

**MINUTES OF THE 12TH MEETING OF THE
NEW YORK STATE HOUSING FINANCE AGENCY'S
FINANCE AND PROGRAM COMMITTEE
HELD ON SEPTEMBER 15, 2011 AT 4:19 P.M
AT ITS OFFICES AT 641 LEXINGTON AVENUE**

MEMBERS AND DESIGNEES

PRESENT

Karen A. Phillips	Member
Meghan Anderson	Division of the Budget, representing Robert Megna, Member (via video conference)
Royce Mulholland	Member

Karen A. Phillips, Vice Chairperson of the New York State Housing Finance Agency acted as Chairperson.

The first item on the agenda was the approval of the minutes of 11th HFA Finance and Program Committee, held on July 14, 2011, which minutes were deemed approved, absent corrections from Members.

The next item on the agenda were resolutions recommending the approval of financing in an amount not to exceed \$6,160,000 for 439 West 53rd Street Apartments, New York County. Ms Zucker presented on this project. She stated the total project costs are estimated to be about \$11 million and that the project will consist of 100% affordable supportive housing units. This project will receive proceeds by selling inclusionary air rights through a program that is now defunct. The loan is only for construction and HFA will provide no permanent mortgage loan. She then emphasized the project team's solid reputation. The project team includes the Arker family as principles in the borrower and United Pathways as the managing agent. Royce Mulholland reaffirmed that the Arker family has a solid reputation in affordable housing development.

Vice Chairperson Phillips moved to adopt the resolution; Mr. Mulholland 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 439 WEST 53RD STREET APARTMENTS.

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2011 SERIES ___ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$6,160,000.

The next item on the agenda were resolutions recommending the approval of financing in an amount not to exceed \$30,000,000 for Phillips Village Apartments located at 100 Krieger Road, Town of Webster, Monroe County. This item was withdrawn.

The next item on the agenda was resolutions authorizing financing approval in an amount not to exceed \$5,100,000 for Greenacres Apartments located at 102 Wisteria Drive in the Village of Fredonia, Chautauqua County. Ms. Zucker presented on this project. She noted that this project is similar to the John Crawford Apartments project, the Burt Farms II Apartments project, and the Machackemach Village Apartments project. Each of these projects is similar because the borrower is controlled by The Related Companies, they involve only moderate rehabilitation, and they benefit from the HUD Section 8 program. This particular project has a Housing Assistance Payment contract that runs through 2022.

Vice Chairperson Phillips moved to adopt the resolution; Mr. Mulholland seconded the motion; and the following resolution was 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 GREENACRES APARTMENTS.

The next item on the agenda were resolutions recommending the approval of financing in an amount not to exceed \$4,850,000 for John Crawford Apartments, located at Liberty Street in the Village Monticello, Town of Thompson, Sullivan County. Ms. Zucker presented on this project and noted its similarity to the Greenacres project. She stated that this project would preserve affordable senior housing. She also stated RBC Capital Markets is acquiring the Low Income Housing Tax Credits at the price of 85 cents per dollar. Royce Mulholland commented that this seemed like a low price for the tax credits considering that the project benefits from a Housing Assistance Payment contract. Ms. Zucker responded that tax credit pricing varies in projects located in Upstate New York. Steven Weiss, Member of HFA, suggested that nothing seemed unusual about the 85 cents per dollar price. Ms. Zucker added that smaller projects tend to get a lower tax credit price.

Vice Chairperson Phillips moved to adopt the resolution; Mr. Mulholland 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 JOHN CRAWFORD APARTMENTS.

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$4,850,000.

The next item on the agenda were resolutions recommending the approval of financing in an amount not to exceed \$3,700,000 for Burt Farms II Apartments, located in the Village of Monticello, Town of Thompson, Sullivan County. Ms. Zucker presented on this project and noted its similarity to the Greenacres project. She noted that she expected that this project's bonds would be issued through the New Issue Bond Program. Considering this project's similarity to the other projects, the Board had few questions or comments, although Vice Chairperson Phillips did inquire on the use of local contractors.

Vice Chairperson Phillips moved to adopt the resolution; Mr. Mulholland 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 BURT FARMS II APARTMENTS.

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$3,300,000.

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, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$3,300,000.

The next item on the agenda was resolutions authorizing financing approval in an amount not to exceed \$2,650,000 for Machackemach Village (PJ) Apartments,

located in the City of Port Jervis, Orange County. Ms. Zucker presented on this project and noted its similarity to the Greenacres project.

Royce Mulholland moved to adopt the resolution; Mr. Mulholland 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 MACHACKEMACH VILLAGE APARTMENTS.

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$2,650,000.

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, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$2,650,000.

The next item on the agenda was a resolution recommending the approval of financing in an amount not to exceed \$123,620,000 for 2180 Broadway, New York County. Ms. Zucker presented on this project. She noted that this was an 80/20 project in which \$93.3 million of HFA financing would be variable rate tax-exempt bonds and the other \$30.32 million of would be variable rate taxable bonds. Credit enhancement will be provided through a letter of credit and total project costs will be \$161,487,381. Ms. Zucker explained that the project's hard costs per unit were comparable to other HFA projects. She then emphasized the strong project team, which includes the Friedlander family as borrowers, the Plaza Construction Corporation as general contractor, and SLCE Architects as the architect. Lastly, she highlighted the affordability of the units reserved for low-income tenants and the project's LEED design.

Ms. Zucker then responded to Vice Chairperson Phillips's inquiry about the income qualification levels for the project's affordable units. The discussion then shifted to focus more generally on how the affordable units are made available to the public.

HFA Member, Mr. Weiss, then commented on a bill before the Governor for signature which would expand HFA's existing authority to sell unrated bonds through private placements. HFA Member, Mr. Weiss stated that if this legislation became law it would be the kind of financing vehicle that would benefit this project and he suggested adding language to the resolution to permit the Agency to use this vehicle for this financing. HFA Member, Mr. Weiss stated that the resolution should be revised to

incorporate such provisions as are needed so that if the legislation before the Governor became law, the bonds (even if unrated) could be remarketed through a direct or private placement. The Board agreed that the resolution should be revised in this manner, and directed the Secretary to make the changes.

Royce Mulholland moved to adopt the resolution, as revised to incorporate the proposed change; Mr. Mulholland 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 2180 BROADWAY.

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF 2180 BROADWAY HOUSING REVENUE BONDS.

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF 2180 BROADWAY HOUSING REVENUE BONDS, 2011 SERIES A, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$123,620,000.

A RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF 2180 BROADWAY HOUSING REVENUE BONDS, 2011 SERIES B, IN A PRINCIPAL AMOUNT NOT EXCEEDING \$123,620,000.

The next item on the agenda was resolutions recommending the approval of financing in an amount not to exceed \$13,475,000 for HANAC Archbishop Iakovos Senior Apartments, located at 32-06 21st Street, New York, Queens County. Ms. Zucker presented on this project. She noted this project would rehabilitate about 100 affordable senior housing units. She also noted the project would receive an Housing Assistance Payment contract for 20 years. She expects that the project's bonds will be issued through the New Issue Bond Program. She stated the project's total development cost will be about \$19.5 million and that the Low Income Housing Tax Credits will be acquired at the price of 99 cents per dollar. She also stated HANAC is the managing member of the borrower and has a solid reputation in managing affordable housing projects. Lastly, she acknowledged Gail Bressler, Vice President for Multi-Family, for helping coordinate this project.

HFA Member, Mr. Weiss then asked generally how the Board could provide input on a project before it comes before the Board. Vice Chairperson Phillips requested that this discussion be tabled because of time concerns.

Royce Mulholland moved to adopt the resolution; Meghan Anderson 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 HANAC ARCHBISHOP IAKOVOS SENIOR APARTMENTS.

A SUPPLEMENTAL RESOLUTION OF THE NEW YORK STATE HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF AFFORDABLE HOUSING REVENUE BONDS, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$13,475,000.

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, 2011 SERIES __ IN A PRINCIPAL AMOUNT NOT EXCEEDING \$13,475,000.

There being no unfinished business, Vice Chairperson Phillips moved to adjourn the meeting; Meghan Anderson seconded the motion; and the meeting was adjourned at 4:46 p.m.



Secretary