 00:40:37.469



And funds are made available, annually and competitive rounds for housing activities, like single family, rehab and down payment assistance.

323

00:40:37.469 --> 00:40:46.949

And public infrastructure and public facility improvements, cbg funds are also made available throughout the year in an open round format for economic development activities.

324

00:40:46.949 --> 00:40:52.230

A community can request cbg, economic development funds to assist growing businesses.

325

00:40:52.230 --> 00:41:05.909

These businesses commit to creating jobs for low and moderate income individuals as a result. Excuse me as a condition for receiving the grant funds today we have 2 projects that we are recommending award of funds.

326

00:41:05.909 --> 00:41:13.500

The 1st is a 32000 dollar award to a small business in the village of Delphi in Delaware county.

327

00:41:13.500 --> 00:41:24.510

The 32000 dollars will assist Verdugo hospitality, doing business as the hollow with furniture fixtures and equipment required to expand its operations.

328

00:41:24.510 --> 00:41:27.599

Of a cocktail lounge and B.

329

00:41:30.059 --> 00:41:37.380

All right, see, I don't know if we do these together or separately. I'm going to the 2nd.

330

00:41:37.380 --> 00:41:41.460

Just 2. okay. Yeah, let's do this together.

331

00:41:41.460 --> 00:41:45.360

And then the 2nd project is.

332

00:41:45.360 --> 00:41:54.719

And 95558 dollar cbj, economic development awards to assist 30 systems in Ulster county.

333

00:41:54.719 --> 00:42:04.139

This assistance is required to expand production capacity to meet increased sales activity. This is a business that is designed.

334

00:42:04.139 --> 00:42:12.960

Engineered aluminum wall systems that provide a cost effective way to divide interior spaces that you can imagine is a popular item right now.

335

00:42:13.614 --> 00:42:26.784

So the job, excuse me, these grant funds will create low and moderate income jobs in the community is where the businesses are expanding. So we're asking for approval to award 95558 to Ulster county.

336

00:42:28.920 --> 00:42:34.440

And 32000 to the village of data to support these growing businesses.

337

00:42:34.440 --> 00:42:41.400

I'll take any questions if you have. All right Thank you.

338

00:42:41.400 --> 00:42:44.730

If there are any questions, maybe let's make it a reality.

339

00:42:44.730 --> 00:42:55.590

Of course, now before the board for approval are the resolutions that were transmitted in connection with this item, assuming the 1st and tech from previous against it for the board chairman. Adam.

340

00:42:55.590 --> 00:42:59.730

A mission of is, I.

341

00:42:59.730 --> 00:43:03.510

Bye.

342

00:43:03.510 --> 00:43:08.730

Mr. Curtis MS. Miller I.

343

00:43:08.730 --> 00:43:12.059

The motion is tagged on the resolution adopted.

344

00:43:12.059 --> 00:43:15.480

Great Thank you very much.

345

00:43:15.480 --> 00:43:23.309

13 is, this is an information item. It's a review of authorized contracts under the governor's office.

346

00:43:23.309 --> 00:43:29.940

Storm recovery and if everyone's good with that again, purely informational.

347

00:43:29.940 --> 00:43:34.320

Then I get to tell you that there's no further item. There are no there items on.

348

00:43:34.320 --> 00:43:41.940

Our agenda for this afternoon so Linda can therefore ask for motions and seconds to join the meeting as an objection to that.

349

00:43:41.940 --> 00:43:47.369

I will assume the 1st, and 2nd, instead of already been previously entered.

350

00:43:47.369 --> 00:43:50.639

And say all in favor of returning, please say, aye, aye.

351

00:43:50.639 --> 00:43:56.130

All right, the motion is carried the resolution is adopted.

352

00:43:56.130 --> 00:44:00.324

Our next meeting is scheduled for Thursday, March, 9, 2021 at 9. 0T am.

353

00:44:00.385 --> 00:44:13.074

So, that will be the 1st meeting where the issues are presented along with the, and sending me board meetings and I greatly appreciate and thank you all for your indulgence.

354

00:44:14.670 --> 00:44:20.909

To join us. All right. I have 1 problem with this meeting.

355

00:44:21.534 --> 00:44:28.824

Yeah, it's lasted 5 minutes short of an hour, given time Joyce.

356

00:44:28.855 --> 00:44:42.175

Well, my choice of all people, I don't have to remind you that the filibuster is still alive and well, I have a good afternoon.

357

00:44:42.175 --> 00:44:46.824

Everybody Thank you. Everyone.