

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

**Time and Date: 10:00 a.m., December 1, 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>Gary Hallock</b>	<b>President - OCD</b>
<b>Sean Fitzgerald</b>	<b>Vice President – OCD</b>
<b>Michael Skrebutenas</b>	<b>President - OHM</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>

**Low Income Housing Trust Fund Award to Eligible Applicants**

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

**Highlights:**

- **The resolutions being considered at this meeting were for capital project applications received in the current year’s funding round. Before a determination could be made on funding the applications were reviewed for potential consideration for awards under the Tax Credit Assistance Program.**
- **Mr. Fitzgerald presented a summary of each 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 under the Low Income Housing Trust Fund 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:**

<b>Eastman Commons Community, Inc.</b>	<b>20096013</b>	<b>\$ 2,400,000</b>
<b>Pendell Commons Limited Partnership</b>	<b>20096021</b>	<b>\$ 1,950,000</b>
<b>Rockland Housing Action Coalition Inc.</b>	<b>20096022</b>	<b>\$ 2,400,000</b>
<b>Livingston Arms, LLC</b>	<b>20096046</b>	<b>\$ 1,700,000</b>
<b>Urban League of Rochester Economic Development Corp.</b>	<b>20096048</b>	<b>\$ 2,000,000</b>
<b>Kirkwood II Housing Group, LP</b>	<b>20096055</b>	<b>\$ 2,400,000</b>
<b>Housing Action Council, Inc.</b>	<b>20096070</b>	<b>\$ 1,985,000</b>
<b>Community Action Organization of Erie County, Inc.</b>	<b>20096072</b>	<b>\$ 2,400,000</b>
<b>Titus Investors LLC</b>	<b>20096081</b>	<b>\$ 1,850,000</b>
<b>Delta Development of Western New York, Inc.</b>	<b>20096089</b>	<b>\$ 2,138,219</b>

<b>New Destiny Housing Corporation</b>	<b>20096096</b>	<b>\$ 2,400,000</b>
<b>Ridgewood Bushwick Senior Citizens Council, Inc.</b>	<b>20096098</b>	<b>\$ 2,400,000</b>

**HOME Awards to Eligible Applicants.**

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

**Highlights:**

- **Mr. Fitzgerald presented a summary of each 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 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:**

<b>Southern Hills Preservation Corporation</b>	<b>20096023</b>	<b>\$ 2,400,000</b>
<b>Albany Housing Authority</b>	<b>20096045</b>	<b>\$ 2,400,000</b>
<b>Rural Housing Opportunities Corporation</b>	<b>20096077</b>	<b>\$ 1,224,040</b>

**Urban Initiative 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. 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:**

<b>Eastman Commons Community, Inc.</b>	<b>20096013</b>	<b>\$ 100,000</b>
<b>Community Action Organization of Erie County, Inc.</b>	<b>20096072</b>	<b>\$ 100,000</b>
<b>Delta Development of Western New York, Inc.</b>	<b>20096089</b>	<b>\$ 100,000</b>

**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 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 agreements under the Rural Area Revitalization Projects 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:**

**Southern Hills Preservation Corporation      20096023      \$ 200,000**

**Rural Housing Opportunities Corporation      20096077      \$ 200,000**

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

**Dated: December 1, 2009**

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**Sean P. Shea, Secretary**