

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

**Time and Date: 11:00 a.m., December 16, 2008**

**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>Lori Harris</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>Gary R. Connor</b>	<b>Counsel</b>
<b>Catherine Johnson</b>	<b>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>Thomas Carey</b>	<b>DHCR</b>

### **Approval of the Minutes of the October 21, 2008 and November 17, 2008 meetings**

Mr. Shea noted the draft minutes for the December 3, 2008 meeting were not ready due to unavailability of the meeting video. After full discussion, upon motion made by Ms. McCormick and second made by Ms. Hunter, the minutes of the October 21, 2008 and November 17, 2008 meetings were unanimously adopted.

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

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

#### **Highlights:**

- As of November 30, 2008, the Corporation had \$ 920,940 in its bank accounts and \$ 256,364,475 in investments. No budget certificates or vouchers were pending.

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

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

#### **Highlights:**

- The deadline for the 2009 NOFA for CDBG and New York Main Street annual funding round is April 24, 2009.
- The Corporation has received 27 applications under the Community Planning NOFA.
- The transition of the New York Main Street Program to the Office of Community Renewal has been completed.
- The New York Main Street and CDBG staffs are being cross-trained to promote collaboration.
- Lackawanna Community Development Corporation became the first New York Main Street contract to be closed.

### **Community Development Block Grant Program Awards to Eligible Applicants**

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

#### **Highlights**

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



**Highlights:**

- **Mr. Hallock plans to make a report at an upcoming meeting the construction loan closings which have required additional work in light of the present economic difficulties.**
- **The Summer Funding Round has resulted in six awards totaling approximately \$ 15,000,000 that are moving to closing this year. Recommendations for the rest of the Summer Funding Round are expected to be made at the next scheduled meeting, if not earlier.**

**Subprime Foreclosure Prevention Program Awards to Eligible Applicants**

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

**Highlights:**

- **Including today's awards, the Corporation will have made 53 awards totaling approximately 21.2 million dollars. Program awards have exceeded the original amount set aside for awards by the Corporation's staff because the cost of training has come in below estimates.**
- **Ms. Harris presented a summary of the eight proposed awards.**
- **Award recommendations are expected to be made at the next meeting which will provide coverage for the remaining four counties not yet covered by awards.**
- **Mr Shea asked that the resolution be corrected to show the award to Nassau/Suffolk Partnership Housing Development Fund, Inc. as \$ 425,000. 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**

the statute or regulation, to enter into award and regulatory agreements under the Subprime Foreclosure Prevention Services 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:

Nos Quedamos	20080406	\$ 210,000
Queens Legal Services	20080407	\$ 417,000
Life, Inc.	20080410	\$ 700,000
Marketview Heights Association	20080417	\$ 170,000
Niagara Falls Neighborhood Housing Services, Inc.	20080418	\$ 205,000
United Tenants of Albany	20080419	\$ 68,000
Nassau/Suffolk Partnership Housing Development Fund, Inc.	20080421	\$ 425,000
Wyoming County Community Action, Inc.	20080423	\$ 85,000

**SEQRA – Office of Community Development**

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

**Highlights:**

- Ms. Wigzell presented a summary of the four projects under consideration.

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 classified the following projects in accordance with the right column:

Stapleton Senior LLC	20040562	Unlisted
Westhab, Inc.	20080028	Unlisted
Aspire of Western New York, Inc.	20080046	Unlisted
Woodlands Barkley, LLC	20080348	Type II

and be it further

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

Stapleton Senior LLC	20040562	Neg. Declaration
Westhab, Inc.	20080028	Neg. Declaration
Aspire of Western New York, Inc.	20080046	Neg. Declaration

and be it further

**RESOLVED** that for the following project no further action is required:

Woodlands Barkley, LLC	20080348
------------------------	----------

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.

**New Business**

**RESTORE Awards to Eligible Applicants**

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

**Highlights:**

- **The nineteen counties not served by awards in the 2008 funding round were targeted in the Corporation’s efforts in promoting the summer round.**

**Eighteen of those counties will be served by awards being requested today.**

**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 with the applicants listed below in the amounts set forth below and upon such terms and conditions as are set forth in the annexed briefing reports:**

<b>Stoneleigh Housing, Inc.</b>	<b>20084000</b>	<b>\$ 75,000</b>
<b>Niagara Community Action Program, Inc.</b>	<b>20084001</b>	<b>\$ 30,000</b>
<b>Keuka Housing Council, Inc.</b>	<b>20084002</b>	<b>\$ 125,000</b>
<b>Orleans Community Action Committee, Inc.</b>	<b>20084003</b>	<b>\$ 90,000</b>
<b>Snow Belt Housing Company, Inc.</b>	<b>20084006</b>	<b>\$ 125,000</b>
<b>Town of Hempstead</b>	<b>20084007</b>	<b>\$ 125,000</b>
<b>Oswego Housing Development Council, Inc.</b>	<b>20084008</b>	<b>\$ 125,000</b>
<b>Seneca Housing, Inc.</b>	<b>20084009</b>	<b>\$ 125,000</b>
<b>Shandaken Revitalization Plan Committee, Inc.</b>	<b>20084010</b>	<b>\$ 125,000</b>
<b>Genesee Valley Rural Preservation Council, Inc.</b>	<b>20084011</b>	<b>\$ 125,000</b>
<b>Genesee Valley Rural Preservation Council, Inc.</b>	<b>20084012</b>	<b>\$ 125,000</b>
<b>Onondaga County Community Development</b>	<b>20084015</b>	<b>\$ 125,000</b>
<b>Shelters of Saratoga, Inc.</b>	<b>20084016</b>	<b>\$ 108,000</b>

<b>West Side Neighborhood Housing Services, Inc.</b>	<b>20084017</b>	<b>\$ 120,000</b>
<b>Rivercrest Development Corporation</b>	<b>20084018</b>	<b>\$ 125,000</b>
<b>ComLinks, Inc.</b>	<b>20084019</b>	<b>\$ 96,750</b>
<b>City of Ogdensburg</b>	<b>20084020</b>	<b>\$ 125,000</b>
<b>Umbrella of the Capital District, Inc</b>	<b>20084021</b>	<b>\$ 125,000</b>
<b>City of Yonkers</b>	<b>20084022</b>	<b>\$ 125,000</b>
<b>Housing Resources of Columbia County, Inc.</b>	<b>20084023</b>	<b>\$ 75,000</b>
<b>Rural Housing Opportunities Corporation</b>	<b>20084024</b>	<b>\$ 125,000</b>
<b>Housing Assistance Program of Essex County, Inc.</b>	<b>20084025</b>	<b>\$ 50,000</b>
<b>Greater Mohawk Valley Community &amp; Elderwellness Council, Inc.</b>	<b>20084026</b>	<b>\$ 75,000</b>
<b>Rural Sullivan Housing Corporation</b>	<b>20084027</b>	<b>\$ 75,000</b>
<b>Tioga Opportunities Program, Inc.</b>	<b>20084028</b>	<b>\$ 125,000</b>
<b>South End Improvement Corp.</b>	<b>20084029</b>	<b>\$ 75,000</b>
<b>The Preservation Company, Inc.</b>	<b>20084030</b>	<b>\$ 125,000</b>
<b>Andover Historic Preservation Corp.</b>	<b>20084031</b>	<b>\$ 125,000</b>

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

**Dated: December 16, 2008**

---

**Sean P. Shea, Secretary**