



Finally, A Small Project Program!

In mid-March, NYS Homes and Community Renewal issued an RFP for a small rental project finance program. The Small Rental Development Initiative is being funded through un-obligated HOME program funds, and the RFP is being administered by the staff of the Office of Community Renewal.

Eligible applicants for this program are non-profits, including RPCs, CHDOs, NPCs, and public housing authorities. Applicants must be the sole owner of the real estate. For non-profits that qualify, CHDO applications are encouraged. Scattered site projects under common ownership are eligible for this program.

Projects of 2-25 units are eligible, and Davis Bacon Wage Rates apply for projects with 12 or more units. There is no leverage requirement for this program-HCR expects to fund 100% of project costs. All residents of projects developed with this funding must have incomes below 80% of median. If there are more than 5 units in the project, 20% of the units must be affordable to households at or below 50% of median. These rules are consistent with the HOME program in general.

The RFP was issued with a short application window. Applications

are due on May 10th. HCR staff expect to have awards announced and be working on contracts for projects in August. Applications will be submitted via the CD Online system.

Maximum per unit grant amounts depend on the bedroom size of the units. Acquisition costs are eligible project costs. Instead of administration and program delivery fees, SRDI projects will qualify for a 23% developer fee, paid out during construction in 5 installments. The HOME funds can be used as construction financing, reducing development costs. For successful applicants, upfront application costs may be recouped. HOME funds may be used to pre-capitalize an 18 month rent up reserve, to cover initial operating deficits.

Rehabbed units are expected to be weatherized as part of any construction work to improve energy efficiency for the lower income residents. Extra points will be awarded to applications that feature green building techniques or features. Additional points are also available for handicapped accessible, visitable, or universally designed units.

The application for this program has been greatly streamlined- just 14 questions. Full market studies are not expected for this program. Applicants should demonstrate

need through local occupancy rates, waiting lists, and other similar data that supports the feasibility of the project. The 20 year operating proforma in the application is designed to self-populate cells where appropriate, and tests the financial feasibility of the project over the life of the 15 year regulatory period and beyond.

A program webinar was held on March 29th, and the archived webinar will be posted shortly on the HCR website at www.nyshcr.org.

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RD Rural Delivery

Rural Delivery is published by the New York State Rural Housing Coalition, Inc. The Coalition is a non-profit statewide membership organization dedicated to strengthening and revitalizing rural New York by assisting housing and community development providers.

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Rural Delivery is published monthly and delivered electronically to a mailing list of 200 community development professionals and policy makers.

For information on advertising in Rural Delivery and to receive a copy of our advertising rate sheet, please contact the Coalition at: 79 North Pearl Street, Albany, New York 12207
Tel: 518/458-8696 * Fax: 518/458-8896

Web Site: www.ruralhousing.org



Bits and Pieces...

Development Finance Training

NDC will host a training on New Markets Tax Credits in Minneapolis on April 11-13th. A training on Revolving Loan Funds will follow on May 8-9th. Asset Management will be the topic on June 20-22nd in Philadelphia, and Mixed Use Real Estate will be taught on August 29-31st in Minneapolis. Fees vary depending on the course. For more information, visit https://nationaldevelopmentcouncil.asapconnected.com/Courses.aspx?CourseGroupID=4631&utm_source=NDC&utm_campaign=705553fdd3-Get+The+Latest+on+Federal+Programs&utm_medium=email&utm_term=0_fb19f7728a-705553-fdd3-219716965.

Board Training Webinar

Board Source will host a training webinar 'How to Conduct a Successful Board Retreat' on April 26th from 2:00-3:00 PM. The cost for non-members of Board Source is \$75. Visit https://my.boardsource.org/eweb/DynamicPage.aspx?webcode=EventInfo&RegPath=EventRegFees&REg_evt_key=5d361551-3fa9-488e-8d3a-e95aca5b0116&Evt_guest_limit=9999 to register.

Webinar to Focus on Homeless High School Students

The Institute for Children, Poverty & Homelessness will host a webinar on April 4th at 10:30 AM on the unique needs and risks of homeless high school students. Homeless high school students are struggling to not only find a place to sleep at night, but to meet their mental, emotional, and physical health needs as they pursue educational goals necessary to break the cycle of poverty and homelessness. The webinar is free, registration is required. To register, visit <https://attendeegotowebinar.com/register/1212745214054182658>.

Federal and US military employees can support the Rural Housing Coalition through the annual Combined Federal Campaign (CFC). If you are a federal government or military employee and would like to donate through the CFC, please enter CFC code #9614 on your pledge card during the next fund drive.

State Budget Update

The annual dance around the State budget continues this year right down to the wire. As of this writing, there are some key legislative issues that need to be resolved before the rest of the budget falls into place. The 421-a legislation; the issue of charging minors as adults; and a couple of other significant (non-housing) concerns remain to be resolved.

Leadership Scholarships Available

Applications are due May 15th for scholarships to enable nonprofit leaders to advance their leadership skills and learn about progressive practices in nonprofit governance. The Judith O'Connor Memorial Fund Scholarships for Emerging Nonprofit Leaders program was created in 2005 to honor the legacy of Judith O'Connor, the former president & CEO of BoardSource, and to educate emerging sector leaders about exceptional leadership and governance practices.

Since it was established, the fund has enabled approximately 15 to 20 nonprofit leaders to participate in the BoardSource Leadership Forum each time it has been presented. Scholarship recipients receive free conference registration and lodging at the conference hotel, as well as a one-year BoardSource membership.

To apply, visit: <https://boardsource.org/nonprofit-sector-news/boardsource-leadership-forum/judith-oconnor-memorial-fund-scholarship/joc-application/>.

Economic and Community Revitalization Through Planning And Brownfield Redevelopment

Join the Center for Creative Land Recycling for a great line up of innovative panels and sought after speakers covering a wide range of topics showcasing new tools and ideas to overcome challenges, and revitalize local economies in these uncertain political times. Take a first-hand glimpse at some of the panels and speakers:

Panels include:

Beyond Compliance: Innovations in Sustainable Redevelopment
Taking Stock: 20 Years of Brownfield Opportunity Area-BOA
Left Field Funding: Finding Money Outside the Brownfields Silo (sneak peak below)

Successful projects have mul-

tiple funding sources. During Left Field Funding: Finding Money Outside the Brownfields Silo, speakers will identify lesser-known public, philanthropic and private resources as well as expand on creative mechanisms municipalities are using to round out the financing package.

Speakers include:

Vernice Miller-Travis | SKEO
Jeff Jones | Jeff Jones Strategies
Monica Kurzejeski | Deputy Mayor of Troy, NY
Michael Taylor | Vita Nuova
Date: June 7 & 8, 2017
Albany Hilton Hotel

For more information, visit: www.cclr.org/civicrm/event/info?reset=1&id=223.

Manufactured Home Parks Town Hall Meeting

State Senator Betty O'C. Little, chair of the Senate Housing Committee, will host a town hall meeting on Wednesday, April 12th, from 5:00 to 7:30 PM at the Cambridge High School Auditorium, 58 South

Park Street, Cambridge, NY (Washington County). This meeting is a forum for residents, park owners, and local governments. For more information, contact Senator Little's office at (518) 455-2811.

OCR Lists 2016-17 HOME LPA Awards

The State Office of Community Renewal has posted the winning grantees for the 2016-17 HOME LPA awards on the NYS HCR website.

Congratulations go to our winning members: Albany County Rural Housing Alliance; Catskill Mountain Housing; RUPCO; Bishop Sheen Ecumenical Housing Foundation; Keuka Housing Council; County of Oswego; Rural Housing Opportunities Corp.; Oswego Housing Development Council; Cayuga County Homsite; Rural Sullivan Housing Corp.; Putnam County Housing Corp.; Mohawk Valley Community Action; Otsego Rural Housing Assistance; Snow Belt Housing Co.; Neighbors of Watertown; Ithaca NHS; Arbor Housing and Development; Delaware Opportunities; Community Progress, Inc.; CODE, Inc.; Chautauqua Opportunities, Inc.; and the City of Olean.

The award list can be viewed at www.nyshcr.org/Funding/Awards/HOME_Local_2016-17_Awards_Web_Posting.pdf.

HUD Publishes Study On Smoke-Free Housing Projects

Last year, as part of an ongoing commitment, HUD announced a new rule that requires every public housing agency (PHA) in the United States to ensure their residents can live in a smoke-free environment. This rule can help protect more than 910,000 households living in public housing, including more than 760,000 children and 500,000 elderly Americans.

The dangers of smoking are well documented. According to the US Surgeon General, smoking kills approximately 480,000 people each year. The US Centers for Disease Control and Prevention (CDC) also estimates that smoking inflicts nearly \$153 million in annual damages upon PHAs in the form of health care costs, annual repairs to units where smoking has occurred, and preventable fires.

Now, a pioneering study from experts at HUD and the CDC paints an even clearer picture on the harmful health effects that smoking causes for people who live in public housing.

The paper, which is now available for free online, is the first to examine the prevalence and negative impact of cigarette smoking among adult residents of public housing. Some of its key findings include:

One-third of adults living in public housing surveyed between 2006 and 2012 identified themselves as cigarette smokers — approximately double the rate of smoking among all adults in the United States.

Among adult residents in public housing, smokers were more likely than nonsmokers to suffer from

conditions such as chronic lung disease, asthma, physical disabilities, and serious psychological distress.

Adult smokers in public housing were more likely than nonsmokers to visit the emergency room and to miss time from work.

Fortunately, the study also highlights the opportunity for HUD and its partners to play an important role in addressing these challenges.

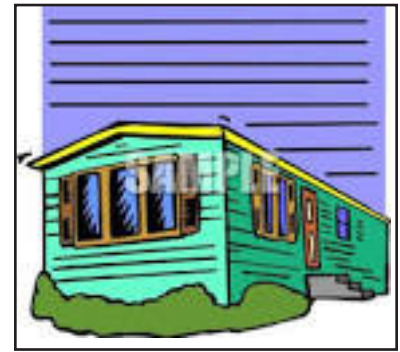
More than half of the HUD-assisted smokers who were surveyed expressed an interest in kicking their addiction. And the paper notes that housing assistance programs can act as a crucial platform for improving quality of life for residents by connecting them with resources for quitting smoking, and by introducing steps that protect children and other vulnerable Americans from exposure to secondhand smoke.

This study is a powerful reminder of why efforts like HUD's smoke-free housing rule are so important. The study was authored by Veronica E. Helms, Brian A. King, and Peter J. Ashley.

HUD is committed to working with PHAs and public health professionals across the nation to give every resident of public housing the chance to live in a home that's safe from the dangers of tobacco smoke. And in the years ahead, HUD will keep striving to help improve the health and wellbeing of every person served — one family, one neighborhood, and one community at a time.

The full report is available at www.sciencedirect.com/science/article/pii/S009174351730049X.

Mobile Home Replacement Awards Announced



NYSHCR announced the winners of the \$2 million Mobile and Manufactured Home Replacement Pilot Program on March 30th. The awards are expected to replace 28 units in 8 counties. Grants will allow up to \$100,000 per unit to remove dilapidated units and replace them.

The successful grantees are:
Friends of the North Country: Replacement of 5 units in Clinton County;
Rebuilding Together Saratoga County: Replacement of 5 units in Saratoga, Washington, and Warren Counties;
Catskill Mountain Housing: Replacement of 12 units in Greene County;
Otsego Rural Housing Assistance: Replacement of 4 units in Otsego County;
Housing Assistance Program of Essex County: Replacement of 2 units in Essex and Hamilton Counties.

Senator Betty O'C. Little, sponsor of the enabling legislation for this program, noted that 'this program will help address the problem of unsafe and inadequate mobile and manufactured homes, [and] it will provide a boost with some new local building activity. The end result will be higher quality homes that last longer and are much more energy efficient.

VISTA Program Leader

The Rural Housing Coalition seeks applications for the position of VISTA Program Leader in the Albany, NY office. The VISTA Leader is an opportunity to coordinate a statewide VISTA program currently consisting of 9 field site slots. The Leader will be responsible for development of training activities for VISTA members in the field of affordable housing development, grant writing, and other related subject matter; reporting; and digital media support.

The VISTA Leader position is funded by Americorps as a year-long experience-building national service activity. The Leader position comes with a stipend of approximately \$16,000 per year, plus other benefits. A pre-requisite for this position is completion of prior Americorps service as a VISTA member, or in the Peace Corps.

To learn more about this service opportunity, please contact the Coalition at (518) 458-8696 x14.

**MARK
YOUR
CALENDARS!**

**2017 Affordable Housing
and
Community Development
Conference**

September 11-13, 2017

Oswego, New York

Career Opportunities

Senior Vice President of Homeownership and Community Development

The SVP of Homeownership and Community Development is a senior level position in the division of Homeownership and Community Development within New York State Homes & Community Renewal. This position is responsible for contributing to the success of the Agency by actively managing its portfolio of state and federal mortgage assistance, homeownership, and community and economic development programs and opportunities. The SVP will be accountable for directing these investments to meet the mission, goals and objectives of the Agency with respect to its activities and policies relating to the following units: the State of New York Mortgage Agency, the Affordable Housing Corporation, the Office of Community Renewal, and the Governor's Office of Faith-Based Community Development. Proven track record of expertise in state and federal housing and community and economic development programs and all relevant governmental regulations.

Master's Degree in Finance, Real Estate, City Planning/Public Policy or related field – or 10+ years' relevant experience.

TO APPLY, please send resume and cover letter to: Jobopportunities@nyshcr.org. EOE

Senior Vice President of Multifamily Finance

The SVP of Multifamily Finance is a senior level position in the division of Finance & Development within New York State Homes & Community Renewal. This position is responsible for contributing to the success of the Agency by actively managing its investments in multifamily housing through state and federal low income housing tax credits, subsidy programs and bond offerings. Specifically, the SVP will be responsible for the outcomes in the following units: Multifamily Finance, Debt Issuance, Loan Servicing and Special Projects.

Master's Degree in Finance, Real Estate or related field or 10+ years' experience in private sector in banking finance or related field. Proven track record of expertise in Real Estate/Finance, including multifamily finance, knowledge of state and federal housing programs and all relevant governmental regulations. Excellent analytical, organization, management and communication skills essential.

TO APPLY, please send resume and cover letter to: Jobopportunities@nyshcr.org. EOE

The New York State Rural Housing Coalition is happy to be able to provide help wanted advertising opportunities for our members and non-profit community development agencies. Ad copy must be provided in Microsoft Word format, and may be transmitted by email to rhc@ruralhousing.org. Ad copy must comply with federal and state equal opportunity requirements to be published, and must be received by the 25th of the month to ensure placement in the succeeding issue of Rural Delivery. Ads provided in this fashion will also be posted in the Career Opportunities page of the Coalition's website, unless a request is specifically made not to place the advertisement on-line.

Visit our website at www.ruralhousing.org
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