

**MINUTES OF THE 415th MEMBERS' MEETING OF THE
NEW YORK STATE HOUSING FINANCE AGENCY
HELD ON JANUARY 28, 2010 AT 2:25 P.M. AT
ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

MEMBERS AND DESIGNEES:

PRESENT:

Judd S. Levy	Chairman
Brian Lawlor	Member
Elaine McCann	Division of the Budget, representing Robert Megna, Member
Royce A. Mulholland	Member

ABSENT:

Karen A. Phillips	Vice Chairperson
Jamie Woodward	Member

Chairman Levy chaired the meeting; Joy F. Willig, Senior Vice President and Counsel, acted as secretary. The meetings of the Affiliated Agencies opened in joint session for the consideration of various matters of shared importance. These minutes reflect only those items being considered by the Members of the New York State Housing Finance Agency. A record of items considered by other Agencies is contained in the minutes of each Agency respectively.

The first item on the agenda was the President's Report. Judd S. Levy, the Agencies' Chairman, reported that the Agencies have had a remarkable year despite the condition of the economy and have undergone tremendous growth in the past three years. He noted that even though the economic recession did have some adverse effects, staff was able to find creative ways to follow the Agencies' mission.

Chairman Levy noted that in the last three years HFA provided three billion dollars of financing for affordable housing projects compared to 2.1 billion in the previous three year cycle with a greater proportion of financing going towards the construction and rehabilitation of affordable units. He noted that while the number of units financed grew at a rate of 56% the

number of affordable units financed grew at a rate of 108%. He also noted that there was a tremendous growth in subsidy loans, from \$20 million in the years 2004 to 2006 to \$113 million in the years 2007 to 2009. The Chairman noted that HFA has refocused its geographic distribution by financing more projects outside of the New York City area. He said that from 2004 to 2006 HFA financed 19 out of 53 projects outside the New York City area and from 2007 to 2009, 46 out of 73 projects were outside New York City. Chairman Levy also highlighted the effort to provide supportive units noting the increase from zero units prior to 2007 to 769 units in the past three years.

Chairman Levy made note of the fact that all the above mentioned growth was accomplished by the Agencies with five fewer staff members.

Chairman Levy went on to discuss the proposed consolidation between the leadership of the Agencies and the Division of Housing and Community Renewal (DHCR). He noted that the consolidation is meant to institutionalize the recent cooperation and positive interaction between the Agencies and DHCR and that the merged leadership, when it occurs, will help both agencies operate more efficiently.

Don Lebowitz congratulated and welcomed Brian Lawlor as the new acting commissioner of DHCR and also thanked Chairman Levy for stepping in as the interim president of the Agencies and commended him on the job he was doing.

The Chairman then appointed Karen Phillips as Vice Chairperson of HFA, AHC and SONYMA, and explained that she will preside over the meetings of the members and directors in his absence.

The next item on the agenda was the report of the Audit Committees. Chairman Levy reported that the Audit Committee had approved the minutes of the December 3, 2009 meeting; adopted a resolution reviewing and approving Internal Audit Staff Functions, adopted a resolution approving Follow-Up Audit of 2008 Audit Reports, approved fiscal 2009 Financial Statements.

The next item on the agenda was the report of the Governance Committees. Chairman Levy reported that the Governance Committee had approved the minutes of the December 3, 2009 meeting, adopted a resolution approving the Agencies Action Plan, adopted a resolution recommending approval of Lobbying Procedure for the Agencies, adopted a resolution recommending approval of the amendment to the Agencies' by-laws including a change to eliminate a requirement for roll call voting, reviewed the key implementation dates and requirements found in the 2009 amendments to the 2005 Public Authority Legislation.

The next item on the agenda was the approval of the minutes of the 414th HFA Members' meeting, held on December 3, 2009.

There being no objections or corrections by the Members, the minutes were deemed approved.

The next item on the Agenda was the Cost Recovery Charge and related

Authorization to Amend the NYHOMES Fiscal Year 2010 Administrative Budget and the HFA and SONYMA Financial Plans. Joanne Hounsell, Senior Vice President and Chief Financial Officer, highlighted certain Information contained in the materials provided to the Members in connection with this item in advance of the meeting, which is incorporated herein by reference. Mr. Levy pointed out that the Division of the Budget's (DOB) process for determining the amount due this year showed increased transparency and sensitivity to the agency's needs and concerns about credit ratings. William Myers inquired if the DOB was developing a formulaic approach to figuring out the cost recovery charge on an annual basis. Chairman Levy responded that a formulaic approach would be difficult since public authorities vary greatly; he also added that the cost recovery charge depends on the financial situation of the state and of each individual agency. Andrew SanFilippo asked what the budget offset would be for the cost recovery charge. Ms. Hounsell responded that the cost recovery charge would be considered an administrative charge and the budget offset would be reflected in the fund balance.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING THE AMENDMENT TO THE FISCAL YEAR 2010 ADMINISTRATIVE BUDGET AND FINANCIAL PLANS.

The next item on the Agenda was a resolution approving Fiscal 2009 Financial Statements. Gary Weinstock, Vice President and Comptroller, highlighted certain Information contained in the materials provided to the Members in connection with this item in advance of the meeting, which is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING THE FISCAL YEAR 2009 FINANCIAL STATEMENTS.

The next item on the Agenda was a resolution approving Program Budgets. Genevieve D'Agostino, Senior Vice President and Treasurer, highlighted certain Information contained in the materials provided to the Members in connection with this item in advance of the meeting, which is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING THE PROGRAM BUDGETS.

The next item on the Agenda was a Resolution approving the Agencies' Annual

Procurement Report for fiscal year 2008-2009 (11/1/09-10/31/09) and review of the Agencies' 4th Quarterly Procurement Report (6/1/09-10/31/09). Information with respect to each of these items was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING THE ANNUAL PROCEUREMENT REPORT FOR FISCAL YEAR 2009.

The next item on the Agenda was a resolution approving Annual and Quarterly Investment Reports. Information with respect to each of these items was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING ANNUAL AND QUARTERLY INVESTMENT REPORTS.

The next item on the Agenda was a resolution approving the Agencies' Public Authorities Reporting Information Systems (PARIS) filing. Information with respect to this item was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING THE PUBLIC AUTHORITIES REPORTING INFORMATION SYSTEMS FILING.

The next item on the Agenda was a resolution approving Lobbying Procedure for the Agencies. Information with respect to this item was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING LOBBYING PROCEDURE.

The next item on the Agenda was a resolution approving the amendment of the Agencies' By-Laws. Information with respect to this item was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members requested that the amendment requiring a roll call vote be eliminated. Chairman Levy noted that the Members were voting on the amended bylaws including the change eliminating the requirement for roll call voting.

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING AMENDMENTS TO THE BYLAWS.

The next item on the agenda was a resolution approving the Agency's contracts with **Bernard J. Morosco Consulting, Inspection and Training Services, and LS Engineering Associates Corporation**. Information with respect to each of these items was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING CONTRACTS WITH BERNARD J. MOROSCO CONSULTING, INSPECTION AND TRAINING SERVICES, AND LS ENGINEERING ASSOCIATES CORPORATION.

The next item on the agenda was a resolution approving the Agency's Technical Assistance Consultant contracts with **PathStone Corporation (formerly Housing Opportunities), Inhouse Corporation and Long Island Housing Partnership**. Information with respect to each of these items was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously:

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY APPROVING TECHNICAL ASSISTANCE CONSULTANT CONTRACTS WITH PATHSTONE CORPORATION, INHOUSE CORPORATION AND LONG ISLAND HOUSING PARTNERSHIP.

The next item on the agenda was a resolution for the approval to enter into a contract with **Insurance Advisor, L.L.P. for insurance consulting services**. Information with respect to each of these items was provided to the Members in advance of the meeting, which information is incorporated herein by reference. The Members had no questions or issues to discuss regarding this item.

Mr. Lawlor moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was adopted unanimously. The Members had no questions or issues to

discuss regarding this item.

**A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE
AGENCY APPROVING ENTRANCE INTO A CONTRACT WITH
INSURANCE ADVISOR, LLP FOR INSURANCE CONSULTING.**

There being no unfinished business, Mr. Lawlor moved to adjourn the meeting; Mr. Mulholland seconded the motion; and the meeting was adjourned at 3:22 PM.


Secretary