

A special meeting of the Town Board of the Town of Moreau was held on July 2, 2012 in the Town of Moreau Office Building, 61 Hudson Street, South Glens Falls, New York, for the purpose of considering and possibly adopting two resolutions from Shelter Planning for grant applications for housing rehab.

Supervisor Jenkins called the Special Meeting to order at 7:00 p.m.

Deputy Town clerk Leeann McCabe called the roll.

Town Board Members Present

Robert J. Vittengl, Jr.	Councilman
Bob Prendergast	Councilman
Gina LeClair	Councilwoman
Preston Jenkins	Supervisor

Town Board Members Absent

Todd Kusnierz

**Also Present:** Leeann McCabe, Deputy Town Clerk; Robert Murray, President of Shelter Planning

Supervisor Jenkins welcomed everyone to the meeting.

Supervisor Jenkins said the purpose of the special meeting was to consider the adoption of two resolutions prepared by Shelter Planning.

Supervisor Jenkins read both resolutions.

Robert Murray explained that when they came to talk to the Town Board previously they told the board that there are two or three different programs out there that provide housing rehab and that when they did the survey they would take a look at the results and figure out which was the most competitive way to proceed. In the interim they looked very closely at the scoring mechanism. As it turned out the HOME program, which is the one they thought they would be looking at, has a provision in it where it is a scoring system (rating and ranking). If you can match their money you get more points and therefore you score well. This is a year where there is reduced money and very high competition. They decided in-house that they had to find a way to make sure they got those points. Nobody has \$150,000.00 to match with the other one. What they have done successfully is a strategy that they devised two or three years ago, and that is do two applications. The AHC Application goes in and we ask for money and say that we are going to match your money with HOME and they go in with HOME and say we want a HOME application for this much money and if it is funded they can use that money on that program, but they are also going to match it with AHC if they choose to fund it and leverage it. We have two chances to win, but if neither one is funded then we are out the door. If you get the HOME money you can run the HOME program. If you get the HOME ANNHHC, which is what they think they have to do, because that matches it and gives us the points. In order to win they are going to do both applications and they won't change the cost, because they want to win.

Councilwoman LeClair asked if we don't win one, but we win the other one then it can't happen.

Robert Murray replied no. If you win the HOME one you don't have to win AHC. If you win AHC, they won't do that. That they talk to either. It is possible to get both and that is what they expect to happen. They used smaller amounts of money. HOME says they have to do everything in two years when it used to be four years. Realistically, the State knows how many you can do in a year and that is 10 or 12 and Mr. Murray said you just can't. They reduced the number of units and the amount of money and they think it is a competitive way to go into this funding round, so that is what they have done. The first application is going in July 11<sup>th</sup> and the next one will go in August.

Supervisor Jenkins said there are two resolutions. The first resolution is to submit to NYS Homes & Community Renewal Affordable Housing Corporation and HOME 2012 Grant Application.

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A motion was made by Councilwoman LeClair and seconded by Councilman Prendergast to adopt the following resolution as read:

WHEREAS, New York State Homes & Community Renewal (NYS HCR) has been designated to administer the HOME Program, a federal program funded by the Federal National Affordable Housing Act of 1990, as amended; and

WHEREAS, New York State Homes & Community Renewal (NYS HCR) has been designated to administer the New York State Affordable Housing Corporation (AHC) Affordable Home Ownership Development Program (AHODP), a state program operated under the regulations outlined in 21B NYCRR Parts 2150 et seq; and

WHEREAS, NYS HCR has established a submission date of July 11, 2012 for accepting grant applications under the AHODP, and August 10, 2012 under the HOME Program; and

WHEREAS, Shelter Planning & Development, Inc. has proposed to prepare and submit these grant requests on behalf of the Town of Moreau; and

WHEREAS, the Town of Moreau has reviewed its housing needs and has developed a program to meet those needs; and

WHEREAS, the application process requires that the governing body of this applicant authorizes the submission of the application and related actions.

THEREFORE BE IT RESOLVED, that the Town of Moreau Town Board retains and authorizes Shelter Planning & Development, Inc. to prepare and file the aforementioned grant applications; and

BE IT FURTHER RESOLVED, that the Town of Moreau Town Board authorizes the Supervisor to submit the applications to NYS HCR and to act in connection with the submission of the applications, including execution of all required certification and forms and to provide such additional information as may be required.

Roll call vote resulted as follows:

Councilman Prendergast	Yes
Councilwoman LeClair	Yes
Councilman Kusnierz	Absent
Councilman Vittengl	Yes
Supervisor Jenkins	Yes

Supervisor Jenkins said the second resolution is designating project areas for purpose of a NYS Affordable Housing Corporation Grant Application.

A motion was made by Councilman Prendergast and seconded by Councilman Vittengl to adopt the following resolution:

WHEREAS, The Town of Moreau has developed and adopted "A Comprehensive Land Use Plan", and

WHEREAS, the Comprehensive Land Use Plan document includes an analysis of housing issues in the Town, and

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WHEREAS, that document identifies housing initiatives as a high level priority for action and implementation measures, and

WHEREAS, the Comprehensive Land Use Plan document notes that, "...consideration should be given to rehabilitation of existing housing stock and redevelopment of existing residential neighborhoods", and

WHEREAS, lower income, owner-occupied housing exists, which is in need of significant rehabilitation assistance that cannot be met by the private sector without governmental assistance, and

WHEREAS, in designating these areas as part of the AHC and HOME application process the Town has established that there exists housing conditions in the Town characterized as deteriorating, substandard and in need of basic rehabilitation, and

WHEREAS, the Town of Moreau will submit a 2012 HOME program application for additional funding to the NYS Office of Community Renewal (OCR) on or before the filing date of August 10, 2012, and if awarded, will use such funds as the required AHC match, and

WHEREAS, the Town of Moreau now identifies the New York State Affordable Housing Corporation as an important source of funds to implement the Town's program of owner- occupied housing rehabilitation town-wide,

NOW THEREFORE, BE IT RESOLVED, that the Town of Moreau reaffirms the analysis and housing conclusions in the Comprehensive Land Use Plan and designates the Town as an area, as described in 21B NYCRR Section 2161.2 of the Regulations of the Affordable Home Ownership Development Program, in which governmental assistance is necessary and appropriate to make necessary investment in homes in the area.

Roll call vote resulted as follows:

Councilman Vittengl	Yes
Councilman Prendergast	Yes
Councilwoman LeClair	Yes
Councilman Kusnierz	Absent
Supervisor Jenkins	Yes

Robert Murray explained that the first resolution authorizes the submission of both applications and authorizes the Supervisor sign everything.

Robert Murray explained that the second resolution is a required resolution to meet the AHC Corporation requirement that you determine that you meet their requirements to carry out rehab in your community.

Robert Murray stated that signatures were needed on some documents.

Supervisor Jenkins asked Robert Murray if he could wait out in the hall for about five minutes while the Town Board holds a quick executive session. He wants everybody here while he signs the documents.

At 7:15 p.m. the Town Board went into an executive session to discuss the employment history/performance of an unnamed employee.

The Deputy Town Clerk did not sit in on the executive session.

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At 7:18 p.m. Councilwoman LeClair made a motion and it was seconded by Councilman Vittengl to adjourn the executive session, re-open the special meeting and adjourn the special meeting.

Roll call vote resulted as follows:

Councilwoman LeClair	Yes
Councilman Kusnierz	Absent
Councilman Vittengl	Yes
Councilman Prendergast	Yes
Supervisor Jenkins	Yes

Special meeting adjourned.

Respectfully submitted,

Jeanne Fleury  
Town Clerk