

**Eliot Spitzer  
Governor**



**Deborah VanAmerongen  
Chairperson**

**New York State Housing Trust Fund Corporation  
Hampton Plaza  
38-40 State Street  
Albany, NY 12207**

**MINUTES OF THE  
TWO HUNDRED THIRTY FOURTH MEETING  
OF THE MEMBERS OF THE  
HOUSING TRUST FUND CORPORATION**

**Time and Date: 4:00 p.m., May 8, 2007**

**Location: 38-40 State St., Albany, New York 12207;**

**Member Present: Deborah VanAmerongen, Jennifer McCormick and Joseph R.  
Palozzola**

**Others in attendance:**

<b>Brian E. Lawlor</b>	<b>Chief Executive Officer</b>
<b>David Cabrera</b>	<b>President – OHM</b>
<b>Alan Smith</b>	<b>Vice President – OHM</b>
<b>Joseph J. Rabito</b>	<b>President OFSC</b>
<b>Gail Hammond</b>	<b>Vice President – OFSC</b>
<b>Chris Hunsinger</b>	<b>Vice President - OFSC</b>
<b>Gary Hallock</b>	<b>President – OCD</b>
<b>Sean Fitzgerald</b>	<b>Vice President - OCD</b>
<b>Ellen M. Coyle</b>	<b>Vice President - OCD</b>
<b>Robert Shields</b>	<b>Vice President – OCD</b>
<b>Gary Connor</b>	<b>Counsel</b>
<b>Catherine Johnson</b>	<b>Treasurer</b>
<b>Frank Markowski</b>	<b>Assistant Treasurer</b>

<b>Sean P. Shea</b>	<b>Secretary</b>
<b>Lorrie Pizzola</b>	<b>DHCR</b>
<b>Thomas Carey</b>	<b>DHCR</b>
<b>Leslie Adler</b>	<b>DHCR</b>
<b>Debra Devine</b>	<b>DHCR</b>
<b>Lorraine Collins</b>	<b>Division of the Budget</b>
<b>Michael Pollock</b>	<b>M P International, Incorporated</b>

**Minutes of the March 27, 2007 meeting of the Members**

After full discussion, upon motion made by Mr. Palozzola and second made by Ms. VanAmerongen, the minutes of the March 27, 2007 meeting were unanimously adopted.

**Appointment of Officers**

Mr. Shea presented the resolution to the Members for their consideration.

**Highlights:**

- The by-laws permit the appointment of three vice presidents for each office.

After full discussion and upon motion duly made by Mr. Palozzola and second made by Ms. VanAmerongen and unanimously approved, the following motion was adopted:

**RESOLVED** that the persons listed below are hereby appointed to hold the offices listed after their names for a term consistent with Article V of the By-Laws of the Corporation:

**Gary Hallock      President, Office of Community Development**

**Sean Fitzgerald      Vice President, Office of Community Development**

**Treasurer's Report**

Mr. Markowski presented the report to the Members for their consideration.

**Highlights:**

- As of March 31, 2007, the Corporation had \$ 1,040,141 in its bank accounts and \$ 114,771,315 in investments.
- There were no vouchers or budget certificates pending on March 31, 2007.

- The chart showing funds remaining to be committed in the executive summary does not reflect the recently adopted state budget.
- The entrance conference for the state single audit was conducted on May 7, 2007 and the field portion of the Corporation's audit will begin shortly

#### **President's Report for the Office of Community Development**

Mr. Hallock presented the report to the Members for their consideration.

#### **Highlights:**

- Mr. Hallock presented a summary of the response to the recent funding round. Mr. Hallock noted that demand far exceeded the amount of funding available, but that demand was down from past years.
- Ms. VanAmerongen requested that future reports include a section for Homes for Working Families.

#### **SEQRA**

Ms. Adler presented the resolution to the Members for their consideration.

#### **Highlights:**

- Mr. Shea asked that the resolution be corrected to cite the correct SHARS numbers by inserting the missing "2" in each number.
- Ms. Adler provided a summary of the proposed determinations and actions.
- Ms. Adler noted that because the two projects were adjacent the findings were based on the same information.

After full discussion and upon motion duly made by Ms. VanAmerongen, seconded by Mr. Palozzola and unanimously approved, the following motion, as amended, was adopted:

**RESOLVED** that the Corporation accepts the report of the SEQRA Committee attached hereto conditional upon the satisfactory resolution of any adverse condition identified therein; and be it further

**RESOLVED** that the Corporation classified the following projects in accordance with the right column:

**Ridgewood Bushwick Senior Citizens**

Council, Inc. 20050235 Unlisted  
Ridgewood Bushwick Senior Citizens

Council, Inc. 20060087 Unlisted  
and be it further

**RESOLVED** that for the following projects, the determinations as listed in the right hand column be made and that no further action is required:

Ridgewood Bushwick Senior Citizens

Council, Inc. 20050235 Neg. Declaration  
Ridgewood Bushwick Senior Citizens

Council, Inc. 20060087 Neg. Declaration  
and be it further

**RESOLVED** that the SEQRA Officer for the Office of Community Development, or the President for the Office of Community Development in the SEQRA Officer's absence, is authorized and directed to implement the determinations of the Corporation as made above.

**President's Report for the Office for Small Cities**

Mr. Rabito presented the report to the Members for their consideration.

**Highlights:**

- The Corporation received 175 applications for \$ 73,722,124 in funding in the 2007 Annual Competitive Round. The Office for Small Cities expects to make recommendations for awards in mid-August.

**Community Development Block Grant Small Cities Awards to Eligible Applicants**

Mr. Hunsinger presented the resolution to the Members for their consideration.

**Highlights:**

- Mr. Hunsinger presented a summary of each of the proposed awards.

After full discussion and upon motion duly made by Mr. Palozzola, seconded by Ms. VanAmerongen and unanimously approved, the following motion was adopted:

Resolved that the President of the Governor's Office of Small Cities or other authorized officer of the Corporation be, and hereby is, authorized and directed, upon satisfactory compliance with any pre-contract conditions as are required by the statute or regulation, to enter into award and regulatory agreements under the Community Development Block Grant Small Cities Program with the applicant listed below in the amount listed below and upon such terms and conditions as are set forth in the annexed briefing report:

**Economic Development**

City of Hornell (90 new low and moderate income positions – 90 total new positions; 552ED574-07 \$ 746,000

County of Wyoming (18 new low and moderate income positions – 20 total new positions; 31 retained low and moderate income positions – 36 total retained positions)

1279ED591-07 \$ 436,000

**President's Report for the Office of Housing Management:**

Mr. Cabrera presented the report to the Members for their consideration.

**Highlights:**

- Mr. Cabrera distributed a hand-out providing an overview of awards made under the Public Housing Modernization program.
- The exit conference for the Year 6 Annual Compliance Review is slated for the week of May 21.
- The transfer of an additional 127 contracts from traditional contract administrators is slated for July 1, 2007.

**There being no further business, the meeting adjourned upon the motion of Mr. Palozzola which was seconded by Ms. VanAmerongen and unanimously approved.**

**Dated: May 8, 2007**

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**Sean P. Shea, Secretary**