

**David A. Paterson
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 FIFTY EIGHTH MEETING
OF THE MEMBERS OF THE
HOUSING TRUST FUND CORPORATION**

Time and Date: 11:00 a.m., May 12, 2009

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

**Members Present: Deborah VanAmerongen and Karen Hunter (Marisa Lago
joined the meeting in progress as noted below)**

Others in attendance in Albany:

Brian E. Lawlor	Chief Executive Officer
Gary Hallock	President – OCD
Sean Fitzgerald	Vice President - OCD
Joseph Rabito	President – OCR
Gail Hammond	Vice President - OCR
Gary R. Connor	Counsel
Catherine Johnson	Treasurer
Frank Markowski	Assistant Treasurer
Sean P. Shea	Secretary
Lorrie Pizzola	DHCR
Barbara Wigzell	DHCR
Jill DeMarco	Division of Budget

Approval of the Minutes of the March 31, 2009 Meeting

After full discussion, upon motion made by Ms. Hunter and second made by Ms. VanAmerongen, the minutes of the March 31, 2009 meetings were unanimously adopted.

Treasurer's Report:

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

Highlights:

- As of March 31, 2009, the Corporation had \$ 2,944,967 in its bank accounts and \$ 247,372,657 in investments. No budget certificates or vouchers were pending.
- The entrance conference for the Single Audit has been held. The Single Audit will cover the Section 8 and HOME programs
- Field work for the Corporation's independent audit will start right after Memorial Day.

Appointment of Christian Leo as a Vice President of the Office of Community

Renewal

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

Highlights:

- The Office of Community Renewal requested the appointment of Christian Leo to fill a position of Vice President now vacant.
- Mr. Leo has been with the Corporation since mid-2007 and has served with distinction in the administration of the Main Street Program.

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

RESOLVED that Christian Leo is hereby appointed to hold the office of Vice President for the Office of Community Renewal for a term consistent with Article V of the By-Laws of the Corporation:

Renewal of the services agreement with the New York State Division of Housing and Community Renewal with respect to the Nursing Home Transition and Diversion Waiver Housing Subsidy Program

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

Highlights:

- The resolution would authorized a renewal for another year of an agreement with the Division of Housing and Community Renewal facilitating the administration of the Nursing Home Transition and Diversion Waiver Housing Subsidy Program.

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

RESOLVED that the Chief Executive Officer be, and hereby is, authorized and directed to negotiate and execute a services agreement with the New York State Division of Housing and Community Renewal (“DHCR”) for the purpose of assisting DHCR in implementing its Memorandum of Understanding with the New York State Department of Health concerning the administration of the Nursing Home Transition and Diversion Waiver Housing Subsidy Program for the period of April 1, 2009 to March 31, 2010.

Ms. VanAmerongen postponed consideration of the next two items on the agenda until the time of Ms. Lago’s arrival.

Report of the President of the Office of Housing Management

Mr. Shea stated the President’s Report was contained in the board package and the Board Members were invited to call the officers if they had any questions.

Report of the President of the Office of Community Development

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

Highlights:

- **The open window for the Homes for Working Families and Small Projects Program has been closed because the applications already received far exceed the funds available under those programs.**

Small Projects Program Awards to Eligible Applicants

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

Highlights:

- **Mr. Fitzgerald presented a summary of the three projects under consideration.**

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

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into award and regulatory agreements under the Small Projects Program with the applicants listed below in the amounts listed below providing from funding from the Corporation Programs as determined by the President of the Office of Community Development, upon such terms and conditions as are set forth in the annexed briefing reports:

United Jewish Organizations of Williamsburg, Inc.	20086076	\$ 1,000,000
Housing Opportunities Made Equal, Inc.	20086087	\$ 1,482,134
Heart of the City Neighborhoods, Inc.	20086093	\$ 1,522,000

Urban Initiative Award to Eligible Applicants

Mr. Hallock and Mr. Fitzgerald presented the resolution to the Members for their consideration.

Highlights:

➤ Mr. Hallock presented a summary of the Albany County Opportunity, Inc. project because Mr. Fitzgerald recused himself due to possible conflict issues. Mr. Fitzgerald presented a summary of the remaining proposed awards. After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. VanAmerongen and unanimously approved, the following motion was adopted:

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into an award and regulatory agreements under the Urban Initiatives Program with the applicants listed below in the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing reports:

Albany County Opportunity, Inc.	20070446	\$ 100,000
North East Area Development, Inc.	20080055	\$ 102,000
Citizens' Opportunity for Development and Equality, Inc.	20080267	\$ 200,000
Housing Opportunities Made Equal, Inc.	20086087	\$ 200,000

Rural Area Revitalization Program Awards to Eligible Applicants

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

Highlights:

- Mr. Fitzgerald presented a summary of the projects under consideration.

The proposed award to Rural Ulster Preservation Company, Inc. was pulled until some remaining questions can be resolved.

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

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into an award and regulatory agreement under the Rural Area Revitalization Projects 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:

Cattaraugus Community Action, Inc.	20070448	\$ 88,880
Keuka Housing Council, Inc.	20080009	\$ 100,000
Southtowns Rural Preservation		
Company, Inc.	20080048	\$ 114,169
Windmill Housing Development Fund		
Company, Inc.	20080440	\$ 200,000
Chautauqua Home Rehabilitation and		
Improvement Corporation	20086120	\$ 200,000
Steuben Churchpeople Against		
Poverty, Inc.	20096001	\$ 94,529

Small Projects Program Awards to Eligible Applicants – Reconsideration

Ms. VanAmerongen asked that the Small Projects Program Awards resolution be reconsidered to include a proposed Urban Initiatives Award to United Jewish Organizations of Williamsburg, Inc., in order to best economize on time and effort. After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. VanAmerongen and unanimously approved, the following motion was adopted:

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into award and regulatory agreements under the Small Projects Program with the applicants

listed below in the amounts listed below providing from funding from the Corporation Programs as determined by the President of the Office of Community Development, upon such terms and conditions as are set forth in the annexed briefing reports:

United Jewish Organizations of Williamsburg, Inc.	20086076	\$ 1,000,000
Housing Opportunities Made Equal, Inc.	20086087	\$ 1,482,134
Heart of the City Neighborhoods, Inc.	20086093	\$ 1,522,000

and be if further

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into an award agreement under the Urban Initiatives Program with the applicant listed below in the amount listed below upon such terms and conditions as are set forth in the annexed briefing report:

United Jewish Organizations of Williamsburg, Inc.	20086076	\$ 100,000
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Infrastructure Development Demonstration Program Awards to Eligible Applicants

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

Highlights:

- Mr. Fitzgerald presented a summary of the projects under consideration.

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

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into award and regulatory agreements to be administered under and pursuant to the Infrastructure Development Demonstration 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:

First Ward Action Council, Inc.	20070071	\$ 65,000
Andover Historic Preservation Corporation	20083057	\$ 104,000

SEQRA – Office of Community Development

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

Highlights:

- Ms. Wigzell summarized the project for the Members.

After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. VanAmerongen and unanimously approved, the following motion 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 as Unlisted, the determinations as listed in the right hand column be made and that no further action is required:

Bank Street Senior Housing, LLC	20086011	Neg. Declaration
Union Meadows Associates II, L.P.	20086012	Neg. Declaration
Elizabeth Pierce Olmsted MD Center for the Visually Impaired	20086028	Neg. Declaration
Wyoming County Community Action, Inc.	20086066	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.

Ms. Lago arrived at this point and took up her position as a Member of the Corporation

New Business

Homes For Working Families Awards to Eligible Applicants

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

Highlights:

- Mr. Fitzgerald presented a summary of the projects under consideration.

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

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into award and regulatory agreements under the Homes for Working Families Program with the applicants listed below in the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing reports:

CS Melrose Site B, LLC	20096004	\$ 2,425,000
Artspace Patchogue Lofts L.P.	20096012	\$ 1,575,000

Infrastructure Development Demonstration Program Awards to Eligible Applicants

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

Highlights:

- Mr. Fitzgerald presented a summary of the projects under consideration.

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

RESOLVED that the President of the Office of Community Development 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 statute or regulation, to enter into award and regulatory agreements to be administered under and pursuant to

the Infrastructure Development Demonstration 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:

DePaul Community Services, Inc.	20080021	\$ 210,000
Senior Citizens Council of Clinton County, Inc.	20086052	\$ 155,000

Report of the President of the Office of Community Renewal

Mr. Rabito and Ms. Hammond presented the report to the Members for their consideration

Highlights:

- **Applications have been received for the 2009 Competitive and New York Main Street funding round and recommendations for awards are expected to be made to the Members by July 22. Microenterprise activities have been moved to the Open Economic Development Round and new home construction and comprehensive activities have been discontinued.**
- **HUD has issued the program requirements for the CDBG Recovery efforts. These will require the amendment of the 2008 Action Plan because the funds may only be awarded to recipients of 2008 CDBG awards. The amendment process has been streamlined. Awardees must be able to go to contract within 120 days of the day the funds become available. There are some inconsistencies in the timing requirements which HUD is expected to correct by technical amendments. The funds must be expended by September 30, 2012. HUD is encouraging stand alone projects. The emphasis is to be focused on hard infrastructure development and to increase economic investment and job creation. Reports will be required within 10 days after each quarter. The Office of Community Renewal expects to make recommendations for awards at the time recommendations for the 2009 Competitive Round are made. The Corporation is working with other**

agencies to coordinate their efforts to promote the best use of the funds that have been made available.

- Ms Lago stated that she will ask the Governor’s Working Group to coordinate and expand interaction with small businesses to include the Corporation’s funding of microenterprise activities in its review.
- The federal 2010 budget proposed by President Obama increases funding for the CDBG program to a level not seen in the past six or seven years.

Community Development Block Grant Program Awards

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

Highlights

- Mr. Rabito presented a summary of the proposed awards.
- The site of the activity will be at the Air Industrial Park, not the former air force base as stated in the briefing reports.

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

Resolved that the President of the Office of Community Renewal 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 Program with the applicants listed below in the amounts listed below and upon such terms and conditions as are set forth in the annexed briefing reports:

Economic Development

County of Clinton (22 new low and moderate income positions; 36 total new positions)	250ED650-09	\$ 405,000
County of Clinton (61 new low and moderate income positions; 70 total new positions)	250ED664-09	\$ 216,863

There being no further business, the meeting adjourned upon the motion of Ms. Lago which was seconded by Ms. Hunter and unanimously approved.

Dated: May12, 2009

Sean P. Shea, Secretary