

**MINUTES OF THE
REGULAR MEETING OF THE
MORTGAGE INSURANCE COMMITTEE OF THE
STATE OF NEW YORK MORTGAGE AGENCY
HELD THURSDAY, JULY 14, 2016 AT 8:08 AM
AT ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

DIRECTORS AND DESIGNEES

PRESENT:

William C. Thompson	Chairman
Marge Rogatz	Director, (via video conference)
James S. Rubin	Director

Chairman William Thompson chaired the meeting of the Mortgage Insurance Committee ("MIC") of the State of New York Mortgage Agency ("SONYMA").

M. Lauren McGill, Vice President and Counsel to the Mortgage Insurance Fund acted as Secretary. She noted that Ms. Marge Rogatz was participating in the meeting from Champion Office Suite, located at 1225 Franklin Avenue, Suite 325, Garden City New York. A public notice was given of the time and location of the venue in accordance with the New York State Open Meetings Law.

Ms. McGill asked for a motion and second to call the meeting to order. Chairman Thompson moved to call the meeting to order; Ms. Rogatz seconded the motion.

Ms. McGill stated that as items were presented before the Committee throughout the meeting, the previous motion and second would be used unless specific items called for a different vote or unless any Director wished to record his or her vote differently.

The first item on the agenda was the adoption of the minutes of the meeting of the MIC held on June 9, 2016. There being no objections or corrections from the Directors, Ms. McGill reported that the minutes were deemed approved.

The next item on the agenda was a resolution recommending the approval of 100% mortgage insurance on an \$8,100,000 HFA permanent first mortgage loan for Chappaqua Commons Apartments, 480 Bedford Road, Chappaqua, Westchester County. Mr. Friedman highlighted certain information contained in the materials provided to the Directors in connection

with this item, which materials are incorporated herein by reference. Mr. Friedman stated that this project comprises the development of 64 residential units, including thirty-eight low-income or workforce units, in a re-adaptation of the former Reader's Digest headquarters in Chappaqua. Rents will be regulated by HFA through a Regulatory Agreement. Mr. Friedman stated that in addition to the insured first mortgage, there is a \$2 million HFA subordinate loan and \$4.1 million in Westchester County subordinate financing.

Mr. Friedman stated that project is being developed by Wilder Balter Partners, Inc., an experienced affordable housing developer. He added that this will be the fifth loan insured for projects developed by Wilder Balter with total exposure of \$30 million.

Mr. Friedman stated that the insured loan amount is \$126,000 per unit which equals 39% of the project's total development cost of approximately \$322,000 per unit.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was unanimously adopted:

**A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF
THE STATE OF NEW YORK MORTGAGE AGENCY
RECOMMENDING APPROVAL OF MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR CHAPPAQUA
COMMONS APARTMENTS, 480 BEDFORD ROAD, CHAPPAQUA,
WESTCHESTER COUNTY.**

Resolution recommending the approval of 100% mortgage insurance on a \$7,141,540 Bellwether Enterprise Real Estate Capital, LLC permanent first mortgage loan for 428-436 West 204th Street, New York, New York County. Mr. Friedman highlighted certain information contained in the materials provided to the Directors in connection with this item, which materials are incorporated herein by reference. Mr. Friedman stated that the Project comprises the moderate rehabilitation of 82 low and moderate income units. Mr. Friedman stated that the project is an HPD PLP project. Rents will be regulated by HPD through a Regulatory Agreement. In addition to the insured first mortgage, there will be a \$7.5 million HPD subsidy loan and the project will have J-51 real estate tax benefits for 20 years.

Mr. Friedman stated that the project is being developed by the principals of Lemle & Wolff. He added that this will be the seventeenth loan insured for these principals for total exposure of \$47 million.

Mr. Friedman stated that the insured loan amount is \$86,000 per unit which equals 44% of the project's total development cost of approximately \$197,000 per unit.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was unanimously adopted:

A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF THE STATE OF NEW YORK MORTGAGE AGENCY RECOMMENDING APPROVAL OF MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR 428-436 WEST 204TH STREET, NEW YORK, NEW YORK COUNTY

Resolution approving 100% mortgage insurance on a \$5,025,000 Wells Fargo Bank, N.A. permanent first mortgage loan for Jericho Walton Apartments, 2065 Walton Avenue, Bronx, Bronx County. Mr. Friedman highlighted certain information contained in the materials provided to the Directors in connection with this item, which materials are incorporated herein by reference. Mr. Friedman stated that the Project comprises the new development of 89 low income units of which 56 units will be set aside for formerly homeless veterans and 33 units will be set aside for formerly homeless youth. All units will be supported by a Section 8 HAP contract.

Mr. Friedman stated that, in addition to the insured first mortgage, there will be a \$9.5 million HPD second mortgage loan, a \$4.4 million subordinate loan from the Homeless Housing and Assistance Program and \$14.2 million in federal low income housing tax credits ("LIHTC").

The project is being developed by Alan Bell of the Hudson Companies who has been involved in supportive housing development for thirty years.

Mr. Friedman stated that the insured loan amount is \$56,000 per unit which equals 14% of the project's total development cost of approximately \$391,000 per unit.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was unanimously adopted:

A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR JERICHO WALTON APARTMENTS, 2065 WALTON AVENUE, BRONX, BRONX COUNTY.

Resolution approving 100% mortgage insurance on a \$693,000 increase from \$3,199,000 to \$3,892,000 on a CPC permanent first mortgage loan for 603 Pontiac Place, Bronx County. Mr. Friedman highlighted certain information contained in the materials provided to the Directors in connection with this item, which materials are incorporated herein by reference. On April 14, 2016, the Mortgage Insurance Committee approved 100% insurance on a \$3,199,000 CPC permanent first mortgage loan for 603 Jackson Avenue in the Bronx. The amendment comprises an increase in the insured loan amount due to design changes in the project including, principally, the addition of a community facility space, reduction in commercial space and relocation of the front entrance to Pontiac Place from Jackson Avenue. In response to a question

from Chairman Thompson, Mr. Friedman stated that the changes were largely in response to community input after the project was submitted to SONYMA in April. He noted that HPD had agreed to an increase in rents to 80% of AMI.

Mr. Friedman stated that the new insured loan amount is \$156,000 per unit which equals 51% of the project's total development cost of approximately \$306,000 per unit.

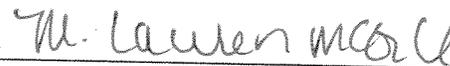
Ms. Rogatz stated that she had reservations because the loan was submitted for initial mortgage insurance prematurely and was returning within a short period of time for an increase due to design adjustments. Chairman Thompson concurred. Mr. Friedman was asked to discuss with CPC the frequency of its requests for increases in the amount of insured loans.

Considering the first and second motions previously entered, the motions were carried, and the following resolution was unanimously adopted:

**A RESOLUTION OF THE MORTGAGE INSURANCE COMMITTEE OF
THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING
MODIFICATIONS TO MORTGAGE INSURANCE AND A
COMMITMENT FOR THE PROVISION THEREOF FOR 603 PONTIAC
PLACE, BRONX COUNTY.**

The last item on the agenda was an information item. Mr. Friedman reported that mortgage recording surtax receipts for June 2016 were \$16 million.

There being no unfinished business, Chairman Thompson moved to adjourn the meeting which was duly seconded by Ms. Rogatz and the meeting was adjourned at 8:22 a.m.



M. Lauren McGill
Secretary