

**MINUTES OF THE 52<sup>ND</sup> MEETING OF THE  
NEW YORK STATE HOUSING FINANCE AGENCY'S  
FINANCE AND PROGRAM COMMITTEE  
HELD ON JANUARY 28, 2016 AT 10:55 A.M  
AT ITS OFFICES AT 641 LEXINGTON AVENUE**

**MEMBERS AND DESIGNEES**

**PRESENT**

William C. Thompson	Chairman
James S. Rubin	Member
Todd Scheuermann	New York State Division of the Budget, Representing Robert Mujica, Budget Director, Member (via video conference)

Chairman William C. Thompson presided over the meeting.

Mr. Adam Schuman, Senior Vice President and Counsel to the Agencies, acted as Secretary. He noted that Mr. Todd Scheuermann representing Mr. Robert Mujica, who was appointed as the Director of the Division of the Budget effective January 14<sup>th</sup> replacing MaryBeth Labate was attending the meeting from Albany. He also noted that he was joined by Ms. Elaine McCann from the Division of the Budget and Mr. Christopher Curtis, designee for Commissioner Jerry Boone, New York State Department of Taxation and Finance and they were all participating in the meeting via video conference from the New York State Division of the Budget ("NYSDOB") conference center at the Capitol Building, Room 131, in Albany. A public notice was given of the time and location of the venues in accordance with the New York State Open Meetings Law.

Chairman Thompson noted that it was Ms. McCann's last meeting and her colleagues, the Members and Directors of the Board, wished to express their appreciation. She was presented with a plaque which reads in part as follows:

*In recognition in your role as designee of the Director of the New York State Division of the Budget (6/2009-1/2016) and in appreciation of your counsel to the Agencies and affiliate committees, to create and preserve quality, affordable, rental housing and home ownership in communities across New York State, your service is appreciated.*

Mr. Steven Weiss, Nestor Davidson, and Christopher Curtis, in his role as designee of the Commissioner of Taxation and Finance, New York State Department of Taxation and Finance, all HFA Members attended this meeting as guests.

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The first item on the agenda was the adoption of the minutes of the 51<sup>st</sup> HFA Finance and Program Committee held on December 10, 2015. There being no objections or corrections from the Members, the minutes were deemed approved.

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The next item on the agenda was resolution recommending financing approval in an amount not to exceed \$12,300,000 for Golden Park Apartments. Ms. Zucker described this Empire State Development project which consists of the acquisition and rehabilitation of eleven (11) buildings containing one hundred and twenty-six (126) units of housing in the Village of Liberty, Sullivan County in the Catskills. She noted that this project was before the Board at the November, 2015 meeting and approved at that time, and was before the Board again to authorize an increase in the amount authorized, as described in the Board materials. She noted that the financing of the project includes a \$9 million mortgage (to be reduced by approximately \$7,200,000, after construction and stabilization), an annual allocation of 4% "as of right" LIHTCs estimated at \$611,710, and a HFA Mitchell-Lama subsidy loan in the principal amount of \$9.6 million. She also noted that the increase in developer costs allows the Agency to use the United States Department of Housing and Urban Development ("HUD") project based voucher to support more mortgage debt and the maximum amount of bonds.

Considering the first and second motions previously entered, the motions were carried, 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.**

The next item on the agenda was a resolution recommending financing approval in an amount not to exceed \$5,300,000 for Elizabeth Square Apartments. Ms. Zucker directed the Board's attention to the revised recommendation memorandum which brings to the forefront a number of aspects of the financing, and has been made in response to comments from Board members. Specifically, she noted that certain baseline financial information is now included. She walked the Board through the revisions.

Ms. Zucker reported that the Elizabeth Square project will preserve the affordability of housing for very low-income seniors, who on average depend on project-based Section 8 rents and would likely be displaced if not for this preservation project. She said the project location is 430 Fulton Street, Village of Waverly, Town of Barton, Tioga County. She reported that Elizabeth Square Apartments will revitalize the thirty-three (33) year old apartment building (75 units). She noted that the project was built in 1983 with financing from a HUD-insured mortgage. She said in 2004, the project's then existing debt was restructured under the Mark-to-Market Program and the Office of Affordable Housing Preservation now known as the Office of Recapitalization of HUD.

Ms. Zucker stated that there is interest from investors for this federally secured cash flow. She stated that the project contemplates a new 40-year regulatory agreement with considerable rehabilitation, i.e. new kitchens. She said the Agency expects to finance this project through its Affordable Resolution. She said the Letter of Credit will be issued by NBT Bank, N.A., confirmed by U.S. Bank, N.A.

Mr. Davidson spoke favorably about the new memo format. He noted, however, that under the section for "Agency priorities," it appears that those priorities are not in alignment with the Agency's Mission Statement. Ms. Zucker noted that the Agency's Mission Statement is much broader, as it was drafted to focus on HFA's broader mission to provide affordable housing. The priorities set forth in the revised memorandum reflect subsets of those general priorities. Mr. Roger Harry answered questions from the Members regarding the reserves.

Considering the first and second motions previously entered, the motions were carried, 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.**

There being no further business, Mr. Schuman asked for a motion and a second to adjourn the New York State Housing Finance Agency's Finance and Program Committee meeting. Mr. Scheuermann moved to adjourn; Chairman Thompson seconded the motion, and the meeting was adjourned at 11:20 a.m.

  
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Adam Schuman, Secretary