



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

June 20, 2018

FROM: Linda Manley, General Counsel
TO: Members of the Housing Trust Fund Corporation
SUBJECT: Approval of Annual Report on Operations and Accomplishments

Reason before the Members

One of the requirements of the Public Authorities Reform Act of 2009 is that the board of every state or local public authority issues an annual report setting forth its operations and accomplishments. Public Authorities Law § 2800(1)(a)(1). The 2009 Act also requires that the public authority file the report with the Authorities Budget Office and post the same on its website within ninety days of the end of its fiscal year. Public Authorities Law § 2800(1)(a)(1).

The Housing Trust Fund Corporation has compiled information regarding its operations and accomplishments in a report titled Operations and Accomplishments. The report highlights HTFC's operations and accomplishments in the last fiscal year and sets forth its goals for the next fiscal year.

Recommendation and Required Action by Members

HTFC's report on operations and accomplishments is annexed hereto along with a resolution authorizing adoption and the publication of the report. It is respectfully requested that the resolution be approved.

HOUSING TRUST FUND CORPORATION

OPERATIONS AND ACCOMPLISHMENTS FISCAL YEAR APRIL 1, 2017 TO MARCH 31, 2018

New York State Homes and Community Renewal (“HCR”) serves New Yorkers by fostering the creation and preservation of affordable housing and community development initiatives in accordance with the vision of Governor Andrew M. Cuomo and under the leadership of Commissioner RuthAnne Visnauskas. The HCR umbrella encompasses the Housing Trust Fund Corporation (“HTFC”), as well as New York State Division of Housing and Community Renewal, New York State Housing Finance Agency, State of New York Mortgage Agency, New York State Affordable Housing Corporation, Municipal Bond Bank Agency, and Tobacco Settlement Financing Corporation.

HTFC was established by Chapter 67 of the Laws of 1985, specifically under Section 45-a of the New York Private Housing Finance Law, as a subsidiary public benefit corporation of the New York State Housing Finance Agency. HTFC’s mission is to further community development through the construction, development, revitalization and preservation of low-income housing, the development and preservation of businesses, the creation of job opportunities, and the development of public infrastructures and facilities. In accordance with the initiatives of the Governor, HTFC’s mission is expanded to further recovery, rebuilding, and resiliency efforts of homes, businesses, and public infrastructure and facilities in storm-affected counties throughout New York State. In fulfilling its mission, HTFC commits to advance MWBE goals and fair housing goals.

For the fiscal year ending March 31, 2018, the following was appropriated or allocated to HTFC to administer:

Access to Home	\$1,000,000	Access to Home Medicaid	\$1,300,000
Access to Home for Veterans ¹	\$7,601,000	Community Development Block Grant Disaster Recovery ²	\$4,487,882,000
Community Development Block Grant ³	\$45,611,334	Community Investment Fund	\$34,500,000
HOME ³	\$18,592,698	Homes for Working Families	\$16,000,000
HOPE/RESTORE	\$1,400,000	Housing Plan Funds ⁴	\$541,525,000
Low Income Housing Trust Fund	\$65,200,000	Manufactured Homes	\$1,000,000
National Disaster Resiliency ⁴	\$35,800,000	Neighborhood Preservation Program ¹	\$12,709,000

New York Main Street	\$4,200,000	Nursing Home Transition Diversion Waiver	\$7,451,854
Public Housing Drug Elimination	\$400,000	Public Housing Modernization	\$6,000,000
Rural Preservation Program ¹	\$5,309,000	Rural Rental Assistance Program	\$22,960,000
Section 8 Housing Choice Voucher	\$504,154,306	Section 8 Project Based Contract Admin	\$1,501,497,719

¹ Includes funds from JP Morgan Settlement

² Total amount of CDBG-DR funds awarded to the State since 2012 which includes \$4,416,882,000 in funds awarded for Hurricane Sandy in 2013 and \$71,000,000 awarded for Hurricane Irene and Tropical Storm Lee in 2012

³ Based on Federal Fiscal Year October 1, 2016 to September 30, 2017

⁴ Total amount of National Disaster Resiliency Funding awarded to the State

Community and Economic Development

HTFC is responsible for administering programs that foster community and economic development, job creation and downtown revitalization. Through its Office of Community Renewal, HTFC administers programs including Community Development Block Grant Program, HOME Investment Partnerships Program, and New York Main Street Program. Under these three programs, HTFC made awards totaling over \$71 million and leveraging over \$179 million in private and public investments. Through the Office of Community Renewal, HTFC also administers the Small Rental Development Initiative, a new program utilizing HOME funds to acquire, rehabilitate and construct affordable housing rental housing, the Lake Ontario Flood Recovery Program, a new program to provide assistance for Lake Ontario flood-related repairs and restoration to homes and municipal infrastructure and systems utilizing Community Development Block Grant imminent threat funds and New York State Department of Budget general funds, and various programs and initiatives focusing on assisting families, the elderly, Medicaid recipients, veterans, and owners of mobile and manufactured homes.

Housing Preservation

Through its Office of Housing Preservation, HTFC administers the programs that maintain and enhance the State's portfolio of existing affordable housing and administers programs to provide federal and state housing assistance to make housing affordable. It administers programs including the Preventative Troubled Asset Program, a program established by HTFC to enable a rapid and preemptive response to exigent physical needs to ensure the health and safety of the residents of the State's various housing portfolios, Public Housing Modernization Program, a program to fund projects for the comprehensive modernization and

repair of affordable rental housing, and Preservation Initiative Program, a program to rehabilitate and upgrade the State's existing affordable housing stock.

Additionally, through its Office of Housing Preservation, HTFC administers federal Section 8 Performance Based Contract Administration ("PBCA"), federal Section 8 Housing Choice Vouchers ("HCVs"), and New York State's Rural Rental Assistance Program ("RRAP"). These programs complement HTFC's mission to build and preserve affordable housing by providing federal and state housing assistance primarily to low- and very- low- income households. Together, these three programs provide over \$1.9 billion annually in Housing Assistance Payments.

HTFC is the only statewide Public Housing Authority in New York, and through a contract with the U.S. Department of Housing and Urban Development, HTFC administers rental assistance and provides oversight for the country's largest Section 8 multi-family, project-based portfolio. HTFC utilizes a unique public-private partnership to monitor compliance and respond effectively to landlord and tenant issues. It leverages federal and state resources to help preserve this important portfolio. Over the past decade, it has invested over \$2.8 billion in federal and state funds to improve almost half of the PBCA properties in New York. These investments have reduced operating costs, saved energy, and maintained affordability, yielding positive results for years to come.

HTFC also administers the nation's second largest HCV program to provide vouchers that can be used to lease properties in the private sector, which enables qualifying families to secure housing. A small percentage of HTFC's allocation is also converted to Project-Based Vouchers, which support efforts to increase the supply of affordable housing in the marketplace. HTFC has been consistently rated as a "High Performer" by the U.S. Department of Housing and Urban Development.

Additionally, HTFC works closely with the U.S. Department of Agriculture's Rural Development Office to provide state-funded rental assistance through RRAP properties located across the rural regions of the State—these properties often represent the only quality affordable housing available in the communities.

Financing and Development of Multifamily Housing

Through its Office of Finance and Development, HTFC administers the programs that fund the development of quality affordable rental housing and the community including the Low-Income Housing Trust Fund, HOME Investment Partnerships Capital, Homes for Working Families, Rural and Urban Community Investment Fund, and the Supportive Housing Opportunities Programs.

In the past fiscal year, through Office of Finance and Development, HTFC has made multifamily development awards totaling over \$116 million which has leveraged over \$986 million in private and public investment. These awards spurred over \$1 billion in affordable housing and community renewal investment throughout the State, and assisted in the creation or rehabilitation of 2,831 units of affordable housing. Many of the projects receiving HTFC

financial support represent coordinated investments with the State agency partners including the Office of Mental Health, Office for Persons with Developmental Disabilities Empire State Development Corporations, the New York State Energy Research Authority and the Office of Temporary and Disability Assistance.

HTFC's awards by program and their impact:

HTFC Program	Amount Awarded	Amount Leveraged	Housing Units, Jobs or Businesses Created/Preserved and Households or People Assisted*
Community Development Block Grant	\$41,960,224	\$169,012,810	191 Residential Units 85 Households 893 Jobs 210,864 People
HOME Investment Partnerships	\$22,204,122	\$2,559,682	193 Residential Units
New York Main Street	\$7,279,190	\$8,084,414	71 Residential Units 160 Commercial Units 14 Technical Assistance Projects
Public Housing Modernization Program	\$5,719,649.06	N/A	642 Units
Preventative Troubled Asset Program	\$1,905,439.85	\$1,000,000	705 Units
Preservation Initiative Program	\$10,882,328	N/A	172 Units
Rural Rental Assistance Program	\$22,960,000	N/A	4,475 Households including senior citizens and families
Section 8 Project Based Contract Administration	\$1,501,497,719	N/A	101,273 Households
Section 8 Housing Choice Voucher	\$504,154,306	N/A	44,281 Households
Rural and Urban Community Investment Fund	\$25,900,527	\$135,782,137	345 Units

HOME Investment Partnerships – Multifamily Rental	\$7,396,114	\$20,505,234	170 Units
Low Income Housing Trust Fund	\$40,680,811	\$264,256,580	1,116 Units
Homes for Working Families	\$11,110,411	\$489,984,522	1,020 Units
Middle Income Housing Program	\$3,550,000	\$35,379,277	128 Units
Multifamily Preservation Program	\$2,387,823	N/A	48 Units
Rural Area Revitalization Projects Program	\$473,516	\$34,828,971	157 Units
Supportive Housing Opportunities Program	\$14,549,140	\$62,516,455	274 Units including support and services to persons with special needs

*The assistance reported reflects estimated numbers proposed for assistance in awarded projects. The amount leveraged and impact for projects receiving additional sources of HTFC financing is duplicated.

Storm Recovery

In June 2013, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts from storm impacted areas of New York State by establishing the Governor’s Office of Storm Recovery (“GOSR”) which operates under HTFC. GOSR is led by an Executive Team, with support and oversight from HCR Commissioner RuthAnne Visnauskas, Executive Deputy Commissioner and COO Betsy Mallow, and the Executive Chamber’s Deputy Secretary for Economic Development and Special Advisor to the Governor, Lindsey Boylan, who oversees different programmatic portfolios.

GOSR utilizes funding made available by the U.S. Department of Housing & Urban Development’s Community Development Block Grant Disaster Recovery Program as well as other federal programs to aid storm recovery efforts in the State of New York. It administers these funds through five main programs titled NY Rising Programs: Housing Recovery, Small Business, Infrastructure, Community Reconstruction, and Rebuild by Design (RBD). Collectively, the recovery programs focus primarily on: 1) addressing immediate housing and business assistance needs in storm-impacted communities; 2) helping governments cover

emergency expenses through the provision of funds or matching funds to support, repair and mitigate critical infrastructure assets; 3) working with storm-damaged communities to develop and implement comprehensive community-based plans; and 4) making homeowners and communities more resilient to future weather events. GOSR's programs are outlined in its Action Plan which defines how the State will use the Community Development Block Grant Disaster Recovery funding to address disaster relief and long-term recovery of impacted areas.

Storm Recovery-Housing Recovery

Spearheading the State's efforts to assist storm-affected homeowners, GOSR administers the NY Rising Housing Recovery Program— a suite of initiatives established to facilitate the reconstruction and rehabilitation of storm-impacted properties and the new construction of affordable housing in storm-impacted communities. The Housing Recovery Program includes the NY Rising Homeowner Program which facilitates repairs, rehabilitation, mitigation, and elevation for the owners of single family homes. In conjunction with home rehabilitation and elevation awards, GOSR administers the Interim Mortgage Assistance (IMA) Program to provide supplemental funding for families who have amassed further housing costs during the recovery process.

Under the umbrella of Housing Recovery, GOSR manages the State's pioneering Buyout and Acquisition Programs, which have offered hundreds of millions of dollars to purchase the homes of interested homeowners in areas affected by Superstorm Sandy, Hurricane Irene and Tropical Storm Lee. It also manages additional programs to create partnerships for the development of affordable housing in storm-impacted communities and to address the unmet needs of local Public Housing Authorities (PHAs). To date, these programs have contributed funding to construct more than 1,000 units of affordable housing across 17 sites.

Storm Recovery-Small Business

Rendering grants to support independently owned and operated small businesses that were affected by recent storms, the NY Rising Small Business Program helps to repair or replace needed equipment or lost inventory, renovate facilities that were damaged or destroyed, and provides working capital needed as a direct result of the storms. As of May 1, 2015, the program has been closed to new applications; however, it has continued to process those in the pipeline, while also initiating the funding of future construction activities to eligible applicants. As such, throughout the 2017-2018 FY, the program has processed remaining applications, closed out completed applications, and has further enhanced the capabilities of Intelligrants—the system of record—to improve operational efficiencies and quality control.

Storm Recovery-Community Reconstruction

Serving to balance top-down solutions, the bottom-up NY Rising Community Reconstruction (NYRCR) Program facilitates an extensive redevelopment process that considers and incorporates unique local needs into the planning and implementation phases. With 66 local planning committees at the heart of this undertaking, the program promotes deep civic engagement and empowers municipalities, State agencies, and nonprofits to implement community-generated projects. The State has allotted awards to each community to fund the implementation of recovery and resiliency strategies, and has undertaken the development of hundreds of individual projects through local partnerships.

The NYRCR Program consists of two phases: 1) an eight-month community-based planning process to empower the State's most impacted communities with the technical expertise needed to develop reconstruction plans to build physically, socially, and economically resilient and sustainable communities; and 2) an implementation phase, where select resiliency projects and public services proposed in these plans are implemented.

The planning phase was launched in the summer 2013 and concluded in 2015. This phase engaged more than 650 New Yorkers who represented their communities by serving on volunteer planning committees and hundreds more who participated in public engagement events. The first round of the NYRCR Program planning encompassed 45 Planning Areas, composed of 97 storm-impacted communities. In January 2014, Governor Cuomo announced Round II of the planning process, which included an additional 22 storm-impacted communities. Four of these communities were absorbed into existing Round I NYRCR Planning Areas, while 18 formed into 16 new NYRCR Planning Areas. Between Rounds I and II, there are 61 NYRCR Planning Areas, comprising 119 communities. Currently in the implementation phase, the NYRCR Program is overseeing more than 325 projects across the State. Of these, more than 20 percent are in construction or have been completed, and another 70 percent are in design.

Storm Recovery-Infrastructure & Local Government

Striving to stabilize and protect New York from future incidents of extreme weather, the NY Rising Infrastructure Program continues to help local governments address recovery needs. The program assists local governments by running two program areas: a non-federal share, or local match, program and a Standalone recovery program. The non-federal share program provides the local match for non-HUD-funded federal disaster recovery programs run by the Federal Emergency Management Agency (FEMA), the Environmental Protection Agency (EPA) and the Department of Transportation (DOT). Through the Standalone program, GOSR invests in projects that are transforming the State's infrastructure, including transportation networks, energy, coastal protection, weather warning system and emergency management programs. Through these critically important investments, the State is planning to invest over half a billion dollars to establish a sustainable network of systems that supports continuing growth and resiliency in New York.

Storm recovery assistance provided directly to homeowner and small business beneficiaries is highlighted below by program:

Program	Beneficiaries	Expended
Single Family Housing	3,563	\$137,233,093.30
Condo Coop	2,470	\$14,863,637.43
Buyout & Acquisition	69	\$23,984,857.11
Interim Mortgage Assistance	829	\$14,723,764.22
Small Business	100	\$3,957,637.36
Rental Properties	353	\$22,043,238.07
Affordable Housing – Multi Family	794	\$23,642,050.00

Table 1: Beneficiary and expenditures by program during the Fiscal Year ended March 31, 2018

In addition, funds were spent to help impacted communities and rebuild critical State infrastructure:

Program	Expended
Infrastructure	\$48,605,862.09
Community Reconstruction	\$25,664,363.61

Table 2: Infrastructure and Community program expenditures during the Fiscal Year ended March 31, 2018

Including program payments, planning, program delivery and administrative costs, a total of \$486,258,876.37 was expended during the fiscal year.

Program	Dollars Expended
Housing	\$247,512,921.97
Interim Mortgage Assistance	\$16,406,998.67
Buyout & Acquisition	\$36,602,343.16
Economic Development	\$6,486,515.57
Rental Properties	\$28,747,134.45
Public Housing Authority	\$6,555,228.54
Affordable Housing – Multi Family	\$24,208,854.22
Infrastructure	\$50,888,205.37
Rebuild By Design	\$7,819,424.25
Community Reconstruction	\$36,967,645.45
Admin	\$24,063,604.72
Total	\$486,258,876.37

Table 3: Total Dollars Expended by program during the Fiscal Year ended March 31 2018 as reported in GOSR’s Quarterly Progress Report to the Department of Housing and Urban Development.

HTFC’s awards had an expansive reach and were distributed to every region of the State. Further, HTFC’s accomplishments extended past those served by awards. During the fiscal year, HTFC advanced the Governor’s Minority and Women Owned Business Enterprise (“MWBE”) initiatives in accordance with the 2010 Business Diversity Act. Through the Office of Economic Opportunity and Partnership Development, HTFC continued its efforts in effective training on MWBE compliance and outreach. Among its efforts and accomplishments, in June 2017, HCR created an outreach survey to MWBEs informing them of upcoming Housing Plan Opportunities and in response, HCR garnered 105 responses from interested MWBE firms which will be matched to potential opportunities based on their capacity. In fiscal year 2017-2018, HTFC achieved 30.36% MWBE participation overall for the fiscal year with 13.04% in MBE utilization and 17.32% in WBE utilization. In the last two quarters of fiscal year 2017-2018, HTFC achieved 35.98% and 31.66% in MWBE participation respectively.

In the next fiscal year, HTFC will continue to work with the Governor’s Office, other State, Federal, and local agencies, and private sector partners to leverage all available resources and avoid redundancies in review processes and monitoring to ensure that it serves the community to the best of its abilities. HTFC will continue to expand programs statewide and obligate all past and new funding. HTFC will continue to distribute awards across all regions in furtherance of its mission. Additionally, HTFC will continue its efforts to increase MWBE participation for contracts with a goal of 30% MWBE participation.

A RESOLUTION OF THE HOUSING TRUST FUND CORPORATION
APPROVING ANNUAL OPERATIONS AND ACCOMPLISHMENTS REPORT

WHEREAS, the Housing Trust Fund Corporation (“HTFC”) was created pursuant to Section 45-a of the New York Private Housing Finance Law; and

WHEREAS, Section 2800(1)(a)(1) of the Public Authorities Reform Act of 2009 requires the board of every state or local public authority to issue an annual report setting forth its status and activities regarding its operations and accomplishments, and HTFC is a public authority subject to this requirement; and

WHEREAS, HTFC has compiled information in a report titled Operations and Accomplishments (“Operations and Accomplishments Report”) which highlights HTFC’s operations and accomplishments for the past fiscal year and its goals for this next fiscal year; and

WHEREAS, the Members of HTFC have reviewed the report and find the same to be satisfactory; now, therefore, be it

RESOLVED, by the Members of HTFC as follows:

Section 1. The Members hereby approve the Operations and Accomplishments Report and authorize the same to be submitted and published in accordance with the Public Authorities Reform Act of 2009 and any reporting requirements.

Section 2. This resolution shall take effect immediately.

Dated: June 27, 2018