

**MINUTES OF THE 4th MEETING OF THE
NEW YORK STATE HOUSING FINANCE AGENCY
PROGRAM AND FINANCE COMMITTEE
HELD ON MAY 13, 2010 AT 2:08 P.M.
AT ITS OFFICES AT 641 LEXINGTON AVENUE
NEW YORK, NEW YORK 10022**

MEMBERS AND DESIGNEES

PRESENT:

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| Judd S. Levy | Chairman |
| Karen A. Phillips | Vice Chairperson |
| Elaine McCann | Division of the Budget, representing Robert Megna, Member (via video conference) |

ABSENT:

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| Royce A. Mulholland | Member |
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Chairman Levy called the HFA Program and Finance Committee meeting to order, which meeting was conducted in joint session with the HFA Board meeting for the consideration of various matters of shared importance. A record of items considered by the Board is contained in the minutes of that meeting. Mr. Levy noted that the Committee was meeting for the first time in a role updated in response to changes to the public authorities law, which had been reflected in changes to the by-laws approved in January 2010. He added that the reconstituted Committee's role was to authorize proposals for bond issuances and to make recommendations to the Members.

The first item on the agenda was the approval of the minutes of the 4th Finance and Program Committee meeting, held on April 2, 2008. There being no objections or corrections by the Members, the minutes were deemed approved.

Ms. Zucker gave an overview of the projects that HFA was requesting approval for. She noted that bonds for three of the projects to be issued in the New Issuance Bond Program (NIBP) portion would be presented. She added that staff was requesting approval for those projects to proceed with either an NIBP issuance or within the open resolution without that program, noting that staff continued to work on resolving issues with Fannie Mae to get that entity's approval for NIBP projects.

The next item on the agenda was resolutions recommending the approval of financing in an amount not to exceed \$9,500,000 for Bay Shore Apartments located at 9455, 9457, 9458, 9462, 9467, and 9468 Chalkstone Course in Brewerton, Onondaga County David Walsh, Senior Vice President of Multifamily Housing, 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. Walsh noted that this was the Agency's first project in the 515 Program, which was established by the Department of Agriculture (USDA) to fund affordable rental housing in rural locations. He added that the bonds would only be outstanding during construction, and that the 515 program limits distribution of income to 8% of the originally invested equity on annual basis. He explained that the increasing cash flow over time will be applied toward interest on the subsidy loan.

Ms. Phillips moved to adopt the resolutions; Ms. McCann seconded the motion; and the following resolutions were adopted unanimously:

AN OMNIBUS RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING CERTAIN MATTERS IN CONNECTION WITH THE FINANCING FOR THE PROJECT KNOWN AS BAYSHORE APARTMENTS

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2010 SERIES __, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$9,500,000

The next item on the agenda was a resolution recommending the approval of financing in an amount not to exceed \$15,500,000 for Concern MacDougal Apartments, located on MacDougal Street, Brooklyn, Kings County. Mr. Walsh 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. He noted that the project was for new construction of an all affordable supportive housing project for tenants with psychiatric disabilities, and that the project was already under construction, funded by OMH. He added that the bond proceeds will be used to take out OMH loan once construction completed, and would be held in escrow until that time. Chairman Levy clarified that the bonds will not be issued until OMH's construction fund was unfrozen by State. Ms. Phillips noted her concern that recently redeveloped neighborhoods were being oversaturated by supportive housing due to lack of coordination between the state and city programs, and that community stability could be affected.

Ms. Phillips moved to adopt the resolution; Ms. McCann seconded the motion; and the following resolutions were adopted unanimously:

AN OMNIBUS RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING CERTAIN MATTERS IN CONNECTION WITH THE FINANCING FOR THE PROJECT KNOWN AS CONCERN MACDOUGAL APARTMENTS

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2010 SERIES __, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$14,800,000

The next item on the agenda was resolutions recommending the approval of financing in an amount not to exceed \$12,160,000 for Hughes House Apartments, located at 1974 Hughes Avenue, Bronx County. Mr. Walsh 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.. He noted this was another supportive housing project with financing structured in same way as Concern MacDougal.

Ms. Phillips moved to adopt the resolutions; Ms. McCann seconded the motion; and the following resolutions were adopted unanimously:

AN OMNIBUS RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING CERTAIN MATTERS IN CONNECTION WITH THE FINANCING FOR THE PROJECT KNOWN AS HUGHES HOUSE APARTMENTS

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2010 SERIES __, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$12,160,000

The next item on the agenda was resolutions recommending the approval of financing in an amount not to exceed \$10,000,000 for Montcalm Apartments, located at 220 Burke Drive, Town of Queensbury, Warren County. Mr. Walsh 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. He noted that the decoupling and extension process with HUD was well underway and was anticipated to be completed within the next couple of weeks.

Ms. Phillips moved to adopt the resolutions; Ms. McCann seconded the motion; and the following resolutions were adopted unanimously:

AN OMNIBUS RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING CERTAIN MATTERS IN CONNECTION WITH THE FINANCING FOR THE PROJECT KNOWN AS MONTCALM APARTMENTS

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2010 SERIES __, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$10,000,000

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUEANCE OF AFFORDABLE HOUSING REVENUE BONDS (FEDERAL NEW ISSUE BOND PROGRAM), ADDITIONAL SERIES 1 PARITY BONDS, 2010 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$10,000,000

The next item on the agenda was resolutions recommending the approval of financing in an amount not to exceed \$6,200,000 for Westfall Heights Apartments located on Westfall Road, Rochester, Monroe County. Mr. Walsh 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. He noted that the project is located in an area of Rochester where there would be a risk of the project becoming market rate, adding that the Agency was pleased that this project would remain affordable.

Ms. Phillips moved to adopt the resolutions; Ms. McCann seconded the motion; and the following resolutions were adopted unanimously:

AN OMNIBUS RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING CERTAIN MATTERS IN CONNECTION WITH THE FINANCING FOR THE PROJECT KNOWN AS WESTFALL HEIGHTS APARTMENTS

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2010 SERIES _, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$6,200,000

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUEANCE OF AFFORDABLE HOUSING REVENUE BONDS (FEDERAL NEW ISSUE BOND PROGRAM), ADDITIONAL SERIES 1 PARITY BONDS, 2010 SERIES _ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$6,200,000

The next item on the agenda was resolutions recommending authorization of financing for Genesis Neighborhood Plaza II, Brooklyn, Kings County. Mr. Walsh highlighted certain information contained in the supplemental materials. He noted that this project had previously been approved by the board, and at that time had consisted of 119 units of supportive housing. He added that because of changes to the zoning analysis the building was redesigned and will contain 98 units: 49 units for families and 49 for homeless veterans. He noted that this would be the first project in a new program from the Veterans Administration which would provide project based vouchers. Ms. Willig clarified that the only change in the financing proposal being voted on was to allow the project to be financed under the federal New Issue Bond Program.

Ms. Phillips moved to adopt the resolutions; Ms. McCann seconded the motion; and the following resolutions were adopted unanimously:

AN OMNIBUS RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING AND APPROVING CERTAIN MATTERS IN CONNECTION WITH THE FINANCING OF THE PROJECT KNOWN AS GENESIS NEIGHBORHOOD PLAZA II PROJECT

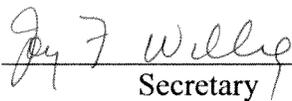
A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS (FEDERAL NEW ISSUANCE BOND PROGRAM), ADDITION SERIES 1 PARITY BOND RESOLUTION, 2010 SERIES _ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$21,250,000

The next item on the agenda was a supplemental resolution amending the Affordable Housing Revenue Bonds (Federal New Issue Bond Program), NIBP Series I Resolution. Ms. Zucker highlighted certain Information contained in the materials provided to the Members in connection with this item, which is incorporated herein by reference. She noted that the changes which staff was proposing to make to the NIBP Series I Resolution were relatively minor technical modifications and would ease the operation of the program. The Members had no questions or issues to discuss regarding this item.

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

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE PRESIDENT AND CHIEF EXECUTIVE OFFICER OR THE EXECUTIVE VICE PRESIDENT OF THE AGENCY TO APPROVE AND EXECUTE CHANGES TO A SUPPLEMENTAL RESOLUTION AMENDING CERTAIN PROVISIONS OF THE AFFORDABLE HOUSING REVENUE BONDS (FEDERAL NEW ISSUE BOND PROGRAM), 2009 SERIES 1 RESOLUTION

There being no unfinished business, Ms. Phillips moved to adjourn the meeting; Mr. Lawlor seconded the motion; and the meeting was adjourned at 3:16 PM.


Secretary