



New HCR Commissioner To Keynote Conference!

Jamie Rubin, the new Commissioner of NYS Homes and Community Renewal will deliver the keynote address at the upcoming 2015 Affordable Housing and Community Development Conference in Oswego. Mr. Rubin was named Commissioner by Governor Cuomo just this past Spring. Mr. Rubin previously served as the head of the Governors Office of Storm Recovery.

Commissioner Rubin's presentation will take place on Thursday, September 17th, at 7:00 PM just prior to the evening banquet at the Lake Ontario Conference Center in downtown Oswego.

The Oswego conference has a full slate of exciting workshops, including sessions on Main Street revitalization, development of affordable rental housing, and property management issues. The workshops

will be delivered by experts in the field.

A new feature at this year's conference is a roundtable discussion of issues for consideration for the next HCR update of the State's Consolidated Plan and Action Plan. This is an opportunity to converse with policy staff of HCR and discuss ideas for continuing to improve the operation of HCR's federally-funded housing and community development activities. It is also an excellent opportunity to raise unmet housing or community development needs in your town. This will be a great opportunity to influence policy discussions for new programs.

The conference will include a full day of workshops on the multifamily development process. This training is designed for new(er) agency staff that have never undertaken a

capital development project, and will cover the nuts and bolts from assembling your development team through to rent up of your project.

Another highlight of the conference is a design charrette to brainstorm new uses for white elephant buildings in Main Street revitalization programs. Every small community seems to have that one problem abandoned building that seems to have no realistic prospects for re-use, a factory, a Masonic hall, a vaudeville theater. This charrette will bring together the visioning skills of other folks facing similar dilemmas along with the design talents of Victor and Robert Dadras, of Dadras Architects.

Online registration for the conference is now open. Visit <http://events.constantcontact.com/register/event?llr=87dbbwfab&oeidk=a07ebc0pk91d3a3ef89>.

RRP Training Available In Oswego

In conjunction with the conference, the Coalition is hosting both the initial and refresher courses for the EPA Renovation/Repair/Painting certification that is now required for all contractors working on HUD-assisted projects. Owners of rental housing projects are strongly encouraged to make sure that their property managers and maintenance staff have proper RRP certification. This training is also open to home improvement contractors and their crews. The RRP training will take place on September 16th at the Lake Ontario Conference Center in downtown Oswego. Registration fees have been substantially discounted for this event. To register online, visit <http://events.r20.constantcontact.com/register/event?oeidk=a07eb2s9bovf4088867&llr=87dbbwfab>.

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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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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...

For Those Drowning In Applications

A voice of sanity for those frustrated by being buried in paperwork during the grantwriting 'Silly Season': <http://nonprofitwithballs.com/2015/08/funders-your-grant-application-process-may-be-perpetuating-inequity/#more-2716>.

CPC To Release Disaster Grant RFP

CPC will soon release a Request For Proposals for the Small Project Affordable Rental Construction Program ("SPARC"), a multi-family housing funding program in the areas impacted by hurricanes and tropical storms in recent years. The program is intended to create affordable rental projects of 8-20 units. Projects can be either new construction or in currently-vacant buildings. Davis Bacon wage rates will apply to all construction. \$20 million has been reserved for this program from CDBG-DR funding. CPC will provide construction financing for all of the projects that will receive SPARC assistance. SPARC funds will be bridged during construction by CPC and come in at completion and lease-up to pay down a portion of the CPC construction loan. The balance of the CPC construction loan will be repaid by CPC's forward committed, 30-year, fixed rate Pension Fund permanent mortgage or another permanent take out. SPARC loan interest rates may not exceed the then Applicable Federal Rate and may be reduced to the extent necessary to make a project financially feasible. The maximum amount of SPARC assistance to a project will be the lesser of \$3,750,000 per project or \$200,000 per affordable unit. At least 51% of residential units in any project must be reserved for occupancy by individuals or families with household incomes below 80% of Area Median.

For more information, contact Ross Clarke at rclarke@communityp.com.

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.

Section 8 Voucher Portability

Final Rule Published

On August 20th, HUD published the long-awaited final rule amending the Housing Choice Voucher (HCV) portability regulations. The purpose of the amendments is to clarify existing requirements, streamline the portability process for public housing agencies (PHAs), and make it easier for families with vouchers to relocate to areas that may offer greater opportunities. Portability allows a family with a voucher to use it to rent a home anywhere in the country where there is a PHA operating a HCV program. A voucher holder who is moving from one jurisdiction to another is considered to be “porting in.”

The PHA in the jurisdiction from which a family moves is called the “initial PHA” while the PHA in the jurisdiction to which a family is moving is called the “receiving PHA.” The final rule clarifies existing language by stating that a receiving PHA cannot refuse to assist families wishing to “port in,” and cannot direct them to another neighboring PHA. However, HUD may determine that in certain situations a receiving PHA is not required to accept a family wishing to port in, for instance a PHA in a disaster area.

If there is more than one neighboring PHA, the final rule requires the initial PHA to provide the family with contact information for all receiving PHAs in the area and allow the family to choose the jurisdiction to which it would like to move. The old rule left the decision up to the initial PHA.

Some of the rule changes would affect all families with vouchers who wish to move, not just those wishing to move to another city.

For example, the final rule allows a PHA to deny a move if the PHA does not have sufficient funding for continued assistance. However, the PHA must provide written notice to the local HUD office within ten business days of determining it is necessary to deny a move to a higher-cost unit because of insufficient funding. The preamble to the final rule explains that this provision already exists as part of Notice PIH 2012-42 and is intended to ensure that families are not unnecessarily prohibited from moving either under portability or within the PHA’s own jurisdiction. The preamble adds that if HUD determines that the PHA has sufficient funds and should allow moves, the PHA must immediately inform the family and process its request to move.

Another example of a change affecting all families with vouchers who wish to move, not just those wishing to move to another jurisdiction, pertains to the time a family has to search for another home. The existing regulations allowed (and the final revised rule continues to allow) any family receiving a voucher up to 60 days to locate a place to rent. This is called the “initial term.” Once a family has chosen a home to rent, it must submit a request to a PHA for it to complete a Housing Quality Standards (HQS) inspection and approve that home. The old regulations gave PHAs discretion to either extend the initial term or to stop the clock on the term while a family waits for a PHA to approve the family’s request for a home it has selected. The final rule requires PHAs to stop the clock, to “suspend” the voucher term, for all vouchers until a PHA notifies

all vouchers until a PHA notifies the family in writing whether it approves or denies the home, giving households more time to locate a home.

In cases of voucher portability, the final rule requires the voucher term of the receiving PHA to last at least 30 days after the initial PHA voucher term expires. If the receiving PHA has a policy allowing extensions of vouchers terms, that policy applies. The intention is to accommodate the additional time the portability process entails. For example, under the old regulations the time a family waits to attend the required briefing about the receiving PHA’s voucher policies counted against the family’s initial voucher expiration date, reducing the time to locate a home.

Advocates strongly urged that the final rule prohibit PHAs from rescreening families. Existing regulations require a family using portability to pass the screening criteria of the receiving PHA, which might be more stringent than the screening criteria of the initial PHA. HUD concludes in the preamble that PHAs should continue to be allowed to use their own screening standards consistently for families already housed as well as for those moving in under portability. However, the final rule adds that when families request portability and are briefed about how portability works, they should be told by the initial PHA that they could be subject to screening by the receiving PHA based on its criteria, which could be very different from that of the initial PHA.

The final HCV portability rule is at www.gpo.gov/fdsys/pkg/FR-2015-08-20/pdf/2015-20551.pdf.

Project Profile: City Centre Apartments

In our regular feature, Rural Delivery invites members of the Rural Housing Coalition to highlight their community development projects and programs in the pages of this newsletter. This month, we are pleased to present the story of the City Centre apartments in Oneida, a joint venture of Stoneleigh Housing and Kinderhook Development. In their own words, here is their story:

Stoneleigh Housing, Inc. and Kinderhook Development, LLC have teamed up to develop 40 units of family housing in the City of Oneida on a parcel of land that was owned by the City and was environmentally impacted.

When complete, the project will have 8 one-bedroom units, 20 two-bedroom units and 12 three-bedroom units on a 4 acre site with four residential buildings, a community building which will include offices for site personnel and supportive services, community kitchen and computers with high speed internet for residents as well as an outdoor pavilion with raised planters for gardens. Security surveillance and safety systems will be installed for the benefit of residents along with on-site playground facilities, bus shelters, bike paths and incentives for bike to work/walk to work.

The site is located in the heart of the City and was the former site of the National Casket Company, one of Oneida's biggest and oldest industries and the largest manufactur-

er of caskets and funeral supplies. The company relocated to Boston in the 1960s. Located nearby are local businesses, fire and rescue facilities, area churches, restaurants and many parks which are maintained by the City. The City of Oneida and Madison County Planning Department included "smart growth" principals in the design with the City's walkability study and the County's grant to improve and extend the 'Oneida Rail Trail' path connecting Oneida to the Erie Canal trails extending it from Canastota through Oneida and



Rendering of Completed Project

Development and Bob Napoli, Executive Director of Stoneleigh

and County agencies working together made this project feasible and possible. The City donated the land and entered into a PILOT agreement, the Madison County Solid Waste facility granted extremely favorable tipping fees for contaminated fill with support and approval from the Madison County Board of Supervisors. In addition, the Board of Supervisors and Madison County IDA were instrumental in putting this as a priority project with the Regional Economic Development Council due to the severe floods of the 2013 summer storms.

A ground breaking ceremony was held on June 29th. Pictured below from left to right are: Bob Napoli, Dan Buyer from NYS Homes and Community Renewal, John Becker, Chairman of the Madison County Board of Supervisors, A. Max Smith, Mayor of the City of Oneida, and Stoneleigh board members Perry Tooker, former Madison County Clerk, and Michael Fitzger-



Ground Breaking On June 29th

Housing, Inc. are not alone in making this project come to fruition. The efforts of many City employees

ald, Commissioner of the Madison County Department of Social Services.

Career Opportunities

Deputy Director REDC

Empire State Development has an opening for a Deputy Director of the REDC program in the Mohawk Valley Regional Office. This Utica-based position is responsible for day to day logistics of the Regional Council, including preparing agendas of meetings, and supporting committees and work groups. This position is responsible for assisting in marketing the Consolidated Funding Application with stakeholders throughout the region, and assist stakeholders in navigating the CFA.

The position also involves coordinating and negotiating State involvement in awarding benefits through the CFA including structuring of incentive packages for CFA applicants, guiding deals through the necessary board and public approval processes, collaborating with other REDCs, awardees, and other state and local agencies to implement CFA projects, and oversee reporting project progress and economic impact.

Candidate must have 8 years experience in general business or economic development, including two years of specialized economic development experience with a governmental or nonprofit agency, public utility, or a management consulting firm; or three years of specialized business management requiring extensive public contact and responsibility for business operations in finance, marketing, or product distribution.

Forward cover letter and resume to DED-HR@esd.ny.gov.

EOE

Community/Economic Developer

The Office of Community Renewal at NYS HCR has an opening for a Community/Economic Developer in the Albany office. Under the general direction of the assigned Senior Community/Economic Developer, the Community/Economic Developer will be trained in and responsible for the following as they relate to the NYS Community Development Block Grant Program (CDBG): track and monitor project portfolio through funding, development and compliance phases including on-site monitoring of grantees' programs; understanding and articulating program rules and regulations; assist in providing and directing technical assistance to eligible program applicants and grantees to ensure comprehension of program regulations, requirements, and the application and award processes. A Bachelor's degree in humanities or business field plus two (2) years of work experience in grants or project management position required. Comparable, relevant work experience will be considered.. For more information, visit www.nyshcr.org/AboutUs/JobOpportunities/OCR-CommunityEconomicDeveloper-Albany.pdf.

EOE

Asset Manager

The Office of Housing Preservation at NYS HCR has an opening for an Asset Manager in the Buffalo Office. The Office of Housing Preservation manages HCR programs that maintain and enhance the state's portfolio of existing affordable housing. We enforce the Rent Laws in New York City for over 900,000 housing units, while providing federal and state rental assistance to assist more than 45,000 families across the state. We also monitor 130,000 low income housing units financed with federal and state resources, and provide grant funding to help homeowners and tenants save energy.

Duties & Responsibilities include: perform financial monitoring of loans including the analysis of annual financial statements and property income and expense reports in order to identify potential risks that could affect the income stream and the viability of the project to meet required debt service obligations; develop and implement recommendations or action plans to reduce risk and enhance physical and financial performance of portfolio projects; implement and enforce the Agency's regulatory requirements regarding financial reporting, property use restrictions, lease analysis and the low income unit set aside requirements.

For more information, visit www.nyshcr.org/AboutUs/JobOpportunities/OHP-AssetManager-Buffalo.pdf.

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.

HOME LPA NOFA Issued

The Office of Community Renewal recently announced the availability of approximately \$16.5 million of Federal Fiscal Year 2014 and 2015 funds for the New York State HOME Local Program.

The NYS Home Local Program is a federally funded program administered by the Housing Trust Fund Corporation/OCR. The program is designed to fund a variety of residential housing activities to expand the supply of decent, safe, and affordable housing throughout the State of New York. The funds made available in this NOFA represent the NYS HOME Local Program 2014 and 2015 fiscal year HOME funds set aside for use by Local Program Administrators (LPA's).

Eligible LPA's are defined as: units of local government to include counties, cities, towns and villages that are not federal HOME Program Participating Jurisdiction (contracted with the HTFC as State recipients), non-profit corporations incorporated under State Non-Profit Corporation Law and Housing Authorities (contracted with the HTFC as Sub-recipients), and Community Housing Development Organizations (CHDO, contracted with the HTFC as CHDO's).

To be eligible to apply for an award, LPA's must have been in existence and providing recent and relevant residential housing services to the community for at least one year prior to application. Applicants must be able to demonstrate a local market need for the program proposed and the capacity to utilize the amount of funding requested within the two year contract term.

Applications will be accepted for residential housing activities in the following four categories: Homeowner Rehab, Homebuyer, Rental, and Tenant based Rental Assistance (TBRA).

In the category of Owner Occupied Housing Rehabilitation, funds may be requested to provide substantial or moderate housing rehabilitation of single family (1-4 unit), owner occupied homes. Housing rehabilitation must be performed according to HTFC housing rehabilitation standards and the unit must meet NYS and/or Local Code upon completion. LPAs may not undertake some stand-alone forms of special purpose homeowner repair programs, such as weatherization, energy efficiency, emergency repair or handicapped accessibility programs, however, these types of

activities may be undertaken with HOME funds as part of a comprehensive housing rehabilitation project, provided the unit will meet NYS and/or Local Code upon completion.

Manufactured Home Replacement activities provide an existing homeowner of a sub-standard manufactured (mobile) home to be replaced with a new manufactured home. Replaced units must meet State or Local Code upon completion and be installed according to the Manufactured Home Construction and Safety Standards at 24 CFR Part 3280, HOME Permanent Foundation Requirements at 92.251(e) and HTFC design standards upon completion. **Rehabilitation of a manufactured home unit is NOT an eligible activity.**

The HOME LPA application for funds available through this NOFA and corresponding RFP became available on the NYS Homes and Community Renewal website, www.nyshcr.org/Funding/, on Wednesday, August 12th. Applications are due no later than 4:00 PM on Tuesday, October 13th, 2015. Applications must be submitted using the Community Development Online Application System (CDOL) at: www.nyshcr.org/Apps/CDOnline/.

Mold Legislation

New York State has recently joined other states in passing laws requiring mold training for those who engage in mold remediation. New York's mold law requires that assessors, contractors, and their workers in the mold remediation industry are properly trained and licensed by January 1, 2016.

New York requires that a licensed mold assessor perform initial assessment and final inspection work

and that a separate licensed mold remediation contractor perform the cleanup and removal work. Violations of the law will be civil penalties in amounts ranging from \$2,000 to \$10,000.

The legislation specifically prohibits a person licensed to perform mold-related services from acting as both the mold assessment contractor and the mold remediation contractor.

Rural Advocates Fundraiser

Join the NY Rural Advocates in honoring Blair Sebastian on the evening of Wednesday, September 16th in Oswego. You can support the great work of the Rural Advocates in keeping housing programs for rural New York alive by attending this celebration. Tickets are \$50, and may be purchased with your conference registration.

Four NY Communities Receive Lead Grants

The US Department of Housing and Urban Development (HUD) has awarded over \$101 million to 32 city, county and state governments. The grant funding announced will reduce the number of lead-poisoned children and protect families by targeting health hazards in over 6,000 low-income homes with significant lead and/or other home health and safety hazards.

HUD Secretary Julián Castro announced the funding during a news conference with Baltimore Mayor Stephanie Rawlings-Blake as part of the Green & Healthy Homes Initiative Back to School event, promoting healthier housing to improve school outcomes. The City of Baltimore is one of the grantees.

HUD's Lead Hazard Control grant programs have a demonstrated history of success, filling critical needs in urban communities where

no other resources exist to address substandard housing that threatens the health of the most vulnerable residents.

In New York, a total of \$12,877,987 was awarded to four grantees—Broome County, Chautauqua County, the City of Rochester, and the City of New York. The funding is expected to make 780 homes safe, in the four grantee areas.

The Broome County Health Department will be awarded \$2,906,610 in Lead Hazard Control grant funds and \$325,000 in Healthy Homes Supplemental funding. The County will produce 155 lead safe and healthy units. The Broome County Health Department will partner with the New York State funded Childhood Lead Poisoning Primary Prevention, Lead Poisoning Prevention, and Healthy Neighborhoods programs. Contact:

Ms. Sarah Walker at (607) 778-280 or swalker@co.broome.ny.us.

Chautauqua County will be awarded \$2,217,833 in Lead Hazard Control grant funds. Chautauqua County will address lead hazards in 150 housing units providing safer homes for low and very low-income families with children. The County will collaborate with the Jamestown and Dunkirk Housing Authorities, the Jamestown and Dunkirk Departments of Development, Chautauqua Opportunities, Inc. (CAP agency and countywide Section 8 and Weatherization administrator), the YWCA, The Resource Center (a comprehensive agency providing services to persons with disabilities), Cornell Cooperative Extension, the Real Estate Investors Association, health care staff, and others. Contact: Mr. Mark Stowe at (716) 753-4288 and stowm@co.chautauqua.ny.us.

Visit our website at www.ruralhousing.org
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