

BUILD NYC RESOURCE CORPORATION
PROJECT COST/BENEFIT ANALYSIS
June 17th, 2026

APPLICANT

Volunteers of America-Greater New York, Inc.
 340 West 85th Street
 New York, NY 10024

PROJECT LOCATION

Area bounded by East 96th Street,
 East 142nd Street, Fifth Avenue,
 and the East and Harlem Rivers

A. Project Description:

Volunteers of America - Greater New York, Inc. (the “Institution”), is a New York not-for-profit corporation that provides a wide array of services to vulnerable individuals and families. The Institution is seeking approval for the issuance of approximately \$6,000,000 in tax-exempt bonds to: refinance taxable debt incurred by the borrowers in the current outstanding amount of approximately \$5,500,000, the proceeds of which were used to acquire and renovate an approximately 15,500 square foot building used by the borrowers in their provision of social welfare services and located on an approximately 3,400 square foot parcel of land in Community District 11 in the Borough of Manhattan, City of New York, in the area bounded by East 96th Street, East 142nd Street, Fifth Avenue and the East and Harlem Rivers, (2) fund a debt service reserve fund and (3) pay for certain costs related to the issuance of the bonds. The Institution currently employs 25 full-time equivalent employees at the project location.

B. Costs to City (New York City taxes to be exempted):

Mortgage Recording Tax Benefit:	\$	87,815
Estimated NYC Forgone Income Tax on Bond Interest (estimated NPV 10 years @ 6.25%)*:		13,778
Total Cost to NYC	\$	101,593

*The exact amount of personal income tax revenue that will be lost as a result of this transaction depends on factors including (but not limited to) the percentage of bond bought by entities subject to New York City personal income taxes, the interest income generated from the bonds and the tax rate applied to bond purchasers.

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 10 years @ 6.25%):	\$	520,167
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BENEFITS APPLICATION

Applicant Name: Volunteers of America-Greater New York, Inc.	
Name of operating company (if different from Applicant): Liberty House	
Operating Company Address: 340 W. 85th Street, New York, NY 10024	
Website Address: www.voa-gny.org	
EIN #: [REDACTED]	NAICS Code:
State and date of incorporation or formation: New York	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Natural Person
<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation
<input checked="" type="checkbox"/> X 501(c)(3) Organization	<input type="checkbox"/> Other: _____
Are any securities of Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Applicable Financial Assistance (check all that apply)

Please note the following: When Build NYC is the entity providing Financial Assistance, the Project Financial Assistance may be limited to deferral from mortgage recording taxes and tax-exempt conduit bond financing.

<input checked="" type="checkbox"/> Bond Financing
<input type="checkbox"/> Real Estate Tax Benefits
<input type="checkbox"/> Sales Tax Waiver
<input type="checkbox"/> Mortgage Recording Tax Deferral

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Paul A. Kress VP of Strategic Initiatives	Volunteers of America – Greater New York, Inc.	340 W. 85 th St. New York, NY 10024	[REDACTED]	[REDACTED]
Attorney	Jeanine Margiano	Windels Marx Lane & Littendorf, LLP	156 West 56 th Street New York, NY 10019	[REDACTED]	[REDACTED]
Accountant	Charkene Laniewski	KPMG	345 Park Ave, 36 th Fl New York, NY 10154	[REDACTED]	[REDACTED]
Consultant/Other	Paul Lamas	Roosevelt & Cross	One Exchange Plaza 55 Broadway, 22 nd Fl New York, NY 10006	[REDACTED]	[REDACTED]

Background

Please provide a brief description of the Applicant's history and nature of its business, including a description of the industry, competitors and services offered, on a separate sheet. **See Attachment A1**

Proposed Project Activities

Please provide answers to the following four questions on a separate page.

1. Please provide a brief overview of the entire proposed Project. If necessary, break down by tax lot to describe activities at each Project Location. **See Attachment A2**
2. Please provide a brief description of how the proposed Project will affect current operations. **See Attachment A3**
3. Please provide a brief description of renovations/construction of the proposed Project. **Not Applicable**
4. Please provide a brief timeline for the entire proposed Project. **See Attachment A4**

Project Financing

Amounts provided should be aggregates for all Project Locations.

Uses of Funds	Sources of Funds (If needed use an additional sheet to indicate all sources and uses)							Total Uses
	Bond Proceeds	Commercial Financing (Loan 1)	Commercial Financing (Loan 2)	Affiliate/ Employee Loans	Capital Campaign	Company Funds	Other (Identify):	
Refinancing of Existing Mortgage Debt (NMTC)	\$4,804,000							\$4,804,000
Construction Hard Costs								
Construction Soft Costs								
Fixed Tenant Improvements								
Furnishings & Equipment								
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance	\$51,000					\$275,000		\$326,000
Fees (explain):	\$50,000							\$50,000
Other (explain)								
Total Sources	\$4,905,000							\$5,180,000

Operating Pro Forma (for NYCIDA applicants only) **Not Applicable**

Please provide an operating pro forma or other financial analysis demonstrating how NYCIDA assistance is needed in order to make the Project feasible.

Sourcing **Not Applicable**

Please list where machinery, equipment and furnishings will be purchased and what percentage of total machinery, equipment, and furnishings relating to the Project this will represent:

<input type="checkbox"/> New York City	% of Total? <input type="text"/>
<input type="checkbox"/> New York State (excluding NYC)	% of Total? <input type="text"/>
<input type="checkbox"/> United States (excluding NYS & NYC)	% of Total? <input type="text"/>
<input type="checkbox"/> Outside United States	% of Total? <input type="text"/>
<input type="checkbox"/> N/A – No equipment is planned to be purchased for this Project	

Project Location Detail

Project Location	Project Location # 1 of 1
Borough/Block/Lot (See description of location in attach A-1 below)	Street address and zip code (see attachment A-1 below)
Zoning: R8A , Commercial Overlay C1-5	Number of Floors: 6
Square footage of existing building: 15,572sf	Square footage of land: 3,366sf
Anticipated square footage of building following construction and/or renovation: 15,572 sf (no change)	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): No Change
Intended use(s) of site (check <u>all</u> that apply): <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office <input checked="" type="checkbox"/> Non-profit For ALL USES other than Non-profit or Retail, please also complete Energy Questionnaire	
Is there any improved space which is currently occupied by existing subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any improved space be occupied by subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes to either, please attach a separate page and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.	

Anticipated Ownership of Premises

1. Please check all that apply:

<input checked="" type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: 7/9/2008
<input checked="" type="checkbox"/> Applicant or an Affiliate leases or expects to lease the Project Location	(Projected) Lease signing date: 8/9/2009
If you checked the box above, please select one of the following: <input checked="" type="checkbox"/> Lease is for an entire building and property <input type="checkbox"/> Lease is for a portion of the building and/or property.	
<input type="checkbox"/> None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described in a supplementary document (attached).	

2. If an Affiliate owns or controls (or will own or control) a Project Location, then describe such Affiliate by choosing one of the following selections and completing the chart provided below:

- | | | |
|--|--|--|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation |
| <input type="checkbox"/> S Corporation | <input type="checkbox"/> Limited Liability Company | <input checked="" type="checkbox"/> 501(c)(3) Organization |
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Other (specify): _____ | |

Name of Affiliate: DBA: Liberty House	EIN # of Affiliate: [REDACTED]
Address of Affiliate: 340 W 85th Street, New York, NY 10024	
Affiliation of Affiliate to Applicant: DBA: Liberty House	
Contact Person: Paul A. Kress	Title of Contact Person: AVP of Strategic Initiatives
Phone Number(s): [REDACTED]	

Attachment A-1 : Due to the non-disclosure requirements of the funder for this program the specific location cannot be disclosed. The following description of the property and its location has been approved by the funder and the Bond Counsel of NYC EDC: The property is located on an approximately 3,400 square foot parcel of land in Community District 11 in the Borough of Manhattan, City of New York, in the area bounded by East 96th Street, East 142nd Street, Fifth Avenue and the East and Harlem Rivers, on which there is an approximately 15,500 square foot building used by the borrowers in their provision of social welfare services.

time policy. If no, please explain why. **YES, please see Attachment B2 and B2a – Wage and Benefits Information (Q10) VOA-GNYSick Leave Policy.**

Not Applicable, there is only one property included in this Core Application.

Labor

The Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions apply to any of these Companies, answer "NO"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Have any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
 Yes No If Yes, please explain on an attached sheet
2. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes No If Yes, please describe and explain current status of complaints on an attached sheet
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes No If Yes, please explain on an attached sheet
4. Are all employees of the Companies permitted to work in the United States?
 Yes No If No, please provide details on an attached sheet.

 Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
 Yes No If No, please explain on an attached sheet
5. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
 Yes No If "Yes," please use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
6. Have any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
 Yes No If "Yes," please use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.

"Yes, Volunteers of America-Greater New York, Inc. has a Prudential Retirement Account for retired employees of VOA-GNY under the defined benefit plan. This Retirement Plan is currently frozen to new employees. The current balance in this funded Retirement Plan as of 6/30/2014 is \$18,176,000. There is no governmental entity that has regulatory contact with VOA-GNY in connection with this liability."
7. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?
 Yes No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.
Please see Attachment C2 – Labor (Question #7)

Financials

1. Has **Applicant**, any **Affiliate**, or **Principal**, or any **close relative of any Principal**, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any **Public Entities**?
 Yes No If Yes, please provide details on an attached sheet.
2. Has **Applicant**, or any **Affiliate** or **Principal**, or any existing or proposed occupant at the **Project Location(s)**, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other **Public Entities**?
 Yes No If Yes, please provide details on an attached sheet.
3. Has **Applicant**, or any **Affiliate** or **Principal**, ever defaulted on a loan or other obligation to a **Public Entity**?
 Yes No If Yes, please provide details on an attached sheet.
4. Has real property in which **Applicant**, or **Affiliate** or **Principal**, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?
 Yes No If Yes, please provide details on an attached sheet.
5. Does **Applicant**, or any **Affiliate** or **Principal**, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.
 Yes No If Yes, please provide details on an attached sheet.
6. Has **Applicant**, or any **Affiliate** or **Principal**, failed to file any required tax returns as and when required with appropriate governmental authorities?
 Yes No If Yes, please provide details on an attached sheet.

For questions 7 through 12, below, please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers: **NOT APPLICABLE**

Company Name	Address	Contact	Phone	Fax	Email	% of Revenues

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
AM Lithographers	520 8th Avenue, 14th Floor New York, NY 10018	██████████	██████████	██████████	██████████
Active Fire	5-16 47th Avenue Long Island City, NY 11101	██████████	██████████	██████████	██████████
Arthur Klem	PO Box 8308 Long Island City, NY 11101	██████████	██████████	██████████	
Apex	2800 Webster Avenue, Bronx, NY 10458	██████████	██████████	██████████	██████████
Comfort Foods	200 Varick Street, 9th Floor, New York, NY 10014	██████████	██████████	██████████	██████████
Con Ed		██████████	██████████		██████████
Driscoll Foods	174 Delawanna Avenue, Clifton, NJ 07014	██████████	██████████	██████████	██████████

EarthLink	PO Box 88104 Chicago, IL 60680	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Iron Mountain	PO Box 27129 NY, NY 10087	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Jack Jaffa & Associates	147 Prince Street Brooklyn, NY 11201	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Jerry's Locksmith	PO Box 521210 Flushing, NY 11352	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
K&G Repairs	PO Box 108389 Brooklyn, NY 11218	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Kaplan Early Learning Center	1310 Lewisville-Clemmons Road Lewisville, NC 27023	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Masune	101 Wales Avenue Tonawanda, NY 14150	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Mormax	150 N. MacQuesten Parkway, Mt. Vernon, NY 10550	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Norland	17 Longfellow Street Hartsdale, NY 10530	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Safetech USA	150-33 14th Avenue, Suite 200 Whitestone, NY 11357	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Sani Systems	15 Jeffry Lane Hicksville, NY 11801	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TGI Automation	120 3rd Street Brooklyn, NY 11231	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Time Warner Cable	41-61 Kissena Blvd Flushing NY 11355	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
US Security	Mansell Court 5th Fl, Roswell GA 30076	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
WB Mason	PO Box 111 59 Centre St. Brockton, MA 02303	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Weeks & Lehman	150 West 30th St., 11th Fl NY, NY 10001	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Western Pest	483 10th Avenue Suite 100 North NY, NY 10018	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
Office of Domestic Violence, NYC Human Resources Administration	150 Greenwich Street, 43 rd Fl, NY, NY 10007	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
NYS Office of Children & Family Services	80 Maiden Lane, 24 th Fl New York, NY 10038	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

10. List unions (if applicable): **NOT APPLICABLE**

Union Name	Address	Contact	Phone	Fax	Email

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
JP Morgan Chase Bank	270 Park Ave, 23 rd Fl NY, NY 10172	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

12. List licensing authorities (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
NYS Office of Children & Family Services	80 Maiden Lane, 24 th Fl New York, NY 10038	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Anti-Raiding

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? Yes No

If "Yes," please provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City? Yes No

If "Yes," please provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

If the answer to question 1 or 2 is "Yes," please continue and answer questions 3 and 4.

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry? Yes No
4. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State? Yes No

If the answer to question 3 or 4 is "Yes," please provide on a detailed explanation on a separate sheet of paper.

Certification

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I **request** that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the applicable Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I **represent** that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I **certify** to the best of my knowledge and belief, after due investigation, the information contained in these Application Materials is accurate, true and correct and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Agency's Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, the Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at the Applicant's expense.

I **understand** the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA/Build NYC may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I **further understand and agree** as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to its Board for approval. If the Agency presents Applicant's proposed Project to its Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to its for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the the Agency Board of Directors for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases NYCIDA, Build NYC, NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I **acknowledge and agree that the Agency reserves its right** in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This 27th day of August, 2015.

This 27th day of August, 2015.

Name of Applicant: Volunteers of America-Greater New York, Inc.


Name of Preparer: Volunteers of America-Greater New York, Inc.

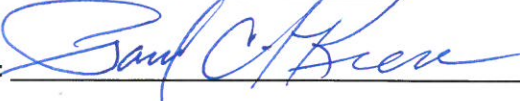
Signatory: Tere Pettitt

Signatory: Paul A. Kress

Title of Signatory: President / CEO

Title of Signatory: AVP of Strategic Initiatives

Signature: 

Signature: 

BACKGROUND

VOA-GNY is the oldest and largest affiliate of Volunteers of America, a national, non-profit 501(c) (3) organization that provides human service programs to meet the needs of individuals, families and communities. VOA-GNY is headquartered in New York City and serves those in need through more than 90 human service programs located throughout northern New Jersey, all of New York State south of Albany and the entire state of Connecticut.

STATEMENT OF NEED

“Domestic violence is the leading cause of injury to women between the ages of 15 and 44 in the United States, more than car accidents, muggings, and rapes combined.” (“Violence Against Women, A Majority Staff Report,” Committee on the Judiciary, United States Senate, 102nd Congress, October 1992, p.3.). In New York City crime related to domestic violence is also high citywide, accounting for 40 percent of all felony assaults and 34 percent of rapes, city figures show. Last year, the NYC Police Department responded to 284,660 reports of domestic violence citywide, or almost 800 a day, officials said. That was an increase of 8 per cent over the previous year. The impact of domestic violence touches every part of this city and it is resources like this Project that are essential to the survivors of domestic violence in our city, helping them to transition from an abusive relationship to a safe and independent life.

VOA-GNY DOMESTIC VIOLENCE PROGRAMS AND SERVICES

VOA-GNY is a nonprofit, non-governmental entity and our Domestic Violence Programs and Services have a demonstrated history of providing comprehensive services to support children, youth and adult victims of domestic violence, including dating violence, sexual assault, stalking, and family violence. Our services include counseling, advocacy, support groups, mental health services, shelter and child care. VOA-GNY is also a strong community advocate against domestic violence with a proven history of creating effective public education and/or community organizing campaigns on a variety of topics associated with domestic violence.

VOA-GNY is a recognized leader in providing innovative, high-quality and cost-effective services to people in need. It is our mission to help individuals and families in need create positive and lasting change through social service programs that support and empower them to live safe, healthy and productive lives. VOA-GNY measures its success in positive change in the lives of the individuals and communities we serve.

VOA-GNY has been addressing all aspects of domestic violence and providing services throughout New York City for over a decade. These services focus on predominately low-income families-in-crisis and are designed to be culturally and linguistically competent and community relevant. For the past 10 years, our agency has provided prevention and awareness training to dozens of community groups as well as offer a free annual symposium for the community, funder and providers on a variety of related domestic violence topics listed below: Domestic Violence Awareness Overview, Effects of Domestic Violence on Children, Codependency and Domestic Violence, Domestic Violence Prevention and Intervention,

Characteristics of a Batterer and Teen Abuse , Breaking the Cycle of Teen Violence, Domestic Violence and the Workplace , Trauma Informed Services, Vicarious Trauma and Identification and Reporting of Child Abuse and Maltreatment and Working With LGBTQ Survivors of Intimate Partner Violence.

VOA-GNY has extensive experience managing services for families and individuals dealing with issues related to domestic violence including victim advocacy, counseling, support groups, linkages to medical and mental health services, community prevention and awareness events, shelter, transitional housing, mentoring and child care.

VOA-GNY Director of Domestic Violence, Ana Rolon, a bi-lingual LMSW, has extensive experience managing domestic violence programs and oversees the full continuum of Domestic Violence programs offered by VOA-GNY.

Overview of the Proposed Project

Borrower Name(s):

Volunteers of America - Greater New York, Inc., a New York not-for-profit corporation exempt from federal taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and/or its wholly-owned affiliate, as borrowers.

Project Location:

The property is located on an approximately 3,400 square foot parcel of land in Community District 11 in the Borough of Manhattan, City of New York, in the area bounded by East 96th Street, East 142nd Street, Fifth Avenue and the East and Harlem Rivers, on which there is an approximately 15,500 square foot building used by the borrowers in their provision of social welfare services.

Financing Amount:

Approximately \$6,000,000 in tax-exempt and taxable revenue bonds. Proceeds from the bonds, together with other funds of the borrowers, will be used to

- (1) Refinance taxable debt incurred by the borrowers in the current outstanding amount of approximately \$5,500,000, the proceeds of which were used to acquire and renovate the subject property.
- (2) Fund a debt service reserve fund, and
- (3) Pay for certain costs related to the issuance of the bonds.

Type of Benefits:

Tax-exempt and taxable bond financing and exemption from City and State mortgage recording taxes.

Total Project Cost: \$6,000,000.

Project Description:

The Project is one of Volunteers of America-Greater New York's confidentially-located emergency transitional programs for survivors of domestic violence. By promoting the importance of safety, responsibility and independence, survivors gain long-term skills that enable them to meet everyday challenges after leaving the program. The goals of our program are to provide safe, dignified housing to survivors in emergency crisis and transition and guide them in the direction of self-sufficiency through case management. While in the program our residents will address the underlying causes of domestic violence; and identify service needs. The Project is designed to help residents address the causes of domestic violence victimization and make the transition to self-supported living. Individuals may enter the continuum at any point, the ultimate goal being independence in a safe environment.

Licensed by NYS Office of Children & Family Services, The Project is a 63-bed facility providing extensive services and safe, anonymous housing for individuals and families recovering from domestic violence. Since its opening in 2009, The Project has provided over 2,471 individuals

and families recovering from domestic violence with emergency shelter and supportive services. Over the past 10 years, Volunteers of America-Greater New York, Inc. has provided more than 10,000 victims of domestic violence through its Domestic Violence Program, headed by Ana Rolon, LMSW.

Projected Jobs:

Twenty-five (23) existing full time equivalent jobs, 4 part time equivalent jobs projected.

Hourly Wage Average and Range:

\$14.65/hour, estimated range of \$10.33/hour to \$33.85/hour.

Impact of Proposed Project on Current Operations

Please provide a brief description of how the proposed Project will affect current operations.

The tax-exempt bond financing for the Project will enable Volunteers of America-Greater New York, Inc. ("VOA-GNY") to unwind the New Market Tax Credits ("NMTC") financing structure that matures on November 16, 2015. Since there is no renovation work included in the bond refinancing there will be no service interruption at the Project. However, the low interest rate of the tax-exempt bond refinancing will make it possible for VOA-GNY to maintain this high quality, safe, comfortable environment and program for survivors of domestic violence in the City of New York.

ROOSEVELT & CROSS

INCORPORATED

Volunteers of America - Liberty House**Bond Financing Calendar**

Week of June 1	VOA completes the core application for the Build NYC financing. Completed core application is submitted to the New York City Economic Development Corporation
Week of June 8	VOA provides Roosevelt & Cross with complete information package. Roosevelt & Cross prepares and submits credit packages to potential bond investors.
Week of June 8	VOA completes the full Build NYC financing application. Completed application is submitted to the New York City Economic Development Corporation
Week of June 22	Roosevelt & Cross arranges meetings between VOA and potential bond investors.
Week of June 29	Roosevelt & Cross provides VOA with term sheets from bond investors. VOA selects lender.
Week of July 6	Lender obtains formal credit approval for the financing and issues commitment letter.
Week of July 13	Roosevelt & Cross schedules a call with the financing working group including the VOA, VOA's Counsel, Build NYC counsel, Lender and Lender's Counsel in order to initiate the bond documentation and closing process.
Week of July 13	VOA submits Tax Questionnaire regarding financing to bond counsel.
August 11, 2015	Build NYC schedules public hearing on VOA's project.
September 10, 2015	Build NYC conducts Public Hearing on VOA's project.
Week of September 14	VOA's Board of Trustees meeting to approve financing.
Week of September 14	Bond counsel distributes first draft of bond documents. Bank counsel distributes first draft of bank documents.
September 16, 2015	Build NYC's Board of Directors meeting to approve authorizing resolution for VOA's bond financing.
Week of September 21	VOA's counsel submits bond documents to NYS Attorney General Office and Supreme Court for approval, if necessary
Week of September 21	Roosevelt & Cross arranges a conference call with all counsel to review first draft of all bond documents.
Week of September 28	Second draft of all documents distributed.
Week of October 5	Roosevelt & Cross arranges a conference call with all counsel to review second draft of bond documents and discuss any open issues
Week of November 9	Conference call confirming that bond counsel, bank and VOA are prepared to close. Build NYC's counsel confirms that the Mayor has signed the TEFRA package. VOA's counsel confirms that NYS Supreme Court has approved the financing.
November 16, 2015	All parties attend the pre-closing and review and sign final documents
November 17, 2015	Lender wires proceeds from the bond financing to the Trustee. The bond financing is officially closed.

IV. HEALTH AND OTHER BENEFITS

The benefits provided by the Organization to employees are reviewed periodically, and are subject to modifications and changes, as these benefit plans are altered by available coverage, funding and the Organization's needs. The summaries below represent coverage at the time this Handbook was prepared.

A. Health Insurance

Hospitalization, major medical and dental insurance coverage is available to all full-time employees, spouses, or domestic partners and their unmarried dependent children.

The effective date of coverage is the first day of the month following three full months of full-time employment. A summary plan description describing coverage is provided to all employees.

Volunteers of America and the employee share premium costs through payroll deductions. Under Section 125 of the Internal Revenue Code, a flexible spending account has been established to allow employees to use before-tax dollars for employee premium contributions for Volunteers of America-provided group health insurance. Employees who select this option generally have no federal, state, local, or Social Security taxes taken from bi-weekly contributions made for medical benefits.

B. Continuing Your Group Health Insurance

The federal Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA), as amended, gives employees and their qualified dependents the opportunity to continue health insurance coverage at the employee's expense under Volunteers of America's group health plan when a "qualifying event" would normally result in the loss of coverage. Some common qualifying events include:

1. Separation of employment, except in instances of gross misconduct;
2. Death of an employee;
3. Reduction in an employee's hours or a leave of absence;
4. Employee's divorce or legal separation; and
5. A dependent child no longer meets eligibility requirements.

Upon separation from employment, medical coverage generally ceases on the last day of the month in which separation occurs. Employees will receive a written notice describing their options under COBRA from the COBRA administrator and the rules and regulations governing eligibility and premium payment by the employee. Employees are encouraged to consult with the human resources

department regarding other qualifying events, which may pertain to them or their dependents.

C. Life Insurance

Basic Life Insurance coverage (one times basic annual earnings, but not less than \$25,000) is provided to all full-time employees on the first day of the month following three full months of full-time employment. Supplemental Life Insurance is available through salary deductions. Upon separation from employment, employees may convert their life insurance coverage to an individual policy, with approval and possible limitations from the insurance carrier, by submitting a written application and paying the premium directly to the insurance carrier. A summary plan description describing coverage is provided to all employees.

D. Short-Term Disability Insurance

Volunteers of America provides short-term disability coverage for all employees to replace, in part, wages or salary lost due to illness or injury that is not job-related. Eligibility is determined by the insurance carrier and is limited to a maximum of 26 weeks.

Pursuant to applicable state law, to be eligible for benefits, the employee must have been employed by Volunteers of America for at least four weeks at the time the injury or illness occurs. The amount payable varies by State but cannot exceed the maximum weekly benefit fixed by the insurance carrier and applicable law.

Disability coverage starts immediately with the onset of a disability that prevents an employee from working in the judgment of the employee's doctor and benefits are payable on the eighth consecutive day of absence due to the disability as certified by a doctor. Accrued but unused paid personal leave time is to be used before disability payments begin. Disability is concurrent with Family and Medical Leave.

Employees on short term disability leave who also qualify for FMLA leave will have health and dental benefits continue for a period not exceeding twelve (12) weeks consistent with the applicable FMLA law and regulations, provided the employee continues, while absent due to the disability, to contribute to the premium costs (see **Family and Medical Leave**). Basic life insurance, short-term, and long-term disability benefits will continue during the leave at no cost to the employee.

Claims for disability benefits are processed through the service sector human resources department. A claim form must be completed by the disabled employee and his or her doctor, and returned to the human resources department; it is to be provided as soon as possible and generally by the eighth day of absence due to disability. Supplemental claim forms must be completed approximately once a month until the employee is no longer disabled or a period of 26 weeks has expired.

VOLUNTEERS OF AMERICA - GREATER NEW YORK

NYC Paid Sick Leave

May 20, 2014

I. PURPOSE

To outline the conditions under which employees may accrue and request paid sick leave under the NYC Earned Sick Time Act

II. POLICY

Volunteers of America – Greater New York (VOA-GNY) will comply with the law as it applies to eligible employees who work in any NYC program, hereinafter referred to as “the program.”

This policy applies to employees who work at least 80 hours per year and who are not covered by any other policy providing paid personal leave at VOA. Covered employees accrue one hour of paid sick leave for each 30 hours worked in each calendar year starting April 1, 2014 with a cap of 40 hours of paid sick leave per year. “Hours worked” does not include any paid time off and must be actual hours work.

III. PROCEDURES

1. Notification

The human resources manager, or designee, provides the eligible employee with notification upon hire about their rights under the NYC Paid Sick Leave law. (*See Appendix A.*)

2. Eligibility and Accruals

Covered employees begin to accrue paid sick time under this policy on April 1, 2014 or their date of hire, whichever is later. Covered employees may start *using* accrued paid sick time on the 120th day after their date of eligibility (July 30, 2014, or on the 120th day after their date of hire, whichever is later). Covered employees will complete their time records in accordance with E-Time and other Volunteers of America timekeeping procedures that record and monitor attendance.

3. Rate of Pay

Employees will be paid their normal hourly rate of pay for each hour accrued and used. Paid sick leave does not count towards hours worked when determining whether an employee is entitled to overtime.

4. **Carry Over**

Accrued sick leave that is not used in the benefit year in which it is earned may be carried over up to a maximum of 40 hours. However, no more than 40 hours of paid sick leave may be used in any one year (regardless of how many hours are carried over). There will be no pay in lieu of unused sick leave at year-end, termination, or any other separation of employment.

5. **Use of Time**

Paid sick leave may be used in increments of not less than one hour at a time for any of these reasons:

- The employees own health condition, including a need for diagnosis and for preventative care;
- To care for a family member (spouse, domestic partner, child, parent, grandparent, sibling, or the child or parent of a spouse or domestic partner) who has a health condition, including a need for diagnosis and for preventative care;
- On days when the VOA program, or the school the employee's child attends, is closed due to a public health emergency.

Employees who use paid sick time for any reason other than one of the reasons listed above may be subject to appropriate corrective action, up to and including separation of employment.

Seven (7) days' notice in writing is required for use of paid sick leave, unless the need for the leave is unforeseeable, in which event notice to the supervisor is required at least one (1) hour before the employee is scheduled to report for duty in accordance with Volunteers of America procedures. Based on funder requirements, some programs may require a longer notice period. The employee's supervisor may ask for medical documentation, if the absence exceeds three (3) days. Inadequate notice may result in the rejection of a request to use paid sick leave.

6. **Transfers**

Employees who transfer to another position at VOA, which is covered under other paid personal leave provisions, may transfer their earned but unused paid sick leave, but they will be considered a new hire for the purpose of accruing paid personal leave in the new position.

7. **Break in Service**

Any formal termination of an employee's employment by the program, whether voluntary or involuntary, will be considered to be a break in service. No employee will be entitled to payment of unused accrued sick leave under this policy upon termination of employment.

Should any employee subsequently be rehired by the program following a break in service, he or she will begin to accrue sick leave in accordance with the law and

VOA procedures and will not be entitled to any unused hours of paid sick leave accrued prior to the break in service. If an employee leaves VOA, and is rehired within six months, the employee's previously accrued, unused sick time must be reinstated

8. **Medical Leaves**

Sick leave days that are covered by federal and/or state family leave laws will be counted concurrently against personal and family leave in accordance with VOA's other leave procedures.

9. **Anti-Retaliation**

Retaliation or interference with an employee's rights under the Earned Sick Leave Act is prohibited. Under the Act, retaliation is any adverse employment action the employer takes against the employee because the employee took or requested leave. No adverse employment action, including any threat, demotion, discharge, reduction in work hours, or any other action that has a tangible effect on the terms and conditions of employment may be taken.

VOLUNTEERS OF AMERICA - GNY OPEN CLAIMS REPORT 2011-2015							
Employee	Program Dept.	Date Claim Filed	Date of Contact	Agency	VOA Representative	Nature of Complaint	Status of Complaint
	Homeless	05/23/12	05/29/12	Supreme Court of The State of New York, County of Bronx		Discrimination against plaintiff in terms and conditions of his employment, in violation of Executive Law 296.	Verified complaint received.
	Housing	12/05/14	01/09/15	New York State Division of Human Rights	L. [REDACTED]	Discrimination relating to disability.	Verified complaint received from NYS Division of Human Rights.
	Mid-Hudson	10/20/14	10/23/14	U.S. Equal Employment Opportunity Commission	[REDACTED]	Discrimination relating to retaliation, discharge and harassment	Verified complaint received from U.S. Equal Employment Opportunity Commission. No action is required at this time.
	Northern New Jersey	10/08/14	10/08/14	Piro Zinna, Cifelli Paris & Genitempo	[REDACTED]	Discrimination relating to failure to accommodate, wrongful termination in retaliation for exercising rights under New Jersey Law against Discrimination, and wrongful termination on the basis of disability and/or perceived disability.	Letter received from Piro Zinna, Cifelli Paris & Genitempo that they were retained by [REDACTED] to represent her in lawsuit against Volunteers of America.

VOLUNTEERS OF AMERICA - GNY OPEN CLAIMS REPORT 2011-2015							
Employee	Program Dept.	Date Claim Filed	Date of Contact	Agency	VOA Representative	Nature of Complaint	Status of Complaint
	Homeless	02/13/15	02/13/15	U.S. Equal Employment Opportunity Commission		Discrimination relating to retaliation.	Verified complaint received from U.S. Equal Employment Opportunity Commission. No action is required at this time.

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Volunteers of America-Greater New York, Inc			
Name of Action or Project: Liberty House Refinance			
Project Location (describe, and attach a location map): Non-disclosure requirements of funder prevent disclosing of actual location. See Attachment A-1 under Part 3 of this document.			
Brief Description of Proposed Action: The owner of this property is a wholly-owned, tax exempt, LLC subsidiary of Volunteers of America-Greater New York, Inc. ("VOA-GNY"). VOA-GNY is applying for Build NYC Resource Corporation to issue tax exempt bonds in the amount of \$5,810,000. One hundred percent (100%) of the \$5.8 million tax exempt bond will be allocated to provide take out refinancing of the New Markets Tax Credit ("NMTC") financing structure on the subject property. This will include the refinancing of the Acquisition Loan Note (\$4,000,000), the Senior Building Loan Note (\$754,000), the C Loan (\$600,000), and the discounted repayment amount of \$50,000 plus \$406,000 costs of issuance for the bonds. If the Board of NYC Economic Development Corporation approves the issuance of the tax exempt bonds for the take out financing and unwinding of the NMTC to VOA-GNY, then the closing of this transaction will occur no later than November 16, 2015.			
Name of Applicant or Sponsor: Volunteers of America-Greater New York, Inc.		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 340 West 85th Street			
City/PO: New York		State: NY	Zip Code: 10024
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Volunteers of America-Greater New York, Inc.</u> Date: <u>6/8/2015</u>		
Signature: <u><i>Tere Pettitt</i></u> Tere Pettitt, President/CEO		



Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Attachment A-1 : Due to the non-disclosure requirements of the funder for this program the specific location cannot be disclosed. The following description of the property and its location has been approved by the funder and the Bond Counsel of NYC EDC: The property is located on an approximately 3,400 square foot parcel of land in Community District 11 in the Borough of Manhattan, City of New York, in the area bounded by East 96th Street, East 142nd Street, Fifth Avenue and the East and Harlem Rivers, on which there is an approximately 15,500 square foot building used by the borrowers in their provision of social welfare services.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Volunteers of America-Greater New York, Inc.	8/27/2015
Name of Lead Agency	Date
Tere Pettitt	President/CEO
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT