

**MINUTES OF THE 24<sup>th</sup> MEETING OF THE  
NEW YORK STATE HOUSING FINANCE AGENCY'S  
FINANCE AND PROGRAM COMMITTEE  
HELD ON MAY 9, 2013 AT 9:25 A.M  
AT ITS OFFICES AT 641 LEXINGTON AVENUE**

**MEMBERS AND DESIGNEES**

**PRESENT**

William J. Mulrow	Chairman
Elaine McCann	Division of the Budget, representing Robert Megna, Member (via video conference)
Darryl C. Towns	Member

Chairman William J. Mulrow opened and chaired the meeting. He noted that Elaine McCann was participating in the meeting by video conference from the New York State Division of Budget conference center at the Capitol Building, Room 131, in Albany. A public notice was given of the time and location of that venue.

Alejandro J. Valella, Vice President and Deputy Counsel of the Agencies, acted as Secretary.

Chairman Mulrow asked for a motion and a second to call the meeting to order of the New York State Housing Finance Agency Finance and Program Committee meeting. Commissioner Towns made a motion to call the HFA Finance and Program Committee meeting to order; Chairman William Mulrow seconded the motion. Mr. Steven Weiss and Commissioner Thomas Mattox, HFA Members attended this as guests.

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**The first item on the agenda was the approval of the minutes of the 23<sup>rd</sup> HFA Finance and Program Committee held on May 9, 2013 were deemed approved absent corrections from Members.**

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**The next item on the agenda was a resolution recommending the review and approval of financing an amount not to exceed \$24,150,000 for Boston Post Residence located at 1191 Boston Road, Bronx County. Marian Zucker, President, Finance and Development stated that there are four projects before the committee for approval which include two projects that have funding from the Governor's Medicaid Redesign Team, a new**

construction project that helps Westchester County meet its fair housing settlement goals and an upstate affordable housing preservation deal. Ms. Zucker stated that financing for these projects will be financed through the Agency's affordable housing resolution which is the parity resolution for multi-family deals and when the Agency closes on these deals there will be over 100 projects in that resolution.

Richard Brown, Senior Underwriter for Multi-Family, presented this project in detail to the Members. He stated that this project is sponsored by Common Ground and this is the third deal that HFA has financed with Common Ground. He said that it consists of 155 units of new construction rental units that the project will receive \$600,000 MRT funding, and it also helps to assist the State in its initiative regarding supportive housing since it contains 94 units that have been set aside for previously homeless individuals with severe mental illness. He further stated that there will be a Section 8 HAP contract through HPD for the 94 supportive housing units and the services for these units will be provided by Services for the Underserved. He stated that the cost of construction is approximately \$29,828,000 or \$192,000 per unit. Mr. Brown stated that the request for approval for this project is \$24,150,000 of tax-exempt bonds and \$1,665,869 annual allocation of 4% tax credits, the project will receive 420c tax abatements from the City of New York and a subsidy loan from HPD in the amount of \$8,240,000 and HHAP will be providing a \$3,720,000, two million in Resolution A monies and it will be credit enhanced by JPMorgan Chase.

Commissioner Towns moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolution adopted unanimously:

**A RESOLUTION OF THE FINANCE COMMITTEE OF THE NEW YORK STATE HOUSING FINANCE AGENCY RECOMMENDING THE ISSUANCE OF CERTAIN BONDS**

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**The next item on the agenda was a resolution recommending the authorization of financing in an amount not to exceed \$11,550,000 for Mews II Apartments, located in the Town of Somers, Westchester County.** Richard Brown presented this item to the Members in detail. He stated that this project consists of 75 units which include 61 one bedroom units and 14 two bedroom units, all the units are affordable, 15 of the 75 units will be low income units of 50% or lower of AMI and tenants must be 55 years of age or older. He noted that this project meets the fair housing settlement for Westchester to provide affordable housing, Westchester County will be providing \$350,000 in support for this project, and the sponsors of this project are Kearny Realty and the Housing Action Council. He stated that the request for approval for financing of this project is \$11,550,000 tax-exempt bonds, HFA subsidy of \$900,000, and \$743,000 annual allocation of 4% tax credits and \$750,000 of state tax credit equity.

Commissioner Darryl Towns moved to adopt the resolution; Chairman William Mulrow seconded the motion and the following resolution was adopted unanimously:

**A RESOLUTION OF THE FINANCE COMMITTEE OF THE NEW YORK STATE HOUSING FINANCE AGENCY RECOMMENDING THE ISSUANCE OF CERTAIN BONDS**

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The next item on the agenda was a resolution recommending the authorization of financing in an amount not to exceed \$11,025,000 for 3361 Third Avenue Apartments, Bronx County. Richard Brown presented this item in detail to the Members. He stated that the sponsor of this project is Bronx Pro, Strategic Development and Services for the Underserved. He stated this project consists of 63 units of which 38 units are reserved for adults with mental illness and the remaining 24 units are reserved for low income tenants. He noted that there will be a project based Section 8 HAP contract for the 38 OMH units, \$3.9 HCR MRT loan, \$3.9 million HPD Supportive Housing Loan and \$7.7 million in low income housing tax credits. He stated that this project meets the Agency's Green Building Standards as well as the standards of Enterprise Green Communities. He noted that the project creates approximately 120 jobs in the construction services industry and 15 permanent jobs. He stated that the request for approval for financing for this project is \$11,025,000 in tax-exempt bonds, \$728,900 allocation of tax credits, and this project will receive 420c tax abatement from the City of New York and this project is also insured by SONYMA MIF.

Commissioner Towns moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolutions were adopted unanimously:

**A RESOLUTION OF THE FINANCE COMMITTEE OF THE NEW YORK STATE HOUSING FINANCE AGENCY RECOMMENDING THE ISSUANCE OF CERTAIN BONDS**

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The next item on the agenda was a resolution recommending financing authorization an amount not to exceed \$6,900,000 for O'Neil Apartments, located at 2121 6th Avenue in the City of Troy Rensselaer County. Terence Tsang, Underwriter for Multi-Family, presented this item in detail to the Members. He stated that this project is an acquisition and rehabilitation of one seven story multi-family rental building with 115 units. He noted that as part of the rehabilitation of this project there will be four commercial units converted into eight residential units and all the units will be set aside for senior housing. He stated that this project will assist the State's initiative in preserving existing senior housing. He stated that the cost of construction will be \$3.4 million or approximately \$27,000 per unit. He noted that this project would create 50 construction services related jobs and four permanent jobs. He stated that the request for approval of financing for this project is \$6.9 million of tax-exempt bonds, the annual allocation of \$372,000 of 4% tax credits, a \$1.7 HFA subsidy loan, the project will receive a PILOT from the City of Troy, there is a HAP Section 8 contract and this project is insured through SONYMA's MIF.

Commissioner Towns moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolutions were adopted unanimously:

**A RESOLUTION OF THE FINANCE COMMITTEE OF THE NEW YORK STATE HOUSING FINANCE AGENCY RECOMMENDING THE ISSUANCE OF CERTAIN BONDS**

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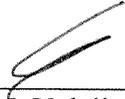
The next item on the agenda was a resolution recommending financing authorization for the issuance of taxable bonds to fund the acquisition of ESDC mortgage loans. Marian Zucker presented this item in detail to the Members. She stated that at last month's meeting there was one outstanding item and that item was in regard to the terms under which the Agency will indemnify ESD, its officers and agents for actions related to the Mitchell Lama portfolio and that item has now been resolved and is reflected in the draft letter agreement found in the board materials. She stated that as discussed at the previous meeting, the authorizing resolution before the committee reflects a slight increase in the maximum bond size of \$48 million. She stated that the increase request is to allow some extra room in the event there is a need to include in the bond resolution a bond funded debt service reserve fund. She noted that the Agency is still in conversations with Moody's regarding the bond structure. Mr. Valella clarified that the amended resolution authorizing up to \$54 million is included in the member's package and the slightly revised letter agreement is also in the package. She informed the Board that the Agency has received all of HUD's approvals, the UDC board has acted as well and there will be a briefing of the PACB, the PACB will be meeting the following week, Moody's rating in place next week, the Agency intends to mail the POS and price the following week and close by the end of the month.

Vice Chairman Steven Weiss stated that he had a number of questions and he wanted to thank Chairman Mulrow, Commissioner Towns, and Marian Zucker for their time in answering all his questions. He noted that this effort represents the kind of collaboration between agencies that is very important for this kind of portfolio and his appreciation extends to the other matters on the agenda. He noted that it helps to streamline the board meetings to be able to express those kind of questions and concerns in a thoughtful way and to get the attention to go through those issues before the meeting.

Vice Chairman Weiss moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolutions were adopted unanimously:

**A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY PROGRAM AND FINANCE COMMITTEE RECOMMENDING THE AUTHORIZATION AND APPROVING OF THE ISSUANCE OF BONDS TO ACQUIRE THE UDC MITCHELL LAMA LOAN PORTFOLIO AND THE ENTERING INTO OF CERTAIN AGREEMENTS IN CONNECTION THEREWITH.**

There being no further business, Chairman Mulrow asked for a motion and a second to adjourn the New York State Housing Finance Agency's Finance and Program committee meeting. Commissioner Towns moved to adjourn; Chairman William Mulrow seconded the motion, and the meeting was adjourned at 9:55 a.m.



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Alejandro J. Valella, Acting Secretary