

**MINUTES OF THE
DIRECTORS' MEETING OF THE
STATE OF NEW YORK MORTGAGE AGENCY
HELD ON MAY 9, 2013 AT 8:40 A.M.
AT ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

DIRECTORS AND DESIGNEES

PRESENT:

William J. Mulrow	Chairman
Anthony Bergamo	Director
Don Lebowitz	Director
Darryl C. Towns	Director
Elaine McCann	Division of the Budget, representing Robert Megna, Director (via video conference)

ABSENT:

Marge Rogatz	Director
Naomi Bayer	Director

Chairman William J. Mulrow opened and chaired the meetings.

Alejandro J. Valella, Vice President and Deputy Counsel of the Agencies, acted as Secretary and noted that Elaine McCann from the Division of the Budget, representing Robert Megna, Budget Director, Commissioner Thomas Mattox and Aida Brewer, New York State Department of Taxation and Finance were participating in the meetings via 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.

Mr. Steven Weiss and Mr. Thomas Mattox, HFA Members attended this meeting as guests.

Mr. Valella asked for motions and seconds to call to order the May 9, 2013 Members and Directors meetings of the New York State Housing Finance Agency ("HFA) and the State of New York Mortgage Agency ("SONYMA"). Steven Weiss moved to call the HFA meeting to

order; Chairman William Mulrow seconded the motion. Elaine McCann moved to call the SONYMA meeting to order; Chairman William Mulrow seconded the motion.

Mr. Valella stated that as items are presented to each Board throughout the meetings, these motions and seconds would be used, unless specific items called for a different vote, or unless any Board member wished to record his or her vote differently.

The first item on the agenda was the President's Report. Commissioner Darryl Towns stated that in today's meeting the Board will be asked to approve two HFA financings in the Bronx totaling over \$35 million, a nearly \$12 million financing in Somers in Westchester County and an approximately \$7 million financing in the City of Troy. He stated that Ms. Zucker will present the bond offering to the Board for the acquisition of the ESD Mitchell Lama portfolio that was discussed last month. He noted that in SONYMA the Mortgage Insurance Fund was asked to approve mortgage insurance on 10 financings in six counties around New York State and Mr. Friedman would be requesting the Board's approval of the transfer of the excess reserves from the project pool account. He noted that SONYMA single family recently closed on an \$88 million bond issuance to purchase new loans, that March loan reservations average \$1.6 million per day compared to April loan reservations of \$1.4 million per day, and that loan delinquencies in March were 3.79% which is favorable compared to New York State's average of 11.28% and the national average of 8.04%. He stated that Governor Cuomo announced \$91 million in HCR Unified Funding which will create and preserve over 2,000 units of affordable housing in every region of the State. Commissioner Towns reported that there has been significant progress in filling open positions at HCR and that he will provide more information to the Board as it becomes available. He stated that HCR staff from various departments within the Agencies participated in the 14th Annual NYSAFAH Conference in New York City where they conducted workshops and shared their expertise with nearly 1,400 attendees. He stated that the Agencies have participated in other outreach activities by holding meetings of the SONYMA Advisory Council and the Multi-Family Advisory which brings together our staff with our clients and business partners looking for ways to improve and streamline our programs. He noted that in the Agencies' core business, demand continues to increase and he expects a larger pipeline in June. Commissioner Towns requested that Matthew Nelson update the Board regarding the State's plan regarding Super Storm Sandy recovery.

Mr. Nelson stated that with respect to the CDBG award from HUD of \$.17 million under the notice of the use of funds in March the Agencies were required to issue an action plan. He stated that the plan was submitted on April 26, 2013 and it was approved by HUD. He stated that the action plan covers two substantial areas for assistance which are housing and small business. He noted that these two areas are the primary focus of the \$1.7 million allocation and the State is projecting to allocate \$838 million for housing and \$415 million for economic development activities over the scope of the time that these funds will be available. He stated that, in addition, the Action Plan specifies assistance for other critical needs in areas of infrastructure, local government assistance and other unique programs being offered by the State through NYSERDA, the Resiliency Retrofit Fund and some funding for gas stations to do mitigation activities to insure no future power outages of the magnitude faced in the aftermath of

Super Storm Sandy occur again. He stated that there are a number of programs in the action plan regarding housing, single family rental properties as well as multi-family rental units of 8 or more. He stated that in single family pool the focused is on repair, rehabilitation, mitigation and elevation of homes that were impacted by the storm. He stated that in terms of implementation, the State has open 20 across Long Island and the lower Hudson Valley to provide a resource for homeowners and business owners to apply for these funds along with a website for people to apply online. He stated that these locations are staffed/volunteered by our staff and other state agencies who are assisting us from the Department of Labor, Empire State Development and the Department of Financial Services has a mobile command center which is going to different impacted communities day by day which allows residents an access point to complete and submit applications. He stated that there are 6 locations that have been opened across Long Island in the most impacted areas there are 3 in Nassau and 3 in Suffolk. He noted that there have been over 400 applications submitted in Long Beach, 200 in Island Park and 200 in Cedar Creek. He noted that in Suffolk County the number of applications submitted is very different than Nassau, in Mastic Beach 50 applications, Islip under 100 applications and Babylon over 100 applications. He further noted that the total applications to date including those submitted online is approximately 1,500 applications with the Agencies records showing an additional over 8,000 people who have pre-registered with the State in the early phases of this operation who they expect will be completing their applications soon. He stated that in regards to housing assistance there will be over 10,000 applications requesting aide. He stated that in regard to the Buy-Out Program, the Agencies have received over 180 applications from residents in Staten Island. He noted that this a big undertaking for the State of New York and we are in the beginning stages of the process and we are working day and night to get the resources out to the residents as soon as possible. Commissioner Towns and Chairman Mulrow thanked Mr. Nelson for his hard work regarding this important effort in New York State.

The next item on the agenda was the report of the Mortgage Insurance Committee. Mr. Valella reported that the Mortgage Insurance Committee met earlier in the day and approved the minutes of the April 11th, 2013, and approved resolutions for 100% mortgage insurance for The Mews at Baldwin Place, Westchester County, O'Neil Apartments, Rensselaer County, Boston Road Residence, Bronx County, 3361 Third Avenue, Bronx County, 500 Trinity Avenue, Bronx County, 1479 Macombs Road, Bronx County, St. Nicholas Terrace, New York County, 755 Dawson Street, Bronx County, 914 Simpson Street, Bronx County, 50% mortgage insurance on Carmel Apartments, Richmond County, and 20% mortgage insurance for Nehemiah Spring Creek Phase 3B, Kings County.

The next item on the agenda was the adoption of the minutes of the State of New York Mortgage Agency Directors' meeting held on April 11, 2013. Mr. Valella reported that there were no corrections or comments from the Directors and the minutes were deemed approved.

The next item on the agenda is a resolution approving 100% mortgage insurance on a \$7,900,000 HFA permanent first mortgage loan for the Mews at Baldwin Place. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

Ms. McCann moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolution was adopted unanimously:

A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR THE MEWS AT BALDWIN PLACE - PHASE II, CLAYTON BOULEVARD, SOMERS, WESTCHESTER COUNTY

The next item on the agenda is a resolution approving 100% mortgage insurance on a \$12,038,230 JPMorgan Chase Bank, N.A. permanent first mortgage loan for 500 Trinity Avenue, et al, Bronx County. Chairman Mulrow stated that information regarding this item was contained in the meeting materials provided which are incorporated herein by reference.

Ms. McCann moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolution was adopted unanimously:

A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY APPROVING MORTGAGE INSURANCE AND A COMMITMENT FOR THE PROVISION THEREOF FOR 500 TRINITY AVENUE, 440-42 JACKSON AVENUE, 525 WALES AVENUE & 455 JACKSON AVENUE, BRONX, BRONX COUNTY

The next item on the agenda was a resolution approving the release of \$32,418,000 from the Project Pool Insurance Account to the Housing Trust Fund Corporation by June 30, 2013. Chairman Mulrow asked for a motion to go into Executive Session pursuant to Section 105(f) of the Open Meetings law to discuss the financial history of a particular corporation.

Anthony Bergamo moved to have the State of New York Mortgage Agency enter into Executive Session. Mr. Lebowitz seconded the motion and the Board entered into Executive Session at 8:50 a.m.

Mr. Valella requested a motion from the Board to resume formal session and he noted that no votes were taken in the Executive Session. Anthony Bergamo moved to have the State of New York Mortgage Agency's Board meeting resume; Commissioner Darryl Towns seconded the motion and the Board meeting resumed at 9:24 a.m.

Ms. McCann moved to adopt the resolution; Chairman Mulrow seconded the motion and the following resolution was adopted unanimously:

**A RESOLUTION OF THE STATE OF NEW YORK MORTGAGE AGENCY
AUTHORIZING THE TRANSFER OF EXCESS RESERVES FROM THE
PROJECT POOL INSURANCE ACCOUNT OF THE MORTGAGE INSURANCE
FUND.**

There being no unfinished business, Chairman Mulrow asked for a motion and a second to adjourn the SONYMA meeting. Don Lebowitz moved to adjourn; Anthony Bergamo seconded the motion, and the meeting was adjourned at 9:25 a.m.



Alejandro J. Valella, Acting Secretary