

**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 SIXTY FIRST MEETING  
OF THE MEMBERS OF THE  
HOUSING TRUST FUND CORPORATION**

**Time and Date: 11:00 a.m., August 11, 2009**

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

**Members Present: Deborah VanAmerongen, Karen Hunter and Jennifer  
McCormick**

**Others in attendance in Albany:**

<b>Brian E. Lawlor</b>	<b>Chief Executive Officer</b>
<b>Sean Fitzgerald</b>	<b>Vice President – OCD</b>
<b>Joseph Rabito</b>	<b>President – OCR</b>
<b>Gail Hammond</b>	<b>Vice President – OCR</b>
<b>Alan Smith</b>	<b>Vice President - OHM</b>
<b>Mark Colon</b>	<b>Deputy 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>Barbara Wigzell</b>	<b>DHCR</b>
<b>Joseph Fryer</b>	<b>DHCR</b>
<b>John Conway</b>	<b>DHCR</b>
<b>Jill DeMarco</b>	<b>DHCR</b>

### **Approval of the Minutes of the June 30, 2009 and July 27, 2009 Meetings**

After full discussion, upon motion made by Ms. McCormick and second made by Ms. Hunter, the minutes of the June 30, 2009 and July 27, 2009 meetings were unanimously adopted.

### **Treasurer's Report:**

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

#### **Highlights:**

- As of June 30, 2009 the Corporation had \$ 5,035,784 in its bank accounts and \$ 18,775,151 in investments. There were no budget certificates outstanding as of that date. Vouchers totaling \$ 19,190,750 that were pending payment as of June 30, 2009 were paid in the second week of July.
- The Corporation signed agreements with HUD for HOME funding of \$ 38,644,399 and Community Development Block Grant funding of \$ 48,376,971. These amounts are greater than projections based on last year's funding and the Corporation's budget has been adjusted accordingly.

### **Report of the President of the Office of Community Renewal**

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

#### **Highlights:**

- The new Community Development Block Grant Small Business Program was launched on July 9, 2009 when the Governor announced it in conjunction with the New York State Small Business Task Force. As a part of this program, applications for funding under the Microenterprise program are now being accepted under an open window and the Members will be asked to award the first award at this meeting.

- Management is preparing for the implementation of the legislation making the New York Main Street Program a statutory program, which is expected to be signed into law shortly. A preliminary review is being made of the possibility of developing a county-wide demonstration program.
- The Office of Community Renewal is working with SEMO in preparation for the possible use of imminent danger funds to assist in the recovery from the flooding in Gowanda.

**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 award to the County of Oswego is the first award to be made under the Community Development Block Grant Small Business Program.

After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. McCormick 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**

**Village of Clyde (22 new low and moderate income positions; 43**

<b>total new positions)</b>	<b>251ED653-09</b>	<b>\$ 500,000</b>
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**County of Columbia (11 new low and moderate income positions;**

<b>21 total new positions)</b>	<b>267ED649-09</b>	<b>\$ 175,000</b>
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County of Wyoming (5 new low and moderate income positions; 7 total  
new positions; retention of 7 positions) 1279ED646-09 \$ 211,000

**Microenterprise**

County of Oswego (8 new low and moderate income positions;  
10 total new positions) 864ME667-09 \$ 75,000

**Items 5 and 6 on the Agenda**

Items 5 and 6 on the Agenda were withdrawn from consideration.

**Report of the President of the Office of Housing Management**

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

**Highlights:**

- The eighth annual compliance review resulted in only one minor finding and a couple of observations.
- The Weatherization unit has been very cooperative in making its assistance available to the Section 8 portfolio.
- 262 families have been aided by the Section 8 Homeownership program.

**Preservation of Corporation-Assisted Projects Imperiled by Disaster or Other Circumstances Beyond the Projects' Abilities To Remedy**

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

**Highlights:**

- The New Berlin Housing & Preservation Company, Inc. mismanaged its two projects and its status as a rural preservation company was terminated in 2008.
- Opportunities for Chenango, Inc. has replaced the original awardee as property manager for the two sites and the goal is for ownership of the two projects to be transferred to it.
- Community Unified Today, Inc. has also been mismanaged and foreclosure proceedings have been commenced.
- The Geneva Housing Authority has been made the project manager and it is expected that ownership will eventually be transferred to the authority.

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

**RESOLVED** that the President of the Office of Housing Management or other authorized officer of the Corporation be, and hereby is, authorized and directed to take such action as requested in the attachment to this resolution in accordance with the Policy for Use of Funds to Preserve HTFC Assisted Projects Imperiled by Disaster or Other Circumstances Beyond the Project's Ability to Remedy including the expenditure of funds not to exceed the amounts listed below:

Green Street Apartments	19900305	\$ 20,000
Red Mill Apartments	19900836	\$ 20,000
CUT 1993 Scattered Sites Project	19930742	\$ 56,779
CUT 1994 Scattered Sites Project	19940969	\$ 50,657

**Report of the President of the Office of Community Development**

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

**Highlights:**

- The Grant Agreement with HUD has been executed as has the sub-grant agreements with the New York State Housing Finance Agency and the New York City Department of Housing Preservation and Development.
- The President's report includes two projects that were classified as Type II under SEQRA.

**Tax Credit Assistance Program Awards to Eligible Applicants**

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

**Highlights:**

- The resolution will cover the second batch of awards requested of the Members.

- Mr. Fitzgerald summarized the requirements that the projects met to obtain finding.

After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. McCormick 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 TCAP award and regulatory agreements 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:

Unadilla Housing Group, L.P.	20086025	\$ 2,001,648
Sisters of Charity Housing Development Corporation	20086045	\$ 1,968,608
Clifton Park Senior Housing, LLC	20096030	\$ 3,740,000
Ibero-American Development Corporation	20096052	\$ 3,260,615

**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 proposed awards.

After full discussion and upon motion duly made by Ms. McCormick, seconded by Ms. Hunter 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:

Hudson River Housing, Inc.	20090516	\$ 707,388
People United for Sustainable Housing, Inc.	20096005	\$ 1,375,000
Saratoga Affordable Housing Group, Inc.	20096147	\$ 1,875,000

**Urban Initiative Award to Eligible Applicants**

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

**Highlights:**

- Mr. Fitzgerald presented a summary of the proposed awards.

After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. McCormick 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:

Citizens' Alliance, Inc.	20080054	\$ 110,000
Old First Ward Community Association	20096003	\$ 99,803
People United for Sustainable Housing, Inc.	20096005	\$ 100,000

**Rural Area Revitalization Program Awards to Putnam County Housing Corporation**

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

**Highlights:**

- Mr. Fitzgerald presented a summary of the proposed awards.

After full discussion and upon motion duly made by Ms. McCormick, seconded by Ms. Hunter 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 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:

Putnam County Housing Corporation                      20096167      \$ 200,000

**Infrastructure Development Demonstration Program Awards to Apropos Housing Opportunities and Management Enterprises, Inc.**

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

**Highlights:**

- Mr. Fitzgerald presented a summary of the proposed awards.

After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. McCormick 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:

**Apropos Housing Opportunities and Management**

<b>Enterprises, Inc.</b>	<b>20060109</b>	<b>\$ 60,000</b>
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**HOME Awards**

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

**Highlights:**

- Mr. Fitzgerald explained that the resolution adopted on June 30, 2009 did not include one intended awardee and underfunded another. This resolution makes the appropriate adjustments. It was also noted the award authorized for Rural Ulster Preservation Company, Inc. will not be made.

After full discussion and upon motion duly made by Ms. McCormick, seconded by Ms. Hunter 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 HOME Investment Partnerships Program with the applicants listed below in the amounts listed below, which are inclusive of all previous awards previously made, and upon such terms and conditions as are set forth in the annexed briefing reports:

**Program Awards**

<b>Community Housing Innovations, Inc.</b>	<b>20093237</b>	<b>\$ 500,000</b>
<b>Housing Action Council, Inc.</b>	<b>20093262</b>	<b>\$ 270,000</b>

And be it further

**RESOLVED** that the Chief Executive Officer or other authorized officer of the Corporation be, and hereby is, authorized to make adjustments in accordance with the previously authorized CHDO Operating Expense Funding Requirements and Payment Process to the awards listed above for the purpose of providing administrative funds to those awardees that qualify as Community Housing Development Organizations.

**Kaaterskill Commons, Inc.**

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

**Highlights:**

- Environmental issues, including the New York City Watershed, have significantly increased the cost of the project.
- HUD has increased its funding for the project.
- HOME fits in with the federal financing for the project.

After full discussion and upon motion duly made by Ms. Hunter, seconded by Ms. McCormick 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 HOME Investment Partnerships Program upon such terms and conditions as are set forth in the annexed briefing report with the applicant listed below for the amount listed below, which is inclusive of all previous awards previously made for the project, upon such terms and conditions as are set forth in the annexed briefing report:

**Kaaterskill Commons, Inc.                      20070068      \$ 1,291,330**

**And be it further**

**RESOLVED, that this award replaces and rescinds the award previously made under the Low Income Housing Trust Fund Program to Kaaterskill Commons, Inc. on August 7, 2007.**

**SEQRA**

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

**Highlights:**

- **The project is classified as a Type I because there is no zoning in the town having jurisdiction.**

**After full discussion and upon motion duly made by Ms. McCormick, seconded by Ms. Hunter 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 classifies the following project as Type I, the determination as listed in the right hand column be made and that no further action is required:**

<b>Newfield Horizons, LP</b>	<b>20086018</b>	<b>Neg. Declaration</b>
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**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.**

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

**Dated: August 11, 2009**

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**Sean P. Shea, Secretary**