




Memorandum

TO: Robert S. Derico, R.A., Director, Office of Environmental Affairs

FROM: Sara E. Stein, AICP, LEED-AP, Senior Environmental Manager
Office of Environmental Affairs 

DATE: May 12, 2025

RE: *State Environmental Quality Review (SEQR) Determination* for the InterAgency Council of Developmental Disabilities Agencies, Inc.'s, *2025 New Money and Refinancing Projects* (Other Independent Institutions Program)

The InterAgency Council of Developmental Disabilities Agencies, Inc. ("IAC"), has requested financing from the Dormitory Authority of the State of New York ("DASNY") for certain not-for-profit members for IAC's *2025 New Money and Refinancing Projects* (the "Proposed Projects") pursuant to DASNY's Other Independent Institutions Program. Accordingly, the Proposed Project is subject to environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA").

Based on a review of the attached *Transaction Report – Resolution to Proceed* dated January 7, 2025 and *Transaction Report Update – Adoption of Documents*, dated May 6, 2025, and other relevant documentation, it has been determined that for purposes of SEQRA, the Proposed Action would consist of DASNY's authorization of the issuance of an amount not to exceed \$12,000,000 in one or more series of fixed- and/or variable-rate, tax-exempt and/or taxable Series 2025 Bonds (the "Bonds") to be sold at one or more times through a negotiated offering and/or a private placement on behalf of six participating IAC members, pursuant to DASNY's Other Independent Institutions Program. The proceeds of the bond issuance would be used as a pool to finance or refinance nine capital projects.

More specifically, the proceeds of the Series 2025 Bonds would be used to refinance taxable loans incurred by the participating members to fund capital projects; to reimburse participating members for cash expended on the capital projects; and/or to finance construction funds to be used to acquire facilities and/or fund renovations for the participating members, as described further below.

Abbott House. Founded in 1963, Abbott House provides support to approximately 3,000 individuals in the New York Metropolitan area and the Hudson Valley, including children in foster care, unaccompanied minors, struggling families, and adults with developmental disabilities. The approximate aggregate principal amount of the Series 2025 Bonds proposed to be issued to Abbott House is \$1,000,000. Abbott House would use the Bonds to finance renovations, upgrades, and the construction of an approximate 1,375-gross-square-foot ("gsf") addition to an existing residential facility at the following property:

- **100 North Broadway, Irvington, New York (Westchester County):** a 2-story, approximately 1,885-gross-square-foot ("gsf") building to serve as an Individualized Residential Alternative ("IRA") for 4 individuals.

Abbott House is the owner/operator of the Abbott House project.

Eden II School for Autistic Children, Inc. ("Eden II"). Founded in 1976, Eden II is a not-for-profit organization that provides services to individuals with autism spectrum disorders or individuals with autistic-like communication and behavior disorders, as defined by the Autism Society of America. Eden's services include day school for preschool and school-age children, residential programs for adolescents and adults, family support services, adult day habilitation programs, and community outreach services. The approximate aggregate principal amount of the Series 2025 Bonds proposed to be issued to Eden II is \$760,000. Eden II would use the Bonds to refinance loan(s) used for renovations and upgrades to the residential facility at the following property:

- **21 Dixon Avenue, Staten Island, New York (Richmond County):** a 2-story, approximately 2,540-gsf building to serve as an IRA for 6 individuals.

Eden II is the owner/operator of the Eden II project.

The Guild for Exceptional Children, Inc. (the "Guild"). Founded in 1958, the Guild provides support to individuals with developmental and intellectual disabilities. Committed to creating inclusive and empowering environments, the Guild provides a range of services, including educational programs, vocational training, and community integration initiatives. The approximate aggregate principal amount of the Series 2025 Bonds proposed to be issued for the Guild projects would be \$490,000. The Guild would use the Bonds to reimburse the agency for funds used to renovate and upgrade the day habilitation facility at the following leased property:

- **5020 Avenue N, 1st Floor, Brooklyn, New York (Kings County):** a 1-story, approximately 3,800-gsf building to serve as an day habilitation facility for 48 individuals;

The Guild is the leasee/operator of the Guild project.

HeartShare Human Services of New York ("HHS"). Founded in 1914, HHS nurtures and empowers children and adults with intellectual and developmental disabilities, including Autism Spectrum Disorders, through education, life skills and vocational training, employment, residential, case management, recreational, individual and family supports, and health care services. The approximate aggregate principal amount of the Series 2025 Bonds proposed to be issued for the HHS projects would be \$1,750,000. HHS would use the Bonds for the financing and/or refinancing of certain existing indebtedness that was used to finance the acquisition, renovation, furnishing and/or equipping of the following properties:

- **603 Beach 19th Street, Far Rockaway, Brooklyn, New York (Kings County):** a leased, 2-story, approximately 9,460-gsf building to serve as an IRA for 14 individuals;
- **150-39 120th Avenue, Jamaica, Borough of Queens, New York (Queens County):** a 1.5-story, approximately 2,160-gsf building to serve as an IRA for 6 individuals.

HHS is the owner, except where indicated as leased, and/or operator of the HHS projects.

Rising Ground, Inc. (“Rising Gound”, formerly Leake & Watts). Founded in 1831, Rising Ground first opened as an orphanage and school for sixty boys and is one of the oldest childcare agencies in the New York City area. Services provided include family stabilization, foster care, childcare and Head Start, residential and respite services for children and adults with developmental disabilities, special education, and residential treatment and group homes for youth with emotional and mental health challenges. The approximate aggregate principal amount of the Series 2025 Bonds proposed to be issued for the Rising Ground projects would be \$5,885,000. Rising Ground would use the Series 2025 Bonds to purchase and renovate residential facilities at the following properties:

- **2597 Sedgewick Avenue, Bronx (Bronx County):** a 2-story, approximately 3,312-gsf building to serve as an IRA for 10 individuals;
- **1226 College Avenue, Bronx (Bronx County):** a 3-story, approximately 3,600-gsf building to serve as an IRA for 10 individuals; and
- **2749 University Avenue, Bronx (Bronx County):** a 2-story, approximately 5,080-gsf building to serve as an IRA for 10 individuals.

Rising Ground will be the owner and/or operator of the Rising Ground projects.

Young Adult Institute, Inc. (“YAI”). Founded in 1957, YAI is a not-for-profit corporation that provides a wide range of in-home, residential, vocational training, educational, and early intervention services to the developmentally disabled community. The approximate aggregate principal amount of the Series 2025 Bonds proposed to be issued for the YAI Project would be \$510,000. YAI would use the Bonds to finance and/or refinance certain existing indebtedness used to finance the renovation, furnishing, and/or equipping of the residential facility at the following property:

- **109-04 72nd Road, Forest Hills, New York (Queens County):** a 3-story, approximately 9,440-gsf building to serve as an IRA for 13 individuals.

YAI is the lease/operator of the YAI project.

SEQR Determination. DASNY completed this environmental review in accordance with *SEQRA*, codified at Article 8 of the New York *Environmental Conservation Law* (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*N.Y.C.R.R.*”), which collectively contain the requirements for the *State Environmental Quality Review* (“*SEQR*”) process.

It has been determined that the Proposed Project components for five of the provider agencies, including the Abbott House, Eden II School for Autistic Children, Inc., The Guild for Exceptional Children, Inc., HeartShare Human Services of New York, and Young Adult Institute, Inc., would involve the following Type II actions:

- “*maintenance or repair involving no substantial changes in an existing structure or facility*”, which is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(1);
- “*replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of*

- *the thresholds in Part 617.4*”, which is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(2);
- *“investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt”*, which is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(29);
- *“purchase or sale of furnishings, equipment, or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials”*, which is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(31); and
- *“license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities”*, which is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(32).

Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”¹ Therefore, no further *SEQR* determination or procedure is required for any component of the proposed project identified as Type II.

It has been determined that the Proposed Project component consisting of the acquisition and renovations of the three Rising Ground, Inc., properties would be Unlisted actions under 6 *N.Y.C.R.R.* § 617.2(al) of *SEQR*. DASNY conducted a coordinated *SEQR* review for these projects and issued a *Negative Declaration* on May 12, 2025 (see attached).

SHPA Determination. The Proposed Projects were also reviewed in conformance with the *New York State Historic Preservation Act of 1980 (“SHPA”)*, especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law (“PRHPL”)*, as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation, and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Projects being funded with the grant proceeds.

The HHS-leased property at 603 Beach 19th Street in Far Rockaway, Brooklyn, is the former St. Mary of the Sea Convent-McKenna Conference Center, which is eligible for listing in the State and National Registers of Historic Places (“S/NR”). Proposed renovations would involve interior improvements to meet Americans with Disabilities Act (“ADA”) regulations. It is the opinion of DASNY that the Proposed Projects would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

Attachments

cc: Dena Amodio, Esq.
Stephen Kosier
SEQR File
OPRHP

¹ 6 *N.Y.C.R.R.* § 617.5(a).



Transaction Report Update – Adoption of Documents

InterAgency Council Pooled Loan Program

May 6, 2025

PROGRAM:

Other Independent Institutions

PURPOSE:

New Money

Refinancing

NOT TO EXCEED AMOUNT:

\$12,000,000

NOT TO EXCEED TERM:

26 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or

Private Placement

EXPECTED RATINGS:

Aa2/NR/NR

SECURITY:

Pledge of Public Funds

Standby Intercept

Debt Service Reserve

Mortgages on Real Property

Recent Information

The Board adopted a Resolution to Proceed for the InterAgency Council Pooled Loan Program in an amount not to exceed \$10,000,000, with maturities not to exceed 30 years, at the January 15, 2025, Board meeting. Since that time:

- PACB approval was received on January 29, 2025.
- Raymond James & Associates was selected as Senior Manager.
- The Prior Property Approval (“PPA”) from the Office for People With Developmental Disabilities (“OPWDD”) for 1226 College Avenue, Bronx, NY 1045, owned by Rising Ground, Inc., has been received.
- The InterAgency Council requested the addition of two potential new projects to the financing and the removal of one project from the financing.
 - Rising Ground, Inc. requested to include an estimated \$1.8 million project at 2749 University Avenue, Bronx, NY 10468. This property is owned by Rising Ground, Inc. and has a pending PPA from OPWDD. The project will only be included in the financing if the PPA is received before marketing the bonds for sale.
 - Abbott House requested to include a project at 100 N. Broadway, Irving, NY 10533, which they own. Abbott House recently received a PPA from OPWDD of approximately \$1 million for this property. The Abbott House, a new agency in the pool, was founded in 1963. The Abbott House provides support to approximately 3,000 individuals in the NY Metropolitan area and the Hudson Valley, including children in foster care, unaccompanied minors, struggling families, and adults with developmental disabilities. This will be the first DASNY bond issuance on behalf of this agency.
 - Tiegernan Community Services, Inc. is no longer including the \$1.1 million project at 10 Lordly Court, Kings Park, NY 11754 in the financing.
- Below is a revised Sources and Uses, reflecting these changes in the project list.

<u>Sources of Funds:</u>	<u>Tax-Exempt</u>	<u>Taxable</u>	<u>Total</u>
Bond Proceeds			
Par Proceeds	\$ 9,800,000	\$ 595,000	\$ 10,395,000
Original Issue Premium	314,480	-	314,480
<u>Total Sources</u>	<u>\$ 10,114,480</u>	<u>\$ 595,000</u>	<u>\$ 10,709,480</u>

<u>Uses of Funds:</u>			
Project Fund Deposit	\$ 9,233,971	\$ -	\$ 9,233,971
DSRF	453,799	14,035	467,834
Costs of Issuance	289,509	572,635	862,144
Underwriter's Discount	137,200	8,330	145,530
<u>Total Uses</u>	<u>\$ 10,114,480</u>	<u>\$ 595,000</u>	<u>\$ 10,709,480</u>

To ensure there are sufficient funds to accommodate the revised project list, staff is requesting an increase of the amount not to exceed to \$12,000,000.

- Staff is also revising the term not to exceed to 26 years, tied to the fact that the PPAs reflect long-term financings of 25 years or less, therefore, the terms of the loans of the borrowers will closely align with the OPWDD-approved terms.
- The SEQR review is expected to be completed on May 12, 2025.



- An amended PACB approval, to accommodate the revised amount not to exceed and the term not to exceed, is expected on May 28, 2025.

For additional information, reference the Transaction Report, dated January 7, 2025.

Recommendation

The Board is being asked to adopt the necessary documents for the InterAgency Council Pooled Loan Program issuance in an amount not to exceed \$12,000,000. Barclay Damon LLP and Lewis & Munday, P.C., Co-Bond Counsel, will provide the Board with an overview of certain bond document provisions at the May 14, 2025, Board meeting.



Transaction Report – Resolution to Proceed

InterAgency Council Pooled Loan Program

January 7, 2025

PROGRAM:

Other Independent Institutions

PURPOSE:

New Money

Refinancing

NOT TO EXCEED AMOUNT:

\$10,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or

Private Placement

EXPECTED RATINGS:

Aa2/NR/NR

SECURITY:

Pledge of Public Funds

Standby Intercept

Debt Service Reserve

Mortgages on Real Property

Proposed New Issue Overview

The Board is being asked to adopt a resolution to proceed for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$10,000,000, with maturities not to exceed 30 years, for the InterAgency Council Pooled Loan Program. The bonds are expected to be sold at one or more times through a negotiated offering and/or a private placement.

In January 2024 the Board authorized a resolution to proceed for the InterAgency Council Pooled Loan Program in an amount not to exceed \$5.5 million. That previous financing was put on hold shortly after the resolution to proceed. This resolution supersedes the January 2024 resolution.

Financing Team:

- Senior Manager – Municipal Capital Markets Group, Inc.
- Co-Bond Counsel – Barclay Damon LLP and Lewis & Munday, P.C.
- Underwriter's Counsel – McCarter & English, LLP

Purpose:

Refinancing of outstanding indebtedness and reimbursement for, or payment of, capital expenditures for the following members of the InterAgency Council of Developmental Disabilities Agencies, Inc. ("IAC"):

- Eden II School for Autistic Children, Inc. (\$700,000)
- The Guild for Exceptional Children, Inc. (\$400,000)
- HeartShare Human Services of New York (\$1,600,000)
- Rising Ground (\$4,200,000)
- Tiegerman Community Services, Inc. (\$1,100,000)
- Young Adult Institute, Inc. (\$450,000)

Security:

- A pledge of all public funds attributable to each financed project.
- Standby intercept of all public funds attributable to each financed project.
- A debt service reserve fund.
- Mortgages on real property, where available, and/or a collateral assignment of lease, if applicable.

Description of the Bonds:

- The bonds are a special obligation of DASNY.
- The bonds are payable from payments made under the Loan Agreements and all funds and accounts established under the Series Resolution. Each Loan Agreement is a general obligation of the applicable borrower.

Financing Details:

- **New Money and Refinancing:** It is expected that six IAC members will borrow the proceeds of the proposed bonds to be used to finance or refinance eight capital projects. The proceeds will be used to refinance taxable loans incurred by the

participating borrowers to fund the capital projects, to reimburse participating borrowers for cash expended on the capital projects, and/or to fund construction funds to be used to acquire facilities and/or fund renovations (the “Project”).

- **Sources and Uses:** The Project will require a project fund deposit of approximately \$8.3 million. The debt service reserve fund deposit is expected to be approximately \$425,000. Total financing costs, including the underwriter’s discount, are estimated at approximately \$960,000. Approximately \$9.5 million of bonds are expected to be issued, along with approximately \$180,000 in issuance premium.

Sources of Funds:	Tax-Exempt	Taxable	Total
Bond Proceeds			
Par Proceeds	\$ 8,885,000	\$ 600,000	\$ 9,485,000
Original Issue Premium	176,831	-	176,831
Total Sources	\$ 9,061,831	\$ 600,000	\$ 9,661,831
Uses of Funds:			
Project Fund Deposit	\$ 8,276,455	\$ -	\$ 8,276,455
DSRF	412,463	12,650	425,113
Costs of Issuance	191,677	501,939	693,616
Underwriter's Discount	181,237	85,411	266,647
Total Uses	\$ 9,061,831	\$ 600,000	\$ 9,661,831

Approvals

PACB Approval (anticipated) – January 29, 2025

TEFRA Hearing (anticipated) – TBD

SEQR Filing (anticipated) – TBD

Program Overview

InterAgency Council of Developmental Disabilities Agencies, Inc. was founded in 1977 and is a not-for-profit membership corporation of voluntary providers of services to the developmentally disabled in the New York City metropolitan area. IAC is supported by approximately 150 agencies that serve the needs of the residents of New York State who have developmental disabilities. IAC members provide services in the areas of clinical and diagnostic service; early intervention, preschool, and school-age education; residential service; vocational rehabilitation; adult day services, and transportation and family support services. The main purpose of IAC is to plan, coordinate, and integrate the voluntary-operated services to this population in the metropolitan area, and promote both private and public policies and programs in furtherance of the welfare of this population.

Prior to 1972, most individuals in the State with developmental disabilities lived in state institutions referred to as “State Schools.” In 1973, the parents of individuals living at the Willowbrook State School filed suit in federal court over the living conditions at the Willowbrook State School. Subsequently, the plaintiffs, and those similarly situated, were certified as a class (the “Willowbrook Class”) for purposes of the suit. In 1975, as a result of the Willowbrook Class action suit, the State of New York entered into a consent decree (the “Willowbrook Consent Decree”) committing itself to a program of improving community placement for the Willowbrook Class. In the Willowbrook Consent Decree, the State acknowledged the right of the Willowbrook Class to active treatment and resolved to reduce the number of individuals with developmental disabilities in State Schools to 250 by 1981. Shortly thereafter, Governor Hugh Carey extended similar benefits to all qualifying individuals with developmental disabilities. To achieve the goals of the Willowbrook Consent Decree, the State agreed to provide people with developmental disabilities with an opportunity for growth and development in the “least restrictive environment” and to provide them with a full and suitable education program. In an effort to formalize the State’s compliance with the Willowbrook Consent Decree, a statute creating the Office of Mental Retardation and Developmental Disabilities (“OMRDD”) was signed into law in 1977 and OMRDD began operating on April 1, 1978. OMRDD’s name was subsequently changed to the Office for People with Developmental Disabilities (“OPWDD”). As a result of the efforts of the State and OPWDD, most individuals with developmental disabilities receive housing in community residences, or at home with the assistance of family support services, rather than at State Schools. In addition, they attend suitable day schools or day habilitation programs in the community. These services are provided primarily by the numerous not-for-profit corporations approved, and largely funded, by OPWDD.



Public Purpose / Essentiality:

The not-for-profit IAC members provide community-based services that are an essential function of State Government and have established track records of providing services to this population. The State has a long history of providing care for developmentally disabled persons. In addition, as a result of the Willowbrook Consent Decree, the State committed itself to a program of improving community placement for this population. The State has addressed its responsibility with respect to these individuals by increasing community placement and closing state-operated facilities. These community-based service providers deliver an essential function of State Government and combined, are so numerous that the State system of serving developmentally disabled individuals cannot exist without them.

Funding and Oversight:

All OPWDD projects are supported through Prior Property Approval (“PPA”) related contract and reimbursement arrangements with OPWDD. Before initiating the development of a PPA project to serve developmentally disabled individuals, a not-for-profit provider is required to obtain a PPA from OPWDD. The PPA identifies funding and financing sources for capital costs and the level and method of reimbursement to the provider. Medicaid reimbursement represents a substantial source of OPWDD revenue for service providers. The State commits to support the development and operation of the project if it is completed in conformance with the PPA subject to annual appropriation of sufficient funding by the State Legislature. More specifically, the PPA demonstrates OPWDD’s commitment to pay funds directly to the provider to pay depreciation and interest payments associated with the approved financing costs of the facility. Providers may also finance project costs in excess of the amounts to be reimbursed by OPWDD. Project costs in excess of the amounts to be reimbursed by OPWDD are paid by the provider from Public Funds paid by OPWDD and from its other operating revenues and available funds.

As further evidence of the State’s involvement with these facilities, it should be noted that before initiating the development of a project to serve individuals with developmental disabilities, a not-for-profit provider is required by regulation to complete a Certificate of Need (“CON”) process. The CON is reviewed by the OPWDD Developmental Disabilities Services Office for compliance with local government and general State plans for needed development as to the type of individuals to be served and the program to be provided.

If a provider does not deliver adequate service or the provider is no longer able to operate the project in a fiscally viable manner, OPWDD may take administrative action to replace the operator and ensure that services continue to be provided. For PPA projects, the amounts payable under the PPA, subject to annual appropriations, will continue to flow to pay debt service if the project continues to be operated. OPWDD has a responsibility to ensure that the persons served by these not-for-profits are provided with quality care. These providers are regulated and licensed. As such, OPWDD is monitoring the care and services provided by its not-for-profit partners.

Security Provisions:

Each borrower’s obligation under its Loan Agreement will be secured by a pledge of public funds attributable to the financed projects. PPA related OPWDD funding provides a portion of the revenues through contracts and reimbursement arrangements for the provision of their services. Contracts between the borrowers and OPWDD are subject to annual appropriation. The liability for the payment of the allocable portion of principal and interest on the bonds is the sole responsibility of each of the borrowers and is not an obligation of the State of New York.

The bonds will have a standby intercept of public funds attributable to each financed project. Pursuant to law, DASNY has the right to intercept all funds payable by any Federal, State, or local agency, or social services district otherwise payable to the participating IAC borrowers to meet their debt service obligations. Such Public Funds attributable to each financed project, including the OPWDD revenues and Medicaid revenues, will be pledged by the borrowers to secure their respective payment obligations in connection with the bonds.

In addition to the pledge of public funds, standby intercept, and debt service reserve fund, certain mortgages on real property, if available, and/or a collateral assignment of lease, if applicable, may be provided.

Program Financing History:

DASNY has issued \$300,655,000 million in bonds under the InterAgency Council Pooled Loan Program since 2010, through 15 pooled financings. As of September 30, 2024, \$160,650,000 million remained outstanding. DASNY has previously issued bonds on behalf of four of the six anticipated borrowers in the proposed issuance.

Overview of the Borrowers

Eden II School for Autistic Children, Inc. (founded in 1976) provides a wide range of services to individuals with autism spectrum disorders or individuals with autistic-like communication and behavior disorders, as defined by the Autism Society of America. Eden's services include day school for preschool and school-age children, residential programs for adolescents and adults, family support services, adult day habilitation programs, and community outreach services. DASNY has issued approximately \$8.7 million on behalf of this agency through four separate bond issues since 2015, with approximately \$4.2 million outstanding as of September 30, 2024. The proposed issuance would refinance loan(s) used for renovations and upgrades to the residential facility at the following address:

- 21 Dixon Avenue, Staten Island, NY 10302 Owned PPA Funded

The Guild for Exceptional Children, Inc. (founded in 1958) provides support to individuals with developmental and intellectual disabilities. The Guild provides a range of services, including educational programs, vocational training, and community integration initiatives. This would be the first DASNY bond issuance on behalf of this agency. The proposed issuance would reimburse the agency for funds used to renovate and upgrade the day habilitation facility at the following address:

- 5020 Avenue N, 1st Floor, Brooklyn, NY 11234 Leased PPA Funded

HeartShare Human Services of New York (founded in 1914) nurtures and empowers children and adults with intellectual and developmental disabilities, including Autism Spectrum Disorders, through education, life skills and vocational training, employment, residential, case management, recreational, individual and family supports, and health care services. DASNY has issued approximately \$8.6 million on behalf of this agency through two separate bond issues since 2021, with approximately \$8.0 million outstanding as of September 30, 2024. The proposed issuance would refinance loan(s) used for renovations and upgrades to the residential facilities at the following addresses:

- 603 Beach 19th Street, Far Rockaway, NY 11691 Leased PPA Funded
- 150-39 120th Avenue, Jamaica, NY 11432 Owned PPA Funded

Rising Ground, Inc. (formerly Leake & Watts) (founded in 1831) first opened as an orphanage and school for sixty boys and is one of the oldest childcare agencies in the New York City area. Services provided include family stabilization, foster care, childcare and Head Start, residential and respite services for children and adults with developmental disabilities, special education, and residential treatment and group homes for youth with emotional and mental health challenges. DASNY has issued approximately \$75.8 million on behalf of this agency through four separate bond issues since 1994, with \$710,000 outstanding as of September 30, 2024. The proposed issuance would finance repairs and renovations to residential facilities at the following addresses:

- 2597 Sedgewick Avenue, Bronx, NY 10468 Owned PPA Funded
- 1226 College Avenue, Bronx, NY 10456 Owned PPA Expected

Tiegerman Community Services, Inc. (founded in 1985) provides support to individuals with developmental and intellectual disabilities. Tiegerman's programs include preschool and school-age educational programs for children with severe language and autism spectrum disorders, site-based day habilitation, community habilitation, and residential programs. This would be the first DASNY bond issuance on behalf of this agency. The proposed issuance would refinance loan(s) used on renovations and upgrades to the residential facility at the following address:

- 10 Lordly Court, Kings Park, NY 11754 Owned PPA Funded



Young Adult Institute, Inc. (founded in 1957) provides a wide range of in-home, residential, vocational training, educational, and early intervention services to the developmentally disabled community. DASNY has issued approximately \$61.2 million on behalf of this agency through eight separate bond issues since 2010, with approximately \$21.2 million outstanding as of September 30, 2024. The proposed issuance would refinance loan(s) and reimburse the agency for funds used to renovate and upgrade the residential facility at the following address:

- 109-04 72nd Road, Forest Hills, NY 11375 Leased PPA Funded

Summary

- Staff requests that the Board adopt a Resolution to Proceed for an InterAgency Council Pooled Loan Program financing in an amount not to exceed \$10,000,000.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Institutions in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institutions, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institutions pursuant to the Loan Agreements, certain funds established under the Resolution and other property, if any, pledged by the Institutions as security for the Bonds.

IAC CAPITAL FINANCE PROGRAM 2025

Agency	Project Address	Project Type (res, day, school, etc)	Project Description	SEQR
Abbott House	100 N. Broadway, Irvington, NY 10533	IRA on campus	Renovations and approximate 1,375-gsf expansion	Type II
Eden II Programs	21 Dixon Ave., Staten Island, 10302	IRA renovations to 6 bed IRA	Renovations and refinancing	Type II
Guild for Exceptional Children	5020 Avenue N, 1st Floor, Brooklyn, NY 11234	Day hab for 48	Renovations and refinancing	Type II
HeartShare Human Services of NY	603 Beach 19th St., Far Rockaway, NY 11691	14 bed IRA	Renovations and refinancing	Type II
	150-39 120th Ave., Jamaica, NY 11432	6 bed IRA	Renovations and refinancing	Type II
Rising Ground	2597 Sedgewick Ave., Bronx, NY 10468	10 bed IRA	Property acquisition and renovations	Unlisted
	1226 College Ave., Bronx, NY 10456	IRA	Property acquisition and renovations	Unlisted
ESTIMATED PPA pending	2749 University Ave. Bronx, NY 10468	IRA	Property acquisition and renovations	Unlisted
YAI	109-04 72nd Rd., Forest Hills, NY 11375	13 bed IRA	Renovations and refinancing	Type II



STATE ENVIRONMENTAL QUALITY REVIEW ACT
NEGATIVE DECLARATION
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Date: May 12, 2025

Lead Agency: Dormitory Authority of the State of New York
515 Broadway
Albany, New York 12207-2964

Applicant: Rising Ground, Inc.
1333 Broadway, 8th Floor
New York, New York 10018
(New York County)

This notice is issued pursuant to the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York Environmental Conservation Law (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process.

The Dormitory Authority of the State of New York DASNY (“DASNY”), as lead agency, has determined that the Proposed Action described below would not have a significant adverse effect on the environment and a Draft Environmental Impact Statement (“DEIS”) will not be prepared.

Title of Action: InterAgency Council of Developmental Disabilities Agencies, Inc.
Rising Ground, Inc., Property Acquisitions and Renovation Project
(2025 New Money and Refinancing Projects)
(Other Independent Institutions Program)

SEQR Status: Unlisted Action – 6 N.Y.C.R.R. Part 617.2(al)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

The Dormitory Authority of the State of New York (“DASNY”) has received a funding request from the InterAgency Council of Developmental Disabilities, Inc., (“IAC”) for the funding of projects throughout New York State for certain not-for-profit members as part of the IAC’s Pooled Loan Program. For purposes of the *State Environmental Quality Review* (“SEQR”), the Proposed Action would consist of DASNY’s authorization of the issuance of one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$12,000,000, for the IAC Pooled Loan Program, pursuant to DASNY’s Other Independent Institutions Program.

The proceeds of the bond issuance would be used as a pool to finance and/or refinance the projects of six participants in IAC’s Pooled Loan Program.¹ The six participants in this bond issue are seeking to finance or refinance 9 individual projects, which would be covered under separate SEQR determinations.²

Rising Ground, Inc., one of the participants in IAC’s Pooled Loan Program, proposes the acquisition and renovation, furnishing and/or equipping of the following three properties (the “Proposed Project”):

- 1226 College Avenue in the Bronx, a 3-story, approximately 3,600-gross-square-foot (“gsf”) residential building used as an Individualized Residential Alternative (“IRA”) for 10 individuals;
- 2597 Sedgwick Avenue in the Bronx, a 2-story, approximately 3,312-gsf residential building used as an IRA for 10 individuals; and
- 2749 University Avenue in the Bronx, a 4-story, approximately 5,080-gsf residential building used as an IRA for 10 individuals.

Rising Ground, Inc., the operator of the project, is currently leasing the property. There would be no change in use once the properties are acquired, and the proposed renovations would consist of minor repairs and the purchase of furnishings. The Proposed Action would consist of DASNY’s authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of bond issuance would be used to finance the Proposed Project.

Description of the Institution

Founded in 1831, Rising Ground, Inc., first opened as an orphanage and school for sixty boys and is one of the oldest childcare agencies in the New York City area. Services provided include family stabilization, foster care, childcare and Head Start, residential and respite services for children and adults with developmental disabilities, special education, and residential treatment and group homes for youth with emotional and mental health challenges. The services provided

¹ The 6 participants in this bond issuance include: Abbott House, Eden II School for Autistic Children, Inc., The Guild for Exceptional Children, Inc., HeartShare Human Services of New York, Rising Ground, Inc., and Young Adult Institute, Inc.

² It is permissible for these projects to undergo a separate *State Environmental Quality Review* (“SEQR”) determination because: a) the individual projects have no cumulative environmental effect on the environment; b) none of the other projects are functionally dependent on the projects funded under this proposal for implementation; and c) the project sites are geographically separated throughout New York State.

by the IAC member agencies are largely funded by the New York State Office for People with Developmental Disabilities (“OPWDD”).

Reasons Supporting This Determination

DASNY completed this environmental review pursuant to the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the SEQR process. This environmental review followed standard environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.

The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”) as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

Additionally, since the Proposed Project would include DASNY financing, a *Smart Growth Impact Statement Assessment Form* (“SGISAF”) for the Proposed Project was prepared pursuant to the *New York State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”) procedures.

SEQRA Determination. The Proposed Project (acquisition of property) constitutes an Unlisted action as specifically designated by 6 N.Y.C.R.R. 617.2(al) of the SEQR implementing regulations. On February 11, 2025, DASNY circulated an expedited lead agency request letter, including a *Short Environmental Assessment Form* (“SEAF”) – *Part 1* that was prepared for each of the three project sites, completed by representatives of Rising Ground, Inc., as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming SEQR lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives reviewed the *SEAF Part 1*, including relevant supplemental documentation that analyzed potential environmental impacts associated with the Proposed Project (see attached). DASNY representatives discussed the Proposed Project’s environmental effects with representatives and consultants of IAC and Rising Ground, Inc., and other interested parties. DASNY subsequently completed an assessment of project impacts, as detailed in the *SEAF Parts 2 and 3* (see attached). **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

SHPA Determination. According to the New York State Cultural Resource Information System (“CRIS”), none of the project sites are located on or adjacent to an historic resource. The buildings at 2749 University Avenue and 2597 Sedgwick Avenue are in areas sensitive for archaeological resources, however, no ground disturbance is anticipated as a result of the Proposed Project. Based on the above, it is the opinion of DASNY that the Proposed Project would have no adverse

impact on historic or cultural resources in or eligible for inclusion in the State and National Registers of Historic Places ("S/NR").

SSGPIPA Determination. DASNY's Smart Growth Advisory Committee reviewed the *SGISAF* that was prepared in accordance with the *SGPIPA* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the *SSGPIPA*, Article 6 of the *ECL*, is detailed in the *SGISAF* (see attached). In general, the Proposed Project would be in compliance with the relevant State and local public policy initiatives that guide development within the project area.

General Findings. The Proposed Project would involve the acquisition and renovation of three, existing, single-family buildings. The properties are currently leased by Rising Ground, Inc., to provide IRA housing to individuals with developmental disabilities. There would be no change in use once the properties are acquired. The Proposed Project would not involve any new construction, and proposed renovations would consist of minor repairs and upgrades, furnishings and/or equipment.

Based on the Proposed Project described above, supplemental project documentation, and factors considered in the *SEAF Parts 2 and 3*, no detailed analyses are required because the Proposed Project is not likely to result in any significant adverse impacts in any of the technical areas. There would be no changes to land use or zoning, and the Proposed Project would support or otherwise be in compliance with local public policy initiatives.

Summary. DASNY has reviewed the Proposed Project using criteria provided in Part 617.7 of *SEQRA* and has determined that:

- (i) there will be no substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; no substantial increase in solid waste production; and no substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will be no removal or destruction of large quantities of vegetation or fauna; no substantial interference with the movement of any resident or migratory fish or wildlife species; no impacts on a significant habitat area; no substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- (iii) there will be no impairment of the environmental characteristics of a Critical Environmental Area as designated pursuant to subdivision 617.14(g) of this Part;
- (iv) there will be no creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- (v) there will be no impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (vi) there will be no major change in the use of either the quantity or type of energy;
- (vii) there will be no creation of a hazard to human health;

- (viii) there will be no substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will be no encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
- (x) there will be no creation of a material demand for other actions that would result in one of the above consequences;
- (xi) there will be no changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and
- (xii) there will not be two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

Based on the above, and the additional information contained herein, DASNY, as lead agency, analyzed the relevant areas of environmental concern and determined that the Proposed Project will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not need to be prepared.

For Further Information:

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Director
Office of Environmental Affairs

Address: DASNY
515 Broadway
Albany, New York 12207-2964

Telephone: (518) 257-3214

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**E-MAIL DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR SEQR NEGATIVE DECLARATION**

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c/o Janet A. Piquero, Deputy Borough President
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Ms. Christine L. Carey
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Division of Fiscal Policy and Management
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Mr. Elliot Hagler, CFO
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1333 Broadway, 8th Floor
New York, New York 10018-1064
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**E-MAIL DISTRIBUTION LIST OF INVOLVED AGENCIES AND INTERESTED PARTIES
FOR SEQR NEGATIVE DECLARATION**

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Mr. Robert Derico, R.A.
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Albany, New York 12207
rderico@dasny.org

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

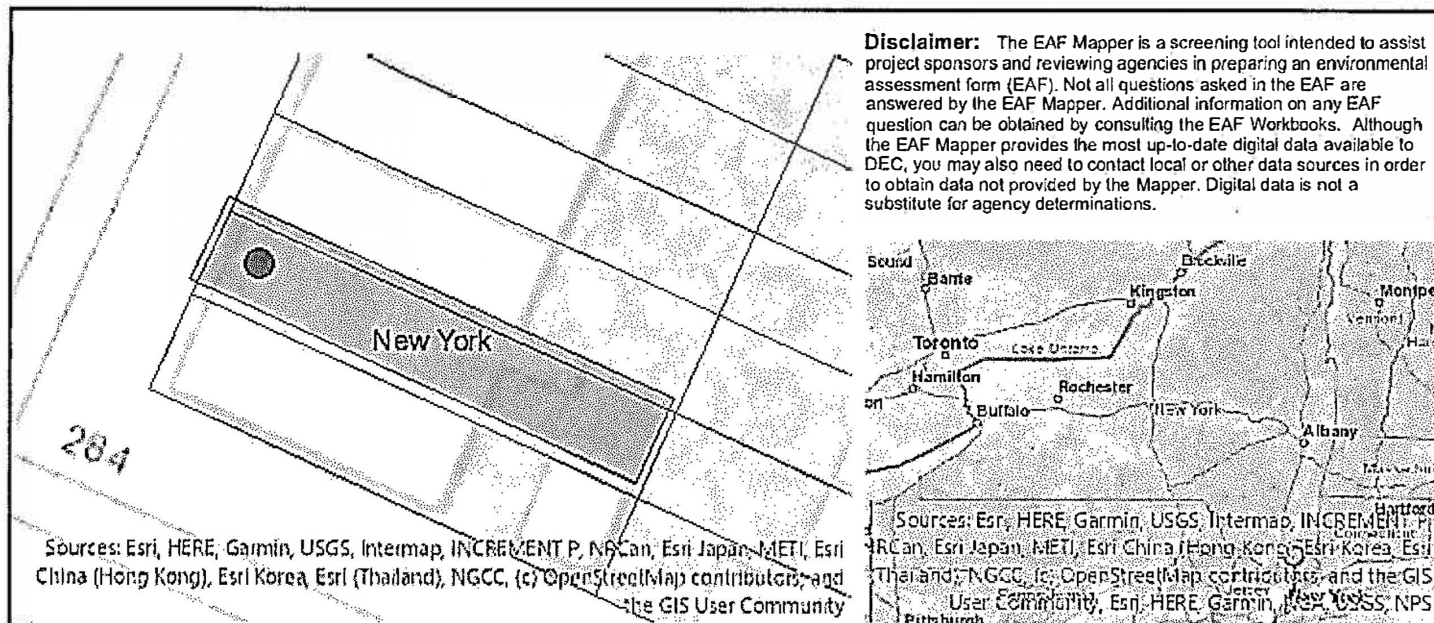
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: IAC 2025 Bond Issue - Rising Ground, Inc., Acquisition and Renovation of 1226 College Avenue, Bronx			
Project Location (describe, and attach a location map): 1226 College Avenue, Bronx, Bronx County, New York			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Rising Ground, Inc., one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 1226 College Avenue in the Bronx that consists of a 3-story, approximately 3,600-gross-square-foot ("gsf") residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). Rising Ground, Inc., is currently the operator of the project, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: Rising Ground, Inc., / Elliot Hagler, CFO		Telephone: 212-602-5800 E-Mail: ehagler@risingground.org	
Address: 1333 Broadway, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10018
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<.10 acres 0 acres <.10 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	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"/>
According to the DECinfo Locator database, there are several remediation sites within 1 mile of the property; none are on or adjacent to the site.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Mising Ground/Elliott Hagler</u> Date: <u>2/11/25</u>		
Signature: <u>Albert Hagler</u> Title: <u>CFO</u>		



Part 1 / Question 7 [Critical Environmental Area]

No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

Yes

Part 1 / Question 12b [Archeological Sites]

No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

No

Part 1 / Question 15 [Threatened or Endangered Animal]

No

Part 1 / Question 16 [100 Year Flood Plain]

No

Part 1 / Question 20 [Remediation Site]

Yes

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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.

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.

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.

Name of Lead Agency

Date

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)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

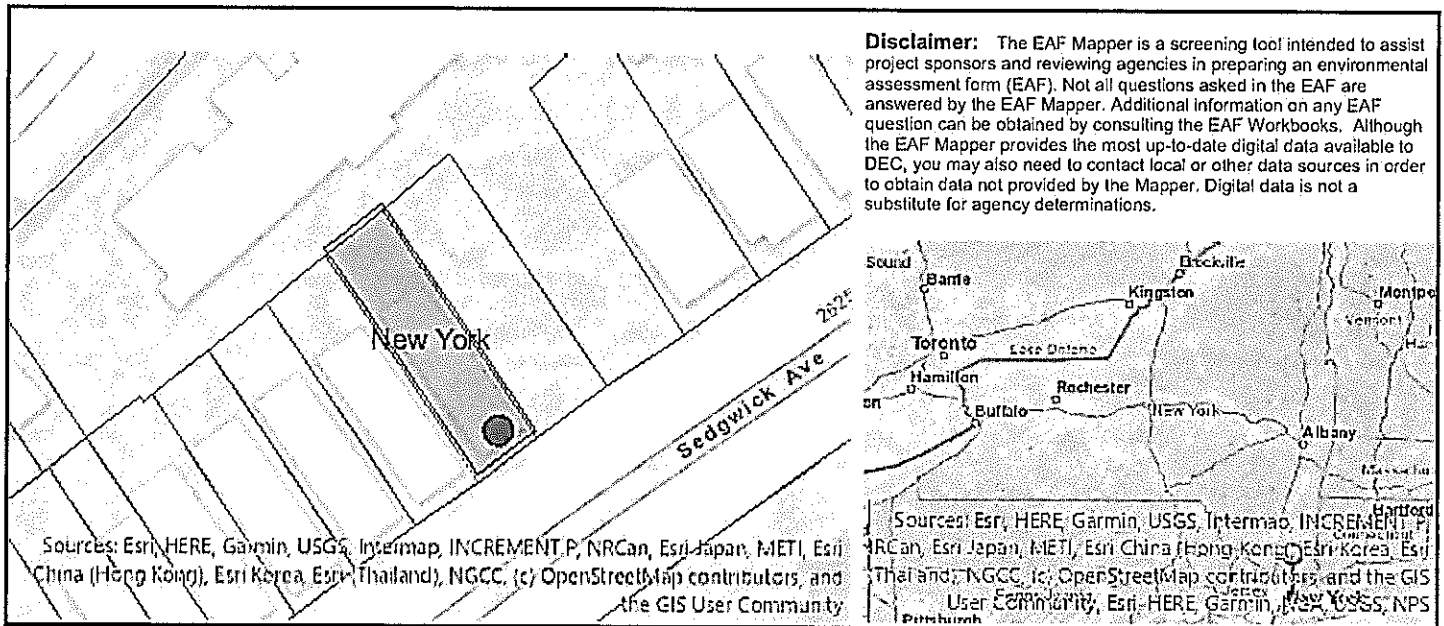
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: IAC 2025 Bond Issue - Rising Ground, Inc., Acquisition and Renovation of 2597 Sedgwick Avenue, Bronx			
Project Location (describe, and attach a location map): 2597 Sedgwick Avenue, Bronx, Bronx County, New York			
Brief Description of Proposed Action: The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Rising Ground, Inc., one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 2597 Sedgwick Avenue in the Bronx that consists of a 2-story, approximately 3,312-gross-square-foot ("gsf") residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). Rising Ground, Inc., is currently the operator of the project, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.			
Name of Applicant or Sponsor: Rising Ground, Inc., / Elliot Hagler, CFO		Telephone: 212-602-5800 E-Mail: ehagler@risingground.org	
Address: 1333 Broadway, 8th Floor			
City/PO: New York		State: New York	Zip Code: 10018
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<.10 acres 0 acres <.10 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
According to the NYS CRIS website, there are no properties listed or eligible for listing on or adjacent to the property.	<input checked="" type="checkbox"/>		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon, Atlantic ...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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"/>
According to the DECinfo Locator database, there are several remediation sites within 1 mile of the property; none are on or adjacent to the site.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rising Ground/Elliott Hagler</u> Date: <u>2/11/25</u>		
Signature: <u>Elliott Hagler</u> Title: <u>CFO</u>		



Part 1 / Question 7 [Critical Environmental Area]

No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

Yes

Part 1 / Question 12b [Archeological Sites]

Yes

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

No

Part 1 / Question 15 [Threatened or Endangered Animal]

Yes

Part 1 / Question 15 [Threatened or Endangered Animal] - Name]

Peregrine Falcon, Atlantic Sturgeon, Shortnose Sturgeon

Part 1 / Question 16 [100 Year Flood Plain]

No

Part 1 / Question 20 [Remediation Site]

Yes

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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.

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.

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.

Name of Lead Agency

Date

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)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

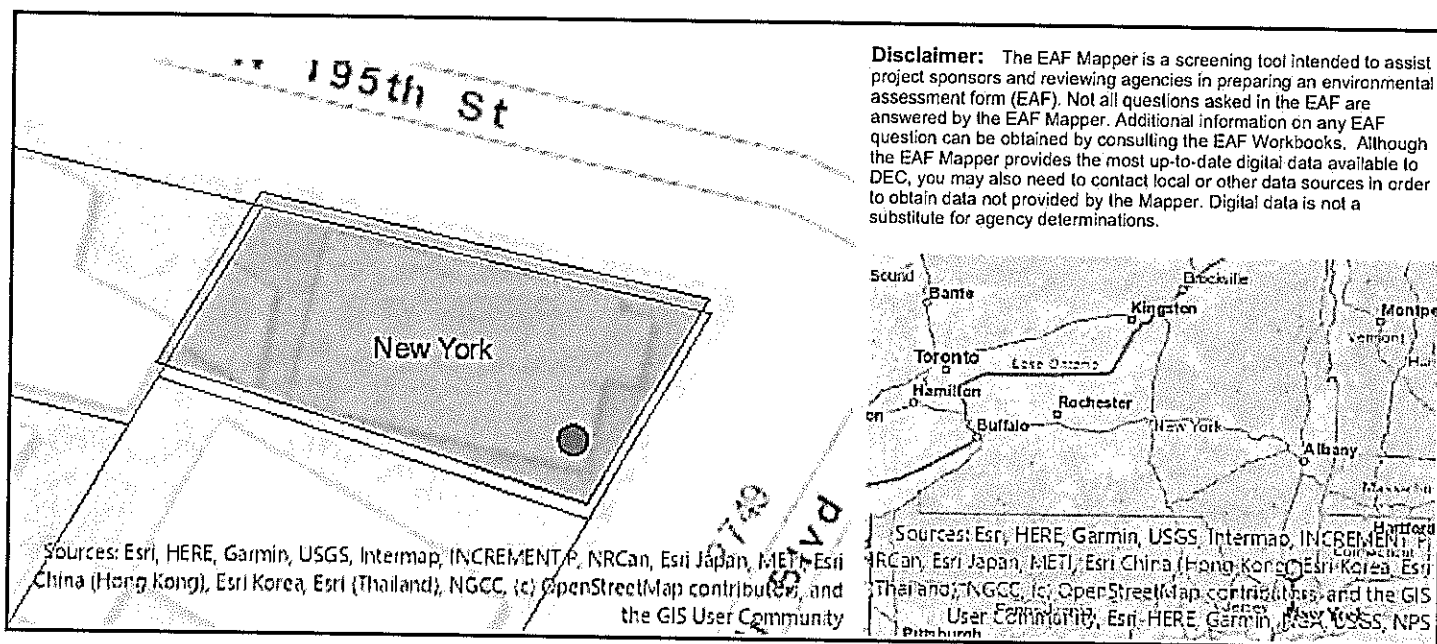
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project:			
IAC 2025 Bond Issue - Rising Ground, Inc., Acquisition and Renovation of 2749 University Avenue, Bronx			
Project Location (describe, and attach a location map):			
2749 University Avenue, Bronx, Bronx County, New York			
Brief Description of Proposed Action:			
<p>The InterAgency Council of Developmental Disabilities, Inc. (IAC) is seeking DASNY bond financing on behalf of Rising Ground, Inc., one of the agencies in IAC's Pooled Loan Program, for the acquisition and renovation of a property at 2749 University Avenue in the Bronx that consists of a 4-story, approximately 5,080-gross-square-foot ("gsf") residential building used as an Individualized Residential Alternative (IRA) for 10 individuals (the "Proposed Project"). Rising Ground, Inc., is currently the operator of the project, and there would be no change in use. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of the tax-exempt bond issuance would be used to finance the Proposed Project.</p>			
Name of Applicant or Sponsor:		Telephone: 212-602-5800	
Rising Ground, Inc., / Elliot Hagler, CFO		E-Mail: ehagler@risingground.org	
Address:			
1333 Broadway, 8th Floor			
City/PO:		State:	Zip Code:
New York		New York	10018
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: New York State Office for People with Developmental Disabilities (OPWDD) approval of property acquisition			YES
3. a. Total acreage of the site of the proposed action?			<.10 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?			<.10 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
According to the NYS CRIS website, there are no properties listed or eligible for listing on or adjacent to the property.	<input checked="" type="checkbox"/>		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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"/>
According to the DECinfo Locator database, there are several remediation sites within 1 mile of the property; none are on or adjacent to the site.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rising Ground / Elliot Hagler</u> Date: <u>2/11/25</u>		
Signature: <u>Albert J. Hagler</u> Title: <u>CFO</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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.

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.

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.

Name of Lead Agency

Date

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)



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: May 12, 2025
Project Applicant: Rising Ground, Inc.
Project Name: IAC 2025 Bond Issue - Rising Ground, Inc., Acquisition and Renovation of 1226 College Avenue, Bronx
Program: IAC's Pooled Loan Program / DASNY Other Independent Institutions Program
Project Location: 1226 College Avenue, Bronx, Bronx County, New York
Project Number: 379090
Completed by: Sara E. Stein, AICP, LEED-AP

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"), Article 6 of the New York State Environmental Conservation Law ("ECL").¹ Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

Rising Ground, Inc., one of the participants in IAC's Pooled Loan Program, proposes the acquisition and renovation, furnishing and/or equipping of a property at 1226 College Avenue in the Bronx, which is a 3-story, approximately 3,600-gross-square-foot ("gsf") residential building used as an Individualized Residential Alternative ("IRA") for 10 individuals.

Rising Ground, Inc., the operator of the project, is currently leasing the property. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and the purchase of furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of bond issuance would be used to finance the Proposed Project.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following:
Check all that apply and explain briefly:

- ☒ A city or a village
- ☐ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
- ☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
 - ☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center")
 - ☐ Main streets (i.e., primary retail street of a village, town, or small city)
 - ☐ Downtown areas (i.e., city's core, center or central business district)
 - ☐ Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
 - ☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
 - ☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
 - ☐ Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)

¹ <https://www.nysenate.gov/legislation/laws/ENV/A6>

² DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

☐ Hardship areas

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?³ Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
10. Does the project involve community-based planning and collaboration?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
11. Is the project consistent with local building and land use codes?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
13. During the development of the project, was there broad-based public involvement?⁴
Check one and describe: ☐ Yes ☒ No ☐ Not Relevant
14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

³ Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

⁴ Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.

DASNY has reviewed the available information regarding this project and finds:

- ☒ The project was developed in general consistency with the relevant Smart Growth Criteria.
☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.
☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



5/12/2025

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: May 12, 2025
Project Applicant: Rising Ground, Inc.
Project Name: IAC 2025 Bond Issue - Rising Ground, Inc., Acquisition and Renovation of 2597 Sedgwick Avenue in the Bronx
Program: IAC's Pooled Loan Program / DASNY Other Independent Institutions Program
Project Location: 2597 Sedgwick Avenue, Bronx, Bronx County, New York
Project Number: 379090
Completed by: Sara E. Stein, AICP, LEED-AP

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"), Article 6 of the New York State Environmental Conservation Law ("ECL").¹ Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

Rising Ground, Inc., one of the participants in IAC's Pooled Loan Program, proposes the acquisition and renovation, furnishing and/or equipping of property at 2597 Sedgwick Avenue in the Bronx, which is a 2-story, approximately 3,312-gross-square-foot ("gsf") residential building used as an Individualized Residential Alternative ("IRA") for 10 individuals.

Rising Ground, Inc., the operator of the project, is currently leasing the property. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and the purchase of furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of bond issuance would be used to finance the Proposed Project.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following:
Check all that apply and explain briefly:

- ☒ A city or a village
- ☐ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
- ☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
 - ☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center")
 - ☐ Main streets (i.e., primary retail street of a village, town, or small city)
 - ☐ Downtown areas (i.e., city's core, center or central business district)
 - ☐ Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
 - ☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
 - ☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
 - ☐ Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
 - ☐ Hardship areas

¹ <https://www.nysenate.gov/legislation/laws/ENV/A6>

² DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?³ Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
10. Does the project involve community-based planning and collaboration?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
11. Is the project consistent with local building and land use codes?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
13. During the development of the project, was there broad-based public involvement?⁴
Check one and describe: ☐ Yes ☒ No ☐ Not Relevant
14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
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³ Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

⁴ Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.

DASNY has reviewed the available information regarding this project and finds:

- ☒ The project was developed in general consistency with the relevant Smart Growth Criteria.
☐ The project was not developed in general consistency with the relevant Smart Growth Criteria.
☐ It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



5/12/2025

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: May 12, 2025
Project Applicant: Rising Ground, Inc.
Project Name: IAC 2025 Bond Issue - Rising Ground, Inc., Acquisition and Renovation of 2749 University Avenue in the Bronx
Program: IAC's Pooled Loan Program / DASNY Other Independent Institutions Program
Project Location: 2749 University Avenue, Bronx, Bronx County, New York
Project Number: 379090
Completed by: Sara E. Stein, AICP, LEED-AP

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"), Article 6 of the New York State Environmental Conservation Law ("ECL").¹ Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project:

Rising Ground, Inc., one of the participants in IAC's Pooled Loan Program, proposes the acquisition and renovation, furnishing and/or equipping of property at 2749 University Avenue in the Bronx, which is a 4-story, approximately 5,080-gross-square-foot ("gsf") residential building used as an Individualized Residential Alternative ("IRA") for 10 individuals.

Rising Ground, Inc., the operator of the project, is currently leasing the property. There would be no change in use once the property is acquired, and the proposed renovations would consist of minor repairs and the purchase of furnishings. The Proposed Action would consist of DASNY's authorization of the issuance of DASNY obligations on behalf of IAC. The proceeds of bond issuance would be used to finance the Proposed Project.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). ☐ Yes ☒ No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure?
Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following:
Check all that apply and explain briefly:
☒ A city or a village
☐ Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
☐ Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: **see below**
☐ Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center")
☐ Main streets (i.e., primary retail street of a village, town, or small city)
☐ Downtown areas (i.e., city's core, center or central business district)
☐ Brownfield opportunity areas (<https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>)
☐ Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (<https://www.dos.ny.gov/opd/programs/lwrp.html>)
☐ Transit-oriented development areas (i.e., areas with access to public transit for residents)
☐ Environmental justice areas (<https://www.dec.ny.gov/public/911.html>)
☐ Hardship areas

¹ <https://www.nysenate.gov/legislation/laws/ENV/A6>

² DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant
6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant
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DASNY has reviewed the available information regarding this project and finds:

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ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



5/12/2025

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title