



Conference Rolls Into Oswego This Month

The 2016 Affordable Housing and Community Development Conference will take place in Oswego, beginning on September 14th. There is a lot going on at this year's event, including certification training with our partners at USDA and the Housing Assistance Council, workshops for rehab coordinators and Main Street managers, and a track devoted to vacant and zombie properties.

Not to be missed is the September 15th banquet, featuring Brent Ridge and Josh Kilmer-Purcell as keynote presenters. Brent and Josh have created a nationally-recognized lifestyle brand from their farm near the small Schoharie County village of Sharon Springs, and in the process have brought a new focus to the agricultural economy of upstate New York. Recently, they announced a

company expansion to move their administrative operation to Schenectady, under the StartUp New York program. Tickets to attend the keynote and banquet are available for purchase prior to September 9th through the conference registration system online.

Other workshops at the conference will cover policy considerations for funding programs operated by NYS Homes and Community Renewal, successful rural homeless projects, and efforts of the Public Utility Law Project to make utility costs more affordable for lower income New Yorkers. Construction contractors in Central New York will be able to take the RRP refresher course, to keep their EPA-required certifications current.

Of course, the conference is al-

ways a great opportunity to network and have fun with colleagues from across the state. Business will also get done, with the annual meeting of the Rural Housing Coalition, and election of new board members, at the luncheon on September 16th.

The conference is made possible by the generous sponsorship of a number of donors, including Federal Home Loan Bank of NY, the Public Utility Law Project of NY, NYS Rural Rental Housing Association, Key Bank, Ulster Savings Bank, Arbor Housing and Development, Belmont Management Co., M&T Bank, and NBT Bank. This is a classic case of *it takes a village...* Without the support of these donors, the conference simply would not take place, and the Coalition is grateful for their support.

The online conference registration system can be accessed at <http://events.constantcontact.com/register/event?llr=87dbbwfab&oeidk=a07ed2enfq378335de2>.

USDA Transitional Housing Announced

USDA has announced a new initiative to provide transitional housing for rural Americans in recovery from substance use disorders. This initiative, designed to address rural opioid use, will involve several actions including the use of the USDA Community Facilities program to provide financing for transitional housing projects as well as making currently unsubsidized units in rural rental properties eligible for rental assistance if they are filled by a current patient of a drug court program. Rural Development also instructed staff that it is encouraging the sale of single-family homes and multi-family properties that are exiting USDA's Real Estate Owned (REO) housing program to qualified non-profit organizations that would convert them into transitional housing facilities. REO properties are houses owned by USDA as a result of foreclosure. The single-family REO initiative is effective in the 22 states where the REOs are managed by that state's

Continued on Page 3, Col. 3

In This Issue...	
Overtime.....	Pg 3
Insurance Workshop.....	Pg 3
NDC Training Discount.....	Pg 3
Sustainability Conference.....	Pg 4
Proposed Lead Rule.....	Pg 4
FY 2017 FMRs.....	Pg 6
Foundation Center Online Courses Offered.....	Pg 7

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.

Officers:

Gary Beasley, Chair
Judy Eisgruber, Vice Chair
Kent Brown, Treasurer
William Vogt, Secretary

Directors:

Jill Alcorn
Renee Bloom
Scott Campbell
Julie Chevalier
Kristi Dippel
Connie Fagan
Bruce Garcia
Lynda Hitt
Tammy Hyman

Velga Kundzins
Bruce Misarski
Faith Moore
Matthew Nelson
Marlene Papa
Chris Raymond
Tony Scalici
Cheryl Shenkle-O'Neill
Sharon Reynolds

James Thatcher

Staff:

Colin McKnight
Deputy Director &
Acting Executive Director

Lorraine Wynne
Chief of Finance & Strategic
Operations

Blair Sebastian
Project Coordinator

John Grover
Project Coordinator

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...

USDA Packager Certification

A three day training course will take place in Oswego on September 14-16th in conjunction with the Rural Housing Coalition's annual conference providing housing counselors the opportunity to become certified in packaging 502 mortgages for Rural Development's Rural Housing Service. To register for the certification please visit the Housing Assistance Council's registration site at www.cvent.com/events/section-502-packaging-training/event-summary-a123fb019040498295ee4343deac126d.aspx.

Governor Names 12 New Brownfield Areas

Governor Andrew Cuomo announced the designation of 12 new Brownfield Areas across the state on August 22nd. The new rural brownfield sites are found in St. Lawrence County (Ogdensburg); Ulster County (Kingston); Broome County (Binghamton- 2 sites); Suffolk County (Riverhead, Riverside, Huntington); Chemung County (Elmira); and Montgomery County (Amsterdam). The designation is coupled with planning funding for the eventual re-use of the sites. To read the full article, visit www.governor.ny.gov/news/governor-cuomo-announces-designation-12-new-brownfield-opportunity-areas.

Camp Finance

NYCON will host Camp Finance for non-profits on October 6th and 7th at the Mohonk Mountain House in New Paltz. Workshops cover basics and best practices, on topics including Mergers & Affiliates, Financial Sustainability, Drafting Investment Policies, and Effective Compliance Programs. Registration information can be found at www.nycon.org.

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.

Changes to NYS Overtime Requirements

In last month's Rural Delivery, we mentioned that there had been changes to regulations for overtime classifications for employees. We have been able to secure more information on this issue for you.

It is difficult to summarize the changes in this space, as there are many variables to its applicability, as well as both state and federal governing laws. For some housing

organizations in rural New York, this change may have no effect. In others, there could be some exposure.

The Rural Housing Coalition was recently provided with an analysis of the overtime changes that we will be happy to share by email. Feel free to request the analysis by sending a brief email to colin@ruralhousing.org.

Insurance Workshop Offered

The Association of Neighborhood and Housing Development is offering a training workshop on September 7th in New York City, "Insurance From A To Z For Affordable Housing Organizations, Developers, and Owners". Michael Zeldes, an insurance professional with 30 years experience in the field, will lead the training. Attendees will learn about exposures to financial loss, strategies for purchasing the right insurance and risk management services, and the consequences if you don't. Learn strategies for identifying vulnerabilities within your operations, how to avoid them and how to make sure you have the protection you think you have. The two hour training costs \$15 per person.

To register, visit www.ny-charities.org/events/EventLevels.aspx?etid=9153&utm_source=Training+eblast+9-2-16&utm_campaign=Training-9-2-16&utm_medium=email.



NDC Holds Rate For 2017 Trainings

The National Development Council is offering an incentive for early bird registrations for its slate of 2017 training programs. Registrations received by October 31st will be priced at 2016 levels. The course catalog is found at https://nationaldevelopmentcouncil.asapconnected.com/default.aspx?utm_source=NDC&utm_campaign=ba6079be83-Register+Now+and+Save+With+2016+Rates&utm_medium=email&utm_term=0_fb19f7728a-ba6079be83-219716965.

To secure the 2016 price, enter the code **2016rate**.

Public Notice

The 2016 annual meeting of the New York State Rural Housing Coalition, Inc. will be held on Friday, September 16, 2016 beginning at 12:30 PM. The meeting will be held at the Lake Ontario Conference Center, 26 East First Street, Oswego, New York. The annual meeting will include election of members of the Board of Directors, as well as other issues as may be brought before the membership. The meeting is open to the public.

USDA Transitional Housing Cont'

Continued from Page 1

Rural Development office.

As part of this effort, the Secretary also announced a "Contract for Deed" pilot in the Single Family Housing program that would make USDA-held REOs available for purchase at below-market-rate cost by qualified non-profits providing housing for homeless individuals recovering from substance use disorder. The local non-profit would manage the property and have two years to complete the purchase transaction, and may use RHS financing, if available. The pilot is limited to a maximum of fifteen REO properties in the states of New Hampshire, Vermont, Nevada and Missouri.

The third action is a pilot project that would incentivize owners of USDA multi-family rental housing properties to rent to those in recovery by making hard-to-fill vacant units that are currently unsubsidized eligible for rental assistance if they are occupied by a current participant of a drug court program. Drug court programs have been proven to successfully reduce substance dependence and reduce criminal recidivism because they require participants to fulfill court mandated treatment and recovery requirements.

Finally, Rural Housing Service has released data on its portfolio of Community Facilities loans, guarantees, and grants across the country, which include hospitals, health clinics, group homes, and mental and behavioral health treatment facilities, to Data.gov and policymap.com, where it can be visually overlaid with other indicators on substance use and recovery services.

Regional Sustainability Conference Held In Syracuse

Governor Andrew Cuomo kicked off the first regional sustainability conference in Syracuse on August 11th, bringing together community development leaders to share successful economic growth strategies. The conference marks the first of a series of statewide events to boost awareness of State resources available to local governments and non-profit organizations. During the August conference, the Governor also released a handbook that serves as a one-stop-shop resource for State grants – providing context and web links to the complete list of more than 100 innovative funding programs. Attendees included local elected officials, transportation professionals, environmental advocates, planners, economic development practitioners including individuals involved with the regional economic dev-

elopment process, housing advocates and others.

Conference presenters included Jonathan Rose, Founder of Jonathan Rose Companies and author of The Well-Tempered City, who gave an overview of the global forces affecting cities across the nation and how New York communities can deal with them to thrive in the 21st century.

Also presenting was Hilari Varnadore, Executive Director of STAR Communities. She touched on helping communities meet higher levels of sustainability through her work as the executive director of STAR Communities, a national non-profit that works to evaluate, improve and certify sustainable communities.

The conference highlighted the \$100 million Downtown Revitalization Initiative competition launched

by Governor Cuomo this year. The Downtown Revitalization Initiative is providing \$10 million to one community in each of the state's 10 regions to advance their downtown revitalization efforts. Additionally, all downtown revitalization projects receive extra points through the Governor's interagency Consolidated Funding Application process. Oswego Mayor William J. Barlow, Jr. presented at the conference on his city's winning submission.

At the conference, Governor Cuomo released the Handbook for Local Governments and Nonprofits, a 1-stop-shop resource for state grants and programs. The handbook is available at www.ny.gov/Growth.

The Governor is set to host similar conferences across the state over the next several months.

HUD Proposes New Lead Rule

In an effort to immediately help young children with elevated blood lead levels living in federally assisted housing, the US Department of Housing and Urban Development is proposing to lower the Department's threshold of lead in the child's blood to match the one used by the Centers for Disease Control and Prevention (CDC). HUD's proposed new reference level for lead in a young child's blood would be lowered from 20 micrograms of lead per deciliter of blood ($\mu\text{g}/\text{dL}$) to five, and continue to be aligned with CDC recommendations in the future. Read HUD's proposed rule at www.gpo.gov/fdsys/pkg/FR-2016-09-01/pdf/2016-20955.pdf.

This important change to HUD's 17-year-old Lead Safe Housing Rule will allow for an earlier response when a child under six years old is exposed to lead-based paint haz-

ards in their HUD-assisted homes. HUD Secretary Julián Castro made the announcement today with Sen. Jack Reed while inspecting a home where HUD helped to clean up the lead paint hazards.

"There is no amount of lead in a child's blood that can be considered safe," said HUD Secretary Castro. "We have an obligation to the families we serve to protect their children. By aligning our standard with the one used by the Centers for Disease Control and Prevention, we can act more quickly and make certain the homes we support are as safe as possible. This proposed rule is the centerpiece of HUD's intensified efforts to protect our next generation from debilitating lead poisoning."

HUD-assisted housing has fewer lead-based paint hazards than un-

assisted low- and middle-income homes. Still, some young children living in HUD-assisted properties have blood lead levels higher than CDC's threshold. By lowering HUD's reference level to conform to CDC's, the Department will be able to intervene more quickly to stop the negative impact lead can have on the lives of children.

When a child under the age of six resides in HUD-assisted housing and experiences elevated blood levels, the housing provider would be required to report the case to HUD so the Department can launch an immediate environmental investigation. If it is determined that lead-based paint or lead-contaminated soil is the cause of the child's exposure, the housing provider must clean up those hazards.

This proposed rule will potentially cover an estimated 2.9 million HUD-assisted housing units built

Your Ad Here

Well, not necessarily right here, but somewhere in a future issue of *Rural Delivery*.

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 available to members of the Rural Housing Coalition.

For more information, call Colin McKnight at (518) 458-8696x14

Career Opportunities

Housing Co-op Organizer (Rochester)

PathStone Corporation is seeking qualified applicants for a Cooperative Housing Specialist position. This position provides ongoing organizational development and training to the boards of directors, committees and members of resident owned manufactured home communities (mobile home park co-ops) across New York State. Guides cooperatives in problem-solving and decision-making; assist in democratic management, including effective meeting facilitation, financial analysis and accountability, capital improvement planning, communications, ethical business practices and other topics as needed. Develops and presents large and small group training in many different environments. This position also provides training and assistance to home owners in investor-owned manufactured housing communities to assist them with purchasing and operating their parks as resident owned communities.

Requirements:

- BA/BS Degree with demonstrated experience in community organizing, housing program administration or resident training.
- Professional skills must include basic computer literacy and familiarity with MS Office applications.
- Excellent individual and group communication skills (written and verbal)
- Strong capacity to organize and lead low-income residents towards building an effective cooperative housing enterprise.
- Strong planning, time management and organizational skills.
- Ability to research local community resources and work effectively with local municipalities (i.e., local code enforcement officers, town supervisors, etc...).
- Ability to understand and explain basic financial reports and statements.
- 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 reliable car available for work use, driver's license and insurance.

More info on this program at: <http://www.pathstone.org/services/manufactured-home-cooperative-project/>. We look forward to receiving resumes and cover emails from candidates meeting the qualifications. No phone calls or other types of email inquiry, please. PathStone is a visionary, diverse organization empowering individuals, families and communities to attain economic and social resources for building better lives. Begun in 1969, PathStone is a private, not-for-profit regional community development and human service organization providing services to farmworkers, low-income families and economically depressed communities throughout New York, Pennsylvania, New Jersey, Ohio, Indiana, Vermont, Virginia and Puerto Rico.

Our Mission is to build family and individual self-sufficiency by strengthening farmworker, rural and urban communities. PathStone promotes social justice through programs and advocacy.

PathStone is an Equal Opportunity Employer.

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.

Fiscal Year 2017 Fair Market Rents Released

HUD has published the Fiscal Year (FY) 2017 Fair Market Rents (FMRs), which are now available only on huduser.gov and will no longer be published in the Federal Register notice, under a provision of the Housing Opportunities Through Modernization Act of 2016 (HOT-MA), enacted July 29, 2016. The FY 2017 FMRs will be effective October 1, 2016, unless there is a request for reevaluation by September 26, 2016. The Federal Register notice contains the procedures for such re-evaluation requests. These FMRs are used in the Housing Choice Voucher, the Moderate Rehabilitation, and the project-based voucher programs, as

well as other programs that require location-specific economic data.

The FMRs are estimated at 40th and 50th percentile rent levels trended to April 1, 2017. Qualifying areas are granted higher FMRs based on the 50th percentile, rather than the 40th percentile, of the local rent distribution to achieve deconcentration of voucher-based units in high poverty areas. An area that qualifies for a 50th percentile rent level is set at that level for three years, after which deconcentration progress is evaluated. For the FY 2017 FMRs, 17 FMR areas are calculated at the 50th percentile.

The only area using Small Area FMRs is the Dallas, TX HUD Met-

ro FMR Area; the Small Area FMR Demonstration project with five Public Housing Agency (PHA) participants concludes on September 30, 2016. These PHAs may request a waiver of HUD's existing payment standard regulations to continue to use Small Area FMRs in FY 2017.

Section 8(c)(1) of the United States Housing Act of 1937 requires the Secretary of HUD to publish FMRs periodically, but not less than annually, to be effective on October 1 of each year. The tables, documentation system, a copy of the preamble, and additional information related to the FY 2017 FMRs are available from HUD User at www.huduser.gov/datasets/fmr.html.

Proposed Lead Rule Cont'

Continued from Page 4

This proposed rule will potentially cover an estimated 2.9 million HUD-assisted housing units built before 1978, the year lead-based paint was banned for residential use. Of these homes, approximately 490,000 are estimated to have children under six residing in them, and 128,000 of those are estimated to contain lead-based paint.

HUD has a long history of working to ensure lead-safe housing, which fits into the broader federal response to address lead hazards found in paint, dust and soil, and other sources like water and consumer goods. For 25 years, HUD's Office of Lead Hazard Control and Healthy Homes has worked to improve methods to identify and address home-related health and safety hazards, including lead. Since 1993, HUD has awarded more than \$1.58 billion in grants to communities for identification and

control of lead-based paint hazards in over 190,000 low-income privately owned housing units. In addition, HUD continues to support research on best practices for identifying and controlling lead-based paint hazards, and conduct an outreach program to get out the message.

HUD's key federal partners share an extensive history of work to prevent children's lead exposure. The CDC's Childhood Lead Poisoning Prevention Program has developed programs and policies to prevent childhood lead poisoning and provided funding to state and local health departments to determine the extent of childhood lead poisoning. The Environmental Protection Agency's lead-based paint program has increased the quality of training of lead inspectors, renovation professionals and abatement firms who work on older homes. The effects of lead poisoning are irreversible.

Even at low levels, lead exposure can have long-term effects on a young child's ability to learn and lead a productive life. In addition to today's announcement, HUD recently announced The Lead-Safe Homes, Lead-Free Kids Toolkit, a set of guidelines and recommendations for ensuring HUD housing is lead-safe, and the Healthy Homes App, which provides consumers with information about potentially serious health and safety problems in the home, and the steps they can take to protect themselves.

This proposed rule will be open for public comment for the next 60 days. Interested persons may submit comments electronically at www.regulations.gov. Comments may also be submitted by mail to the Regulations Divisions, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410.

September is International Strategic Thinking Month.

Foundation Center Offers Online Fundraising Course

Does your organization need help directing its fundraising efforts? Planning focuses your organization by setting fundraising priorities and helps give staff and board members a roadmap to success. The Foundation Center offers a free online resource for non-profits.

This introductory class will provide you the basic steps for developing a fundraising plan, including tips on:

- Making your case for support
- Diversifying your organization's fundraising base
- Creating a plan of action
-

This brief recording captures

the key concepts of the course. For more expansive discussion of the topic, the Foundation Center suggests attending a livewebinar or in-person session. Note the recording is captioned for individuals with hearing impairments.

The link to the webinar is <http://grantspace.org/training/self-paced-elearning/introduction-to-fundraising-planning-webinar>.

Other courses in the Foundation Center's Organizational Sustainability program include Build a Social Media Strategy; Before You Seek a Grant: Building Excellence and Impact into Your Program Designs; Financial Strategies for Non-profits; A Checklist for New Non-

profits; and Introduction to Fundraising Planning. Costs vary for the trainings in this series. Some are free, others are quite modestly-priced. The most expensive training in this series is \$125.

The Foundation Center also has an extensive range of trainings on their website related to Economic Development, including videos of Foundation Directors speaking on priorities in that segment of philanthropy. These videos may be useful for those interested in working on economic development projects to gain a better understanding of how to present the case for funding a project or program proposal.

Visit our website at www.ruralhousing.org
'Like' us on Facebook for up-to-the-minute news.



79 North Pearl Street
Albany, New York 12202