



Green Bonds Initiative Announced

Lt. Governor Kathy Hochul announced on November 29th that New York State has secured international certification of nearly \$100 million in new “Green Bonds” to drive the development of housing that has a positive impact on the environment and climate. New York is now the first state in the nation to have its affordable housing bonds certified by The Climate Bond Standards Board, on behalf of the Climate Bonds Initiative, an international not-for-profit organization supporting financing for projects around the world that help reduce the impact of climate change. New York State Homes and Community Renewal’s Housing Finance Agency will issue the bonds under its new Green Bond program, funding four developments that will inject nearly \$200 million in economic activity into local economies and

create more than 640 green, affordable and supportive apartments for Kings, Westchester, Monroe, and Orange County residents.

Senator Betty Little, Chair of the Senate Housing Committee, said, “Investing in affordable housing is not only something that benefits families, but done right, should benefit the environment, too. I am really pleased to see New York State is leading the nation in this effort with the ‘green bonds’ and congratulate our housing commissioner, Jamie Rubin, and Governor Cuomo for making this a priority. I am certain we will see some exciting innovation and progress as a result of this new standard and a lasting impact that makes support of affordable housing even more worthwhile.”

To be certified as a Climate Bond, a bond offering needs to meet

rigorous criteria relating to reporting and transparency and the green characteristics of the underlying assets. Eligible projects funded with the bonds need to be clearly identified; internal processes and controls to ensure tracking of proceeds have to be set up; and reporting regarding assets involved is required. The bond needs to be verified by an independent external verifier approved by the Climate Bonds Initiative Board. Lastly, the issuer of a green bond has to commit to ongoing annual reporting of the assets funded with the green bond proceeds. This is to satisfy investors that the projects remain in service as initially described. The Climate Bonds Initiative is an investor-focused not-for-profit, promoting large-scale investment in the low-carbon economy.

HUD Issues Interim Rule On HOME Commitment Of Funds

On December 2, 2016, HUD published an interim final rule making changes with respect to HOME Program commitment and expenditure requirements. Beginning with FY 2015 HOME allocations, HUD will no longer use the cumulative method for measuring compliance with the requirement that participating jurisdictions (PJs) commit HOME funds within 24 months of obligation. Beginning with FY 2015 allocations, the 15% CHDO set-aside requirement will also be applied on a grant-specific basis instead of the “cumulative average” approach HUD previously employed. The rule is effective on January 3, 2017. This will make prompt contracting an even bigger issue for Participating Jurisdictions.

In This Issue...
NICIP Awards.....Pg 3
Solar Grants.....Pg 3
Transition News.....Pg 3
Career Opportunities.....Pg 4

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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:

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Bits and Pieces...

Resilient Design

HCR has published a building design resiliency toolkit on its website. Given the frequency and ever-expanding impact areas across the state from weather-related disasters, these design features may be worth considering for all new construction or rehab work, even for structures that are not located in areas thought to be at threat from flooding. The toolkit document can be found at www.nyshcr.org/Topics/Developers/MultifamilyDevelopment/CDBG-DR/ResiliencyToolkit140722.pdf.

Register Now for NLIHC 2017 Housing Policy Forum

NLIHC's 2017 Housing Policy Forum: Advancing Solutions in a Changing Landscape, taking place in Washington, DC, April 2nd-4th, will provide attendees the opportunity to engage with leaders from Capitol Hill and the new Administration on the state of affordable housing in the changing post-election landscape. The NLIHC 2017 Housing Policy Forum and Leadership Reception will take place at the Washington Court Hotel in Washington, DC. Up to three individuals from the same NLIHC member organization may attend the Forum. Register at: <http://bit.ly/2dnJpnS>.

NY Ranked First In NonProfit Jobs/Organizations

New York state ranked first nationwide in nonprofit jobs and organizations, with nearly 1.3 million employees and more than 31,000 organizations in 2012, according to a report released by State Comptroller Thomas P. DiNapoli. The jobs comprised more than 18 percent of all private sector employment in the state. To view the report, visit: www.osc.state.ny.us/reports/economic/nonprofits_in_nys.pdf.

Federal and U.S. 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.

NICIP Awards

Announced

Governor Cuomo released the names of the long-awaited Non-profit Infrastructure Capital Investment Program on December 2nd. Across the state, 237 grants were awarded, totaling almost \$100 million. Twenty-one awardees will receive \$1 million in grants, each. Six rural preservation companies were among the grant awardees. We send our congratulations to the following RPCs:

- Cattaraugus Community Action
- Cortland Housing Assistance Council
- Friends of the North Country
- Mohawk Indian Housing Corp.
- Mohawk Valley Community Action Agency
- PathStone

Solar Grant Program Announced

Governor Cuomo announced the availability of \$3.6 million in grant funding to help community organizations install solar PV on their buildings on December 6th. Applications are capped at \$200,000 per organization. The \$3.6 million is offered on a competitive basis through the NY-Sun Affordable Solar Predevelopment and Technical Assistance initiative. It will focus on solar projects that offer meaningful benefits to LMI customers and affordable housing providers, and demonstrate economically viable project models. The New York

State Energy Research and Development Authority is administering the initiative.

Applications will be accepted through August 31, 2018 or until funds are exhausted. Individual project awards will not exceed \$200,000. For more information on this funding opportunity, visit www.nyserda.ny.gov/ASPTA.

A webinar will be held on December 15th from 10:00-11:30 AM. To register for the webinar, visit <https://nyserda-events.webex.com/mw3100/mywebex/default>.

Transition Team News

The Campaign for Housing and Community Development Funding (CHCDF), a coalition of 70 national housing, homeless, and community development organizations working toward the highest possible funding for such programs, sent the Trump transition team separate memos outlining actions the new administration must take to end homelessness and housing poverty.

The CHCDF memo details ways the Trump administration can work with Congress to increase affordable housing resources through infrastructure investments, negotiations on spending caps, and tax reform. The memo reads in part:

“[T]he Trump administration must use every tool available to solve the problem. A comprehensive set of solutions to end housing insecurity in America includes: preserving and rehabilitating our nation’s existing affordable housing stock; increasing investment in the production of affordable housing for low income families; and expanding rental assistance and other housing programs that help make housing affordable. To this end, we wish

to offer our recommendations on how the Trump administration can work to expand federal resources for proven and effective affordable housing programs that have helped millions of families break through the cycle of poverty and climb the ladder of economic success.”

The memo underscored the important role of the federal government in addressing the affordable housing crisis. It noted that over the last 20 years alone, the programs of HUD and the Rural Housing Service have assisted more than 35 million households. It also noted that the federal housing programs leverage billions of dollars in private resources to expand the supply of housing for low and moderate income families. A recent analysis by the Center on Budget and Policy Priorities noted that housing assistance had raised 4 million people out of poverty in 2012.

The memo encouraged the administration and Congress to expand the Housing Credit and increase its availability in challenging markets as part of any tax reform legislation.

Your Ad Here
Advertising in Rural Delivery is a great way to get your message out to your colleagues, policy makers, and folks that are interested in community development and safe housing.
Rural Delivery ads are affordable and customizable. Discounts on advertising rates are available to members of the Rural Housing Coalition.
For more information, call Colin at (518) 458-8696x14

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.

Career Opportunities

Executive Director

Western New York nonprofit housing assistance corporation seeks new leadership to build on a lengthy track record to address new challenges in the regional real estate and affordable housing markets. Our new Executive Director will work with the Board to plan strategically to grow new programs and initiatives, build on our existing assets, and leverage community partnerships to become a force in the rejuvenation of the local economy. The agency has solid core operational funding, and a number of funding requests in the pipeline for approval.

Minimum qualifications include experience in crafting an agency vision based on mission, grant writing, and contract compliance in the field of affordable housing. An understanding of the construction process is useful, as well as skills in public relations and community engagement. An associate's degree in business or equivalent with 5 years of experience in the not-for-profit field.

Competitive salary and benefits package. To apply, resumes may be submitted by email to kmagara@rrcorp.org. No phone calls please. EOE

Manufactured Housing Cooperative Project Program Manager

Responsible for all aspects of planning and administering the Manufactured Home Cooperative Project (MHCP). Leads market and pipeline development activities for achieving annual conversion goals of investor owned manufactured home communities (MHC) to resident owned housing cooperatives. Initiate, build and maintain relationships with current and potential lenders, investor owners, real estate brokers, attorneys, engineers, and manufactured home (MH) industry leaders in NY State. Assess feasibility of manufactured home communities converting to resident ownership. Provide initial training and assistance to homeowners in investor-owned manufactured home communities interested in forming cooperatives to purchase, improve and preserve their communities.

Requirements: Minimum of Bachelor's degree or equivalent administrative/management experience; Three years' experience in community organizing, program administration or resident training; professional skills must include proficiency in Microsoft Office; ability to write clearly and concisely at a high level; Working knowledge of budgeting, real estate and financing; strong planning skills and proven ability to manage and execute simultaneous projects from inception to completion; demonstrated success working in a diverse team environment; position requires frequent (25-40%) evening and weekend travel for board and membership meetings, training conferences and events via car or airplane; position requires a car available for work use, driver's license and insurance.

PathStone provides a competitive salary and fringe benefit program. The position is available 1/2/17. To apply, please email a detailed cover letter and resume to: John Wiltse, PathStone Corporation, 400 East Avenue, Rochester, New York 14607 or by email to: jwiltse@pathstone.org by 12/13/16. EOE

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