

**MINUTES OF THE MEMBERS MEETING OF THE  
HOUSING TRUST FUND CORPORATION**

**HELD ON THURSDAY, JULY 15, 2021 AT 9:00 A.M.  
641 LEXINGTON AVENUE  
NEW YORK, NEW YORK 10022**

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**MEMBERS AND DESIGNEES**

**PRESENT:**

Kenneth G. Adams	Chairman
RuthAnne Visnauskas	Member
Christopher Curtis	New York State Department of Taxation and Finance, representing the Commissioner of Taxation & Finance Member
Jesse Olczak	New York State Division of the Budget, representing Robert Mujica, Budget Director, Member (via video conference)
Joyce Miller	Member
Bea Gonzalez	Member (Syracuse)
Sadie McKeown	Member (Syracuse)

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

Ms. Manley noted that Ms. Manley noted that Mr. Jesse Olczak, representing Mr. Robert F. Mujica, the Director of the New York State Division of the Budget, Christopher Curtis, representing Michael Schmidt, the Commissioner of Taxation and Finance, participated via video conference from the New York State Division of Budget conference center at the Capitol Building, Room 131, in Albany, David Kapell, representing the State Comptroller is participating from the Governor's Office of Storm Recovery, 500 Bi-County Blvd., Suite #300, and Bethaida Gonzalez and Sadie McKeown are participating from the Syracuse Regional Office, 620 Erie Boulevard, Suite 312.

Ms. Manley asked for motions and seconds to call to order the July 15, 2021 meetings of the New York State Housing Finance Agency (HFA), the Housing Trust Found Corporation (HTFC), the New York State Affordable Housing Corporation (AHC), the State of New York

Mortgage Agency (SONYMA), the State of New York Mortgage Insurance Committee (MIC), the New York State Housing Finance Agency Finance and Program Committee.

Ms. Manley asked for a motion to call the meeting of the HTFC Board to order, Chairman Adams motioned to call the HTFC Board to order and Mr. Curtis seconded the motion.

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

Chairman Adams stated that Ms. Visnauskas would make her President's Report.

Ms. Visnauskas reported that this morning's meeting is packed full of administrative items including the HFA financing and/or the Mortgage Insurance for 1,353 units of affordable housing in Erie, Orange, Broome and Schenectady Counties, the AHC consent item for \$2.3 million for 99 units of affordable housing across the State. She also gave an update on HFA and SONYMA & MIF portfolios. Starting with HFA, she stated that as of May 31, 2021, no forbearance requests have been approved; that we've received 18 requests for waivers of various deposit requirements and all of those have been granted; 6 projects are delinquent with remitting their May 2021 debt service. The Agency has been in contact with the six projects and the situation should resolve in the near future. The total amount delinquent is \$250,871.29. All six projects are SONYMA insured. Moving into SONYMA and MIF, Ms. Visnauskas noted that in March 2020 SONYMA offered 6 months forbearance to borrowers impacted by COVID. Forbearance was extended in June 2020 & January 2021, for up an additional 12 months; 1,589 borrower were in forbearance and that approximately 32% has decreased; MIF has paid about \$6.5 million in Advance Claim payment to SONYMA. Over the last several months there have been several housing policy proposals coming in from the legislation and administrative changes. Additionally, several important standalone pieces of legislation, such as the Affordable Housing Credit Improvement Act of 2021 were re-introduced this Spring such as H.R. 3316, The Bowman Bill, H.R. 3479.

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**The first item on the Agenda was the approval of the HTFC Transcript of the meeting held on June 24, 2021.** There being no objections or corrections from the Directors, the transcript were deemed approved.

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**The next item on the Agenda was a resolution Authorizing Entry into Contracts, Hiring of Staff, and the Allocation of American Rescue Plan Act Funds for the Weatherization Stimulus Program.** Ms. Pearce presented the item.

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

**RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
AUTHORIZING ENTRY INTO CONTRACTS, THE HIRING OF STAFF, THE  
TRANSFER AND ALLOCATION OF AMERICAN RESCUE PLAN ACT FUNDS  
FOR THE ESTABLISHMENT OF THE WEATHERIZATION STIMULUS  
PROGRAM**

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**The next item on the Agenda was a resolution approving SEQRA Classifications of Mackenzie Overlook and Dominic Hollow Apartments.** Ms. Spitzberg presented the item.

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

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

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**The next item on the Agenda was a resolution approving Entry into Memorandums of Understanding with Local Continuums of Care for the Administration of Section 8 Emergency Housing Vouchers.** Mr. Buyer presented the item.

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

**RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
AUTHORIZING ENTRY INTO MEMORANDUMS OF UNDERSTANDING  
WITH CONTINUUMS OF CARE FOR IMPLEMENTING THE SECTION 8  
EMERGENCY HOUSING VOUCHER PROGRAM**

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**The next item on the Agenda was a resolution approving Entry into a Contract for the Administration of Section 8 Emergency Housing Vouchers.** Mr. Buyer presented the item.

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

**RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
AUTHORIZING ENTRY INTO MEMORANDUMS OF UNDERSTANDING  
WITH CONTINUUMS OF CARE FOR IMPLEMENTING THE SECTION 8  
EMERGENCY HOUSING VOUCHER PROGRAM**

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**The next item on the Agenda was a resolution approving the Fall 2020 Multifamily Finance 9% RFP Awards.** Mr. Hebner presented the item.

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

**A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION AUTHORIZING AWARDS UNDER THE LOW-INCOME HOUSING TRUST FUND PROGRAM, MIDDLE-INCOME HOUSING PROGRAM, THE COMMUNITY INVESTMENT FUND PROGRAM, FEDERAL HOUSING TRUST FUND PROGRAM, SENIOR HOUSING PROGRAM, ALL AFFORDABLE NYC, THE SUPPORTIVE HOUSING OPPORTUNITY PROGRAM, AND NEW YORK STATE HOME PROGRAM**

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**The next item on the Agenda was a resolution reauthorizing an Expiring Multifamily Finance Award for Ellicott Station.** Mr. Hebner presented the item.

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

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

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**The next item on the Agenda was a resolution approving Community Development Block Grant CV CARES Awards.** Ms. Loffler presented the item.

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

**A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION AUTHORIZING AWARDS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT CARES PROGRAM**

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**The next item on the Agenda was a resolution approving Community Development Block Grant Economic Development Awards.** Ms. Loffler presented the item.

Considering the first and second motions previously entered, the motions were carried,

and the following resolution was adopted unanimously:

**A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
AUTHORIZING AWARDS UNDER THE COMMUNITY DEVELOPMENT  
BLOCK GRANT ECONOMIC DEVELOPMENT PROGRAM**

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**The next item on the Agenda was a resolution correcting a prior Community Development Block Grant Economic Development Award.** Ms. Loffler presented the item.

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

**A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
CORRECTING A PRIOR COMMUNITY DEVELOPMENT BLOCK GRANT  
ECONOMIC DEVELOPMENT PROGRAM AWARD**

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**The next item on the Agenda was resolution authorizing Downtown Revitalization Initiative Round Four Project Awards.** Ms. Loffler presented the item.

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

**A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
AUTHORIZING ENTRY INTO GRANT AGREEMENTS UNDER THE  
DOWNTOWN REVITALIZATION INITIATIVE**

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**The next item on the Agenda was resolution authorizing an Amendment to the Downtown Revitalization Initiative Award for Tioga County Industrial Development Agency.** Ms. Loffler presented the item.

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

**A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION  
AUTHORIZING THE AMENDMENT OF AN AWARD UNDER THE  
DOWNTOWN REVITALIZATION INITIATIVE**

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Chairman Adams noted that the next items on the Agenda are informational items, and

that there would be no discussion on these items unless the Committee Directors/Members so requested.

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

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**The next item was a review of SEQRA Type II Actions.**

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**The next item was a review of Authorized Contracts under the Governor's Office of Storm Recovery.**

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**The next item was a review of Lobbying Restricted Period Memo.**

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

Ms. Manley informed the Members that the next HTFC Board meeting is scheduled for Thursday, September 9, 2021 at 9:00 a.m.

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Linda S. Manley, Secretary