



New York State Rural Housing Coalition, Inc.

April, 2018

NYS Budget Agreement In Place 2018 Federal Budget Passes

In final action on the New York State budget for 2018/19, the legislature has restored funding for the Rural Preservation Program with the addition of \$1.81 million in funding from the Mortgage Insurance Fund to supplement Governor Cuomo’s initial budget proposal outlined during January. As this issue of RD went to press, an agreement was announced on the next state fiscal year budget. Under the state constitution, the budget is due by April 1st. The legislators scrambled to complete their work on the budget in time for the Passover and Easter holidays.

Funding for the Rural and Neighborhood Preservation Programs will come from two sources: the Mortgage Insurance Fund will provide \$3,539,000 for the Rural Preservation Program, and the Legislature added \$1,821,000 for a total allocation of \$5,360,000.

In capital funding, the AHC program is again funded at \$26 million, HOPE/Restore is funded at \$1.4 million, NY Main Street is funded at \$4.2 million, Access to Home is funded at \$1 million, and the Housing Trust Fund received a \$44.2 million allocation. Homes for Working Families is funded at \$14 million.

The allocation for HHAP remains at \$63 million, a substantial fund geared to address the critical homeless housing needs across New York. The HHAP/AIDS operational support line was increased by \$1,811,000 to \$8.333 million.

Included in the budget language two new programs are codified. The Residential Emergency Services To Offer Home Repairs To The Elderly Program is found in a new Article 29 of the Private Housing Finance Law. This language makes several improvements to the program that has operated for a number of years without a statute. In addition, an Article 30 was added to the PHFL to create the New York Access to Home For Heroes Program, including a revised definition of disabled and eligible veterans. Advocates requested this language to allow the program to serve a much greater number of veterans in our communities.

In other news, the federal budget was passed on March 21st. The final 2018 budget contained some increases in housing program allocations, including an 11% increase in project-based Section 8; a 43% increase for the HOME program; a 58% increase for the Section 811

program for housing for the disabled; a 35% increase in funding for the Section 202 program for senior housing; and a 5% increase for HOPWA. \$300 million was added to the Community Development Block Grant program. Section 504 grants were increased to \$30 million. The allocation for Section 515 projects increased to \$40 million.

In response to challenges created by passage of corporate tax cuts, the Affordable Housing Credit Improvement Act increases the Housing Credit Allocation for the next four years by 12.5%.

In This Issue...	
Peer to Peer Training.....	Pg 3
HOME Webinars.....	Pg 3
Fair Housing Act at 50.....	Pg 3
HEAP Public Comments.....	Pg 4
HUD Fraud Initiative.....	Pg 4
WNY Grant Deadlines.....	Pg 6
2018 Value Limits.....	Pg 6
LEP Webinar.....	Pg 7
Housing Discrimination Suit....	Pg 7
Smoke-free Rental Housing....	Pg 7
Downtown Revitalization	
Credential Offered.....	Pg 8
Housing Counselor Training	
On Student Debt.....	Pg 8

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:

Velga Kundzins, Chair
Michelle DeGarmo, Vice Chair
Kent Brown, Treasurer
Renee Bloom, Secretary

Directors:

Maureen Abbott
Jill Alcorn
Tim Brinduse
Bill Dessingue
Kristi Dippel
Tammy Hathaway
Laura Lacey
Faith Moore

Marion Naramore
Matthew Nelson
Katie Newcombe
Chris Raymond
Sharon Reynolds
Erica Ryan
Tony Scalici
Reg Schweitzer

Bill Vogt

Staff:

Colin McKnight
Deputy Director &
Acting Executive Director

Lorraine Wynne
Chief of Finance &
Strategic Operations

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...

Foreclosure Webinar Available

Alternatives to Foreclosure: The Decision Tree will be offered at The Counselors Corner on April 17th. This webinar is similar to HUD's Avoiding Foreclosure competency but this webinar goes into more depth and includes case studies. To register, visit <https://register.gotowebinar.com/register/5125457404285606915>.

USDA Raises Interest Rates

The following interest rates, effective April 1, 2018, have been released by USDA:

Section 502 Direct Program:	3.750%
Section 502 Direct NonProgram:	4.250%
Section 524 Housing Site Dev.:	3.750%

LIFE Conference

The LIFE statewide conference will be held on May 22-23rd at the Albany Capital Center. This conference will cover issues impacting energy affordability for lower income families. Registration is now open at <https://events.lifenys.org/>.

Supportive Housing Conference

Save the dates! The 18th annual Supportive Housing Conference is slated for June 12th. This event is sponsored by the Supportive Housing Network of New York.

Brownfields Conference Slated

The 3rd Annual Brownfields Conference will be held at the Sage Colleges in Albany on June 13th and 14th. Registration is open at www.cclr.org/civicism/event/info?reset=1&id=242. This event brings together elected officials, planners, economic development specialists, community groups, developers, remediation experts and public agencies in one place. Hear about trends, funding and best practices to stay competitive. Early bird registration discounts expire on April 15th.

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.

2018 Peer to Peer Training Schedule

The 2018 schedule for Peer to Peer trainings for RPCs has been finalized.

April 30th – Newburgh at Patterns for Progress, 3 Washington Center, 2nd Floor.

May 11th – Ballston Spa at The Factory Eatery & Spirits, 20 Prospect Street, off Route 50.

May 15th – Olean @ Olean Business Development, 301 North Union Street.

May 16th – Auburn at Cornell Cooperative Extension, 248 Grant Avenue.

All of these trainings will begin at 10:00 AM and conclude by 3:00 PM. Lunch is \$15 per person. Executive Directors of RPCs, RPC staff, as well as board members of RPCs are welcome to attend. RSVP to Lorraine@ruralhousing.org.

HUD Checklist For Housing Counseling Exam

The HUD Office of Housing Counseling has posted the new “Know Before You Go” checklist on the HUD Exchange. The Know Before You Go checklist provides information for housing counselors preparing to take the HUD Certified Housing Counselor Examination. Visit HUD’s Housing Counselor Certification webpage on the HUD Exchange for the Know Before You Go checklist and other certification information and guidance.

Find the checklist at www.hudexchange.info/resources/documents/HUD-Housing-Counselor-Certification-Exam-Procedure-Checklist.pdf.

HUD Offers HOME Webinars

HUD has scheduled a series of webinar trainings on Building HOME. These trainings are designed for staff of participating jurisdictions and CHDOs to provide an update on HOME regulations and policies. Each series will be repeated monthly in April/May; June/July; August/September, and October/November.

Each training session consists of 4 two hour workshops, delivered as webinars. Participants are expected to attend all four sessions in the series. Participants will become familiar with all program activities, including homeowner and homebuyer, rental housing, tenant-based rental assistance, and Community Housing Development Organization (CHDO) activities. This course is a prerequisite for all other HOME topical courses.

For more information, visit www.hudexchange.info/trainings/courses/2018-building-home-webinar-series/2385/?utm_source=HUD+Exchange+Mailing+List&utm_campaign=6133046d82-2018-Building-HOME-Webinar-Series&utm_medium=email&utm_term=0_f32b935a5f-6133046d82-18458393.

NW Training Institute

The next NeighborWorks Training Institute will be held in Kansas City on May 7-11th. A full array of training classes is scheduled. Scholarships for this training are closed.

For more information, visit: www.neighborworks.org/Training-Services/Training-Professional-Development/In-Person-Training/Kansas-City-NeighborWorks-Training-Institute.

Fair Housing Act At 50

You are invited to join New York State Homes and Community Renewal and the New York State Division of Human Rights on April 26th to commemorate the 50th anniversary of the passage of the Fair Housing Act. This commemoration will take place at the National Museum of the American Indian, 1 Bowling Green, New York, NY, from 9:00 AM to 4:30 PM.

As part of this full day event, you will hear from leaders and practitioners in fair housing and civil rights law, housing advocacy and policy. The program will look at historical impact, current challenges, and explore specific issues through dedicated panels.

Register by Friday, April 20th. Space is limited. Register at <https://events.r20.constantcontact.com/register/eventReg?oeidk=a07ef3c5fytf30c506&oseq=&c=a7bc7b90-fcf6-11e5-b32b-d4ae5292b9a6&ch=a979e300-fcf6-11e5-b342-d4ae5292b9a6>.

**April is Fair
Housing
Month**



HEAP Plan Comments Due

In accordance with the Low Income Home Energy Assistance Act of 1981, as amended, the State of New York provides for input on the development of the 2018-19 New York State Plan for the Home Energy Assistance Program (HEAP).

Written, e-mailed, or faxed comments on the development of the 2018-19 New York State Home Energy Assistance Program State Plan will be accepted through close of business on April 27, 2018. Comments must be received by the Office of Temporary and Disability Assistance no later than 5:00 PM on April 27, 2018 in order to be included in the needs assessment process.

For your reference, the 2017-18 HEAP State Plan may be found on OTDA's website at: <http://otda.ny.gov/programs/heap/stateplan.asp>.

Written comments should be addressed to: NYS Office of Temporary and Disability Assistance, HEAP Bureau, 40 North Pearl Street, 11B Albany, New York 12243. E-mailed comments should be sent to: NY-SHEAP@otda.ny.gov. Faxed comments should be sent to: NYS Office of Temporary and Disability Assistance, HEAP Bureau, (518) 474-9347 or to (518) 474-0985.

National
Housing Week
of Action is
scheduled for
May 1st-8th

HUD Announces Initiative On Fraud And Waste

On March 15th, HUD Secretary Ben Carson announced new measures to protect the financial integrity of the agency and correct lax internal processes and controls. Secretary Carson directed HUD's newly appointed Chief Financial Officer, Irving Dennis, to design and implement a transformation plan and lead an internal taskforce to combat waste, fraud and abuse.

In a statement announcing these measures, Secretary Carson said the Department's current financial controls are outdated:

"We simply need to do better. An updated system of internal controls will provide our agency with greater certainty that the dollars we spend are spent in a manner that satisfies all laws and regulations, and most importantly, the American people. We will approach this as any business would by increasing transparency and accountability. In the end, we will also support a culture that respects the fact that HUD funds belong to the public."

As a former partner at the internationally recognized accounting firm Ernst & Young, Dennis will institute new processes and controls, empower employees, and strengthen compliance and enforcement-related functions at HUD.

"I'm excited to apply a business acumen to a task that is necessary for us as an Agency," said Dennis. "These new internal controls and

management practices must be embedded into our organization to help prevent misuse and misappropriation of assets. The goal is to create more robust processes and systems of checks and balances to ensure our expenditures not only meet all of our requirements but pass a common sense 'smell test.'"

HUD's new plan will consist of:

- Agency-wide Governance: Implementing an Agency-wide governance structure that allows for more oversight, transparency, monitoring and accountability;
- Finance Transformation: Developing a plan to restore discipline and accountability in the financial and reporting systems across the Agency.
- Grant Modernization: Developing a holistic grant modernization plan to improve grant processes and reporting, including improved IT systems; and
- Process Improvement: Promoting a HUD culture focused on documented and repeatable process with a focus on transparency and cost reasonableness.

As part of this effort, HUD's Office of the CFO, with support from the Agency's Office of the General Counsel, are currently reviewing processes to ensure HUD is within all guidelines and utilizing resources effectively.

Happy Spring!

It's not too early to make plans for the fall conference. The Holiday Inn in Liverpool is now taking room reservations at our discounted rate of \$103 per night single/double occupancy. Call (315) 457-1122 to book your room. Use the code NHC to secure our special room rate.

Community Design/ Planning Internship

Interns will work on the APA's Envision Adirondacks initiative where the Agency works with communities to develop visual representations of their hamlet centers under different planning/zoning scenarios.

Duties may include, but are not limited to: lead urban design studies and plans; develop CAD and illustrative community plans; undertake 3D modeling and massing studies; create architectural and urban design renderings; maintain a working knowledge of standard plans, codes, materials, and processes necessary to accomplish work; draft planning documents; and present at public meetings.

The selected candidates will work under the supervision of the Special Assistant, Economic Affairs on community projects related to the Agency's Hamlet Economic Planning and Assistance and Envision Adirondacks initiatives. This internship requires occasional travel to meet with local officials and stakeholders.

Two interns are sought. The APA office is in Ray Brook, NY and interns may be located in that office or work remotely, if they have access to appropriate technology.

For more information, visit [https://nysinternships.cs.ny.gov/nnyl/main/viewinternship.cfm?IntID=106114&Sort=title&County=All&Agency=All&Standing=All&Interest=All&Concentration=All&D](https://nysinternships.cs.ny.gov/nnyl/main/viewinternship.cfm?IntID=106114&Sort=title&County=All&Agency=All&Standing=All&Interest=All&Concentration=All&D own=)

Career Opportunities

Regional Leasing Manager

The Regional Leasing Manager oversees rental properties in 3-5 counties in Western New York. The properties are regulated by USDA RD and/or HUD/NYS-HCR and the LIHC program for multi-family housing. Candidates must have general leasing & residential management experience overseeing and providing leasing and compliance training and guidance to apartment site managers, particularly in regulated housing. Position is with a well-established Private NFP, regional housing development and management company.

Position responsibilities include, but not limited to: Knowledge of Fair Housing, ADA, and other specialized governmental requirements for the operation of publicly funded rental housing; Ability to work with and establish collaboration with other housing support agencies or services providers for affordable housing with special populations (i.e. the Elderly, Disabled, Veterans, etc.); Ability to work with a property maintenance team across several properties, in cooperation with a Regional Property Maintenance Manager; Ability to work with an in-house "Supported Housing" Services team led by Regional Services Coordinator for certain services-enriched properties for the elderly, frail elderly and disabled; Experience preparing compliance reports for various agencies, both private and public; Ability to develop/implement marketing plans to reach target markets and ensure maximum occupancy; Supervise site staff, monitor staff work and give direction/guidance on tenant matters, day-to-day site tasks, and community contacts; Prepare annual budgets and work with finance department or others regarding capital expenditures and other property expenses regularly. **MUST-HAVES:** Reliable transportation for regional periodic travel (day travel primarily); Ability to communicate professionally and effectively via email, text and phone; Reliable judgment and ability to handle matters under tight timelines; Independent working skills and initiative in problem-solving; High level of proficient use of all Microsoft Office software, (Word, Outlook, Excel, and related.); Experience with specialty/branded Property Management/Maintenance Software a plus.

Education Desired: Bachelor's or suitable combination of education/training/and proven related experience.

Competitive Compensation for this Salaried Position. Position may be filled on an interim basis with provisional terms for suitably qualified applicants. Current company staff are eligible to apply. Resume, Cover Letter & Application Form (call 585-658-4860 to request) all must be sent by mail to: Regional Leasing Manager – Position Opening, C/O - GVRPC, Inc. , Attention: Donna Rea, 5861 Groveland Station Rd., Mt Morris, NY 14510 – or Email: drea@gvrpc.com. An EEO 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.

Career Opportunities

Property Manager

Snow Belt Housing Company, Inc. in Lowville is looking for an experienced Property Manager to oversee scattered site rental projects, both USDA senior projects as well as scattered site two to five unit family projects, located primarily in Lewis County, NY. Previous property management experience required. Knowledge of subsidized housing programs is highly desired.

Some responsibilities include but are not limited to: Handle record-keeping, resident files and reporting in accordance with USDA regulations; Ensure timely rent collections, handle late notices, and evictions as required; Oversee maintenance activities and resident relations; Oversee vendor/contractor relations and maintenance of contracts; Maintain all resident files to ensure compliance for management reviews; Maintain waiting and transfer lists per USDA guidelines; Oversee and maintain all new lease and lease renewal practices according to USDA guidelines inclusive of the certification and verification process; Perform move-in and move-out inspections, prepare reports and ten-

ant charges as required.

Requirements:

Must have at least 2 years of property management experience overseeing an affordable property including responsibility for operational results; Experience with Section 8 and USDA projects including recent or updated training and certifications is highly desired; Knowledge and experience with One Site is strongly desired; Exceptional communication skills are a must; Must possess a strong, take charge personality with the ability to handle multiple priorities and meet deadlines; Proficiency with all Microsoft Office products is required; Must have valid driver's license and insurance, and complete and pass background check; Must be able to climb stairs as some apartments are on 2nd or 3rd floors; Must be able to utilize office equipment and perform routine office tasks.

This is a full time position with benefits. Salary based on experience and skills. Submit resume by April 30, 2018 to Snow Belt Housing Company, Inc., 7500 S. State Street, Lowville, NY 13367.

EOE

FY 2018 HOME And HTF Value Limits Issued

HUD has issued new HOME Investment Partnerships Program (HOME) and Housing Trust Fund (HTF) Homeownership Value Limits ("95% limits") for 2018 that are effective April 1, 2018. In 24 CFR 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013 and effective August 23, 2013, HUD established new homeownership value limits for HOME PJs. In addition, 24 CFR 93.305(a)(1) of the HTF Interim Rule states that HUD will provide limits for affordable newly constructed housing and existing housing based on 95 percent of the median purchase price for the area.

The HOME Value Limits are found at <https://hudexchange.us5.list-manage.com/track/click?u=87d7c8afc03ba69ee70d865b9&id=cec4a92e96&e=e109dab6fb>.

The HTF Value Limits are found at www.hudexchange.info/resource/4982/housing-trust-fund-homeownership-value-limits/?utm_source=HUD+Exchange+Mailing+List&utm_campaign=6b3eee22e7-FY18-HOME-HTF-Homeownership-Value-Limits&utm_medium=email&utm_term=0_f32b935a5f-6b3eee22e7-18458393.

Foundation Grant Cycles Open

The Community Foundation for Greater Buffalo manages a number of targeted donor advised funds that support community development work. A number of the funds are accepting applications this Spring and summer:

- The Wyoming Foundation grants open in April, 2018.
- The Oath Community Fund for Lockport is open in Spring, 2018.
- The Oath Community Fund for Niagara County is open in Spring, 2018.
- The Oliver & Sarah Sloan Bauman Fund opened in March, 2018.
- The Emerging Philanthropists of Color grants open in July, 2018.
- Niagara Area Foundation Grants will open in September, 2018.

For more information, visit the Community Foundation website at www.cfgb.org/for-nonprofits/for-grant-seekers/.

LEP Webinar Training

USDA Rural Development is holding a webinar series to assist local agencies comply with RD requirements for dealing with Limited English Proficiency (LEP). Various broadcast dates are available between mid-April and September 19th. This online event is designed to aid and assist the LEP compliance requirements for recipients and borrowers that receive Federal financial assistance from USDA Rural Development.

The webinar registration site is at: www.eventbrite.com/e/rural-development-limited-english-proficiency-lep-registration-37816564362.



NYS HCR Promotes Smoke Free Rental Housing

HCR strongly supports smoke-free housing. Smoke-free housing results in not only healthier tenants, but a healthier, better maintained, and more sustainable stock of affordable housing. That's why the agency recently removed an impediment to healthy housing that required developers transitioning to smoke-free environments to make exceptions for current smokers. By removing this grandfather rule, the agency is advancing its mission of providing safe, sustainable, affordable homes to people throughout New York. Developers transitioning to smoke-free properties must notify tenants at least 60 days prior to a pending lease renewal.

HCR's Office of Housing Preservation, in partnership with Smoke-Free Housing NY, hosted a webinar on March 20th designed to educate

Facebook Sued Over Housing Discrimination

This, from *Fast Company*: The National Fair Housing Alliance, along with three other nonprofit housing advocacy organizations around the country, has filed a lawsuit against Facebook over its alleged discriminatory advertisements. The nonprofits, over the last few months, created a fake real estate company and used the Facebook ad platform to place housing ads. According to the lawsuit, the NFHA was able to place advertisements that “[excluded] families with children and women from receiving advertisements, as well as users with interests based on disability and national origin.”

In the NFHA's press release, the organization writes that “Facebook's advertising platform enables landlords and real estate brokers to exclude families with children, women, and other protected classes

of people from receiving housing ads.”

The lawsuit follows extensive reporting from ProPublica that investigated these potentially discriminatory practices. For over a year, the journalism outlet tested various ways that landlords could place ads for housing, and found that the targeting allowed for many people to be kept out of the loop. Given Facebook's massive user base of over 2 billion users, the group believes that the social network is in violation of the Fair Housing Act.

The lawsuit demands that Facebook “end its discriminatory advertising practices.” Facebook issued a statement that “There is absolutely no place for discrimination on Facebook. We believe this lawsuit is without merit, and we will defend ourselves vigorously.”

affordable housing providers on this change in policy, and equip them with the information and resources they need to maintain healthy, smoke-free properties. The webinar follows a series of workshops HCR hosted at its regional offices around the state to help owners and management companies transition to smoke-free housing.

Resources for smokers seeking help to quit can be located at the NYS Smoke-Free Housing website at www.nysmokefree.com.

In related news, HUD published

a final rule on December 5, 2016 to make Public Housing and federally assisted multifamily housing projects initiate smoke-free environment policies. That regulation takes effect on July 31, 2018. HUD strongly encourages Public Housing Agencies and all multifamily housing owners/agents to implement smoke-free policies in all their properties. A website to help housing authorities to plan for this change is found at www.hud.gov/program_offices/healthy_homes/smokefree.

Join the conversation!

Staff of Rural Preservation Companies are invited to join with their peers on the **NYS Rural Housing Coalition's Peer-to-Peer RPC Forum** on Facebook to discuss issues related to administering housing programs and share ideas on new strategies for addressing housing needs in our communities. Join the conversation today!

Downtown Revitalization Credential Offered

Pratt Institute has launched a certificate training program in Downtown Revitalization. This certificate program provides professionals and advanced/graduate-level students the introductory knowledge and skills required to meet the needs of government, business and non-profits to plan, design, and implement efforts for the Downtown Revitalization of their communities, and their Main Streets/Commercial Corridor Districts, etc., and to help meet the goals of federal, state and local programs such as Community Development Block Grants, and the NYS Office of Community Renewal's New York Main Street Program, NYC's-Small Business Service's Storefront Improvement Program, etc.

The certificate program requires the successful completion of all eight courses, which totals 56 hours of study. Students will design and present their own project (of their own Downtown/Main Street District) during the program—culminating in a Final Review at the end of the Capstone course (two-part: “Downtown/Main Street Strategy” courses).

For more information, visit: www.pratt.edu/academics/continuing-education-and-professional/professional-certificate-programs/downtown-revitalization-certificate/?utm_source=DOWNTOWN+REVITALIZATION+N+CERT&utm_campaign=DOWNTOWN+REVITALIZATION+CERT&utm_medium=email.

Training On Student Loan Debt

RCAC will offer webinar training on Student Loan Debt Counseling on May 1st, 8th, and 15th. Learn about pre-loan counseling and includes how to use interactive links and calculators to show students their best options. The session will also cover the Free Application of Federal Student Aid, ways to reduce loan/college costs, cost of degree versus potential salary benefits, options to consider for financing a college education and potential scams. The post-loan counseling section covers repayment types, terms and calculators to give you the tools you need to help your clients. There is a \$25 fee to attend this webinar.

See www.events.rcac.org/assnfe/ev.asp?ID=1356 for information.

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



79 North Pearl Street
Albany, New York 12207