



2018-19 HCR Open Window RFP Released

\$697 million will be available for affordable housing development in twelve different programs under a request for proposals issued by NYS Homes and Community Renewal in mid-June. HCR encourages a range of projects that are responsive to the particular needs of a location or population including: coordinated investments that take into account other activities in the community, mixed income and mixed use developments, and integrated, supportive housing to meet the needs of a variety of special populations. HCR also has a goal of encouraging coordination with municipalities and other state agencies so that projects are a part of the transformation and revitalization of communities. As a result, the development and preservation of housing can accomplish more than affordable housing.

HCR's overall priority is to encourage the submission of applications that support and promote high quality projects for the development of affordable housing that meets the needs of individuals and families. Priority for funding awards will be for projects that also advance one or more of the housing priorities of New York State. Descriptions of current housing priorities for all programs, unless otherwise speci-

fied in the program descriptions and terms, are outlined below:

- Community Renewal and Revitalization Projects: Mixed use and/or mixed-income projects in neighborhoods as part of a coordinated community redevelopment plan that involve the use or adaptive reuse of existing underutilized buildings; infill new construction; and/or the demolition and replacement of buildings having a blighting impact on a community, and for which rehabilitation is impracticable.
- Integrated Supportive Housing Projects: Projects that provide permanent supportive housing to a variety of special needs populations in integrated housing settings.
- Public Housing Restructuring Projects: Projects that address the needs of public housing units outside the City of New York and assist Public Housing Authorities in completing their restructuring plans with a priority for projects participating in HUD's Rental Assistance Demonstration Program (RAD1).
- Housing Opportunity Projects: Projects that propose workforce housing in areas experiencing economic growth that are served

by high-performing school districts.

- Workforce Opportunity Projects that propose workforce housing projects in close proximity to Metropolitan Transit Authority (MTA) rail stations outside the City of New York, or which are in communities that have completed and are implementing Transit Oriented Development plans that clearly link the proposed project to expanded transportation choices for tenants; or, which are in close proximity to multi-modal transportation centers that will contribute to the development of vibrant, mixed-use, high density neighborhoods.

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RD Rural Delivery

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

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

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

Web Site: www.ruralhousing.org



Bits and Pieces...

USDA Single Family Training Online

Online training for users of the Electronic Status Reporting for Single Family Guaranteed Loan Division is now online effective July 1st. The training covers web reporting, Electronic Data Interchange, and Rejected Records and Corrections. To view the resources, visit: www.rd.usda.gov/programs-services/lenders/usda-linc-training-resource-library.

New Login Process for SAM.gov

What is the new login process for *SAM.gov*? After June 29, 2018, the first time you go to the US Federal Government's System for Award Management (*SAM.gov*) and log in, you will be asked to create a Login.gov user account. Going forward, all users logging in to the *SAM.gov* website will be authenticated through *Login.gov*. Your current *SAM.gov* username and password will no longer work to log in to *SAM.gov*. For more information, visit: www.hudexchange.info/resources/documents/SAM-Update-and-FAQs-June-2018.pdf.

502 Packager Training

Section 502 Packager Certification Training will be available in Liverpool, NY on September 24, 25, and 26, sponsored by the Housing Assistance Council. Certified 502 Packagers are allowed to secure a higher reimbursement level for their work originating USDA Rural Development mortgages for single family homes. Register at: www.cvent.com/events/section-502-packaging-training/event-summary-5df9dd3a091c4b94b296248344fa1bd6.aspx.

The training will be held at the Holiday Inn Liverpool at the same time as the Rural Housing Coalition conference. For lodging call (315) 457-1122 and mention the event code NHC to secure the discounted hotel room rate of \$103 per night.

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.

REDC/CFA

Applications Due

Applications for economic and community development projects under the the State’s Consolidated Funding Application process are due on July 27th. The CFA process covers a variety of community development programs in addition to economic development activities, including arts funding, parks development, waterfront revitalization, and NY Main Street.

The NY Main Street program will have \$6.2 million available in this funding round. Applicants may request between \$50,000 and \$500,000 for target area building renovation programs, with a 25% match requirement. HCR will also make available \$20 million in CDBG funds for CFA activities, including public facilities, public infrastructure, microenterprise, and community planning such as needs assessments and engineering reports.

The Environmental Protection Fund Grants Program for Parks, Preservation and Heritage provides matching funds of up to \$500,000 for historic preservation of nonprofit-owned historic properties. To participate, the property must be listed on the state or national register of historic places. Work must conform to the Secretary of the Interior’s Standards for Treatment of Historic Properties.

The Department of Environmental Conservation is making \$8.78 million available for the Climate Smart Communities Program, under the banner of Sustainable Planning and Implementation.

The CFA applicant portal is found at: <https://apps.cio.ny.gov/apps/cfa/>.

Farm Bill Passes House

Imposes Work Requirements

On June 21st, the House passed the Farm Bill by a vote of 213-211. If enacted, the Farm Bill would increase food insecurity for millions of families through funding cuts, stricter work requirements, and bureaucratic hurdles within the Supplemental Nutrition Assistance Program (SNAP). The bill now heads to the Senate, which plans to take up its own bipartisan version that does not include similar work requirements.

The SNAP program already imposes work requirements and allows states to apply further conditions for assistance. The House Farm Bill would create an even stricter policy

with additional bureaucratic hurdles aimed at further restricting the number of families that can receive food assistance. Under the bill, SNAP recipients would have to prove each month that they worked, participated in a work training program for at least 20 hours a week, or qualified for an exemption. This requirement would leave workers who lack sick leave, caregivers, and people with disabilities at risk of losing their SNAP assistance. Families already struggling to make ends meet would have even fewer resources to meet their other basic needs, including housing.

Changes....

- The Rural Housing Coalition board of directors has regretfully accepted the resignation of Katie Newcombe.
- Rural Revitalization Corp. has moved into new offices. Their new address is 618 North Barry Street, Olean, NY 14760.
- The 2016 VISTA volunteer program operated by the Coalition has been successfully completed. Thanks to Rosanna Nunan and Monique Tranchina for their hard work on behalf of residents of the Sheen Housing and RUPCO services areas!
- Long-time HCR staff member Peggy Aldrich has retired. We wish her much joy!

NYSERDA Solar Incentive Updates

Effective June 18, 2018 the NY-Sun incentive program has been revised, including the following updates:

- Added incentives are now available for qualifying multi-family affordable housing solar installations
- Affordable Solar incentive is revised to an increased, flat rate for LMI single-family solar installations
- Added incentives are now available for brownfield solar installations

For more details on the updated solar incentive program, see the NY-Sun program manual for your region.

Are you shopping for a wedding present, or items for your deck for the summer? If you happen to be shopping on the Boon Supply website, please note that your shopping experience can benefit the Rural Housing Coalition. Enter our code number, #87584, and a portion of your purchase will help the Coalition fulfill its mission. www.boonsupply.com.

Administration Proposes Departmental Reorganization

On June 21st, the Trump Administration released a proposal for reorganizing and consolidating federal departments, including those that oversee and administer federal housing and community development programs.

Among many changes, the reorganization plan includes a broad outline of the president's vision for mortgage finance reform, in line with a proposal drafted by Senators Bob Corker and Mark Warner. The proposal calls for an end to the conservatorship of Fannie Mae and Freddie Mac, transitioning to private guarantors. The proposal also seems to propose shifting funding for the national Housing Trust Fund to instead pay for a Market Access Fund to support homeownership and other housing activities. The Housing Trust Fund would have received \$3.5 billion annually under past bipartisan iterations of housing finance reform legislation, but

funding would be capped at just \$440 million under the draft Corker/Warner bill.

The Administration's proposal also creates a Council on Public Assistance, which would be housed in the new Department of Health and Public Welfare and would have the authority to set cross-program policies, such as work requirements. The Council would include representatives from all agencies that administer public benefit programs, including the US Department of Agriculture (USDA), the Center for Medicare and Medicaid Services, and HUD.

HUD's Community Development Block Grants would be moved to the Bureau of Economic Growth within the Department of Commerce. Moreover, USDA Rural Housing Service guaranteed loan and rental assistance programs would be shifted to HUD. Read the full proposal at: <https://bit.ly/2MNCtQA>.

Senate Votes Down Rescission Of Housing Funds

The Senate rejected, by a 48-50 vote, the "The Spending Cuts to Expired and Unnecessary Programs Act" on June 20th. The bill would have cut \$15 billion in previously approved funding, including cuts of almost \$40 million from public housing, \$40 million from rural rental assistance, and \$141 million from the Capital Magnet Fund.

The rescission package specifically targeted funding for the Resident Opportunity and Self-Sufficiency (ROSS) program, which allows public housing authorities (PHAs) to hire service coordinators to help public housing residents access resources in their communities.

The proposed cuts to the rural rental assistance program would have prevented USDA from fully renewing all existing contracts, causing significant harm to rural residents. The rescission to the Capital Magnet Fund would have reduced private-sector investments in affordable housing and community development.

Because of procedural rules, the Senate had to vote on the bill before June 22nd to be able to approve it by a simple majority. After that date, the bill would need 60 votes to pass. The House voted in favor of the bill on June 7th.

Section 538 Training Archive

Resource materials from the May 30th webinar on USDA's Section 538 finance program for multi-family housing are now available at www.ruralhome.org/calendar/event/126.

Lead Hazard NOFA Issued

HUD issued the 2018 NOFA for the Lead Based Paint Hazard Reduction Program on June 19th. \$212 million is available nationally through this NOFA, and may be supplemented by additional funds from HUD's efforts to recapture unused funds. Applications are due on August 2nd. HUD offers 2 programs that provide lead hazard reduction funding- this program supports initiatives in rural communities. Native American tribes and units of county or local government are eligible to apply. A 10% match is required for the federal funds.

Rental and owner occupied units are eligible for assistance under this program. New applicants should limit their requests to no more than \$2 million. Grants must be expended within 42 months. Administrative costs are restricted to 10% of the award.

For more information, visit: www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingops/fy18lbphr.



Career Opportunities

Loan Specialists

USDA has openings for loan specialists at offices in Canandaigua, Marcy, and Schoharie, NY. These are permanent, full-time positions. The Loan Specialist will be assigned to Community Program work and has responsibility for loan/grant-making and loan/grant servicing for programs administered by the agency to include cooperative programs, single-family housing, multi-family housing, rural facilities, rural utilities and/or rural business programs.

- Reviews and analyzes loan and grant applications, pre-applications and all supporting documents for completeness and conformance with RD statutory regulations, policies, procedures and practices and inputs data into appropriate automated database systems.
- Performs comprehensive review and in-depth analyses of financial credit data documents germane to the loan application eligibility, feasibility, credit-worthiness and viability within assigned loan portfolio(s).
- Performs servicing actions to include site visits to determine a project's conformance with loan requirements; monitor civil rights compliance; evaluate/mitigate and/or prepare environmental assessments; and review key data to ensure multiyear forecasts are realistic.

Occasional travel required. For more information, visit: www.usajobs.gov/GetJob/ViewDetails/503784000. EOE

Various Openings at NYS HCR

New York State Homes and Community Renewal has a number of positions available, including:

Project Manager/Loan Servicing to process monthly construction requisitions for bond and subsidy funds, work on permanent mortgage loan closings and bond redemptions. Requires knowledge of basic accounting and qualitative analysis, experience with government assisted housing finance, and familiarity with construction financing and disbursement requirements.

Labor Relations Manager to give guidance and direction on issues involving employee relations activity, including litigation on disciplinary action or grievance determinations. Requires bachelors degree and 5 years experience in labor relations role.

AVP of Loan Servicing/OFD to work on permanent loan closings and bond redemptions; assist with management of Loan Administrators; and monitor project construction progress. Requires a background in affordable housing, underwriting, government-assisted housing finance, and construction financing.

Downstate Development Director to focus on development deployment of HCR Multifamily Programs in NYC, Long Island, and Westchester, act as liaison with state Regional Economic Development Councils, cultivate relationships with not-for-profit organizations, industry groups, developers, and government partners. Requires bachelors degree-Master's preferred.

HCR offers an extensive benefits package including paid leave, excellent health, dental, vision and retirement benefits as well as promotional opportunities. See many more at www.nyshcr.org/AboutUs/JobOpportunities/. To apply, please send resume and cover letter to: Jobopportunities@nyshcr.org. New York State is an Equal Opportunity Employer (EOE).

Watch This Space!

Coming soon: An exciting opportunity to lead a highly respected housing leadership organization based in Albany.

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.

First RetrofitNY Awards Announced

NYSERDA has announced the first awards totalling \$30 million for the RetrofitNY Initiative. This initiative funds the pre-development work to test the feasibility of taking the EnergieSprong model of multi-family rehab to market scale in the United States. EnergieSprong is a Durch concept that rehabs existing housing with manufactured components that result in net zero energy consumption. Rehabilitation work includes new mechanicals, solar PV arrays, superinsulated wall and roofing materials, and new doors and windows. Proposals were accepted from development teams.

The winning contract teams are:

- The International Center for Appropriate and Sustainable Technology (ICAST): working with Beacon Communities on a two-

ry, six-unit building that is part of a six-building campus in Troy.

- The Levy Partnership: working with Joint Ownership Entity (JOE) NYC on a six-story, 21-unit building in Harlem.
- Bright Power: working with Volmar on a five-story, 42-unit building in the Bronx.
- SWBR Architects: working with Conifer Real Estate on a two-story, 24-unit building in Portville in the Western NY Region.
- King + King Architects: working with Rock PMC on a two-story, eight-unit building in Phoenix outside Syracuse that is part of a five-building campus.
- Chris Benedict, RA: working with RiseBoro Community Partnership on a four-story, 46-unit building in Brooklyn.

Solar for All — NYSERDA's Community

Solar Program Webinar

Wednesday, July 25th from 1:30 to 2:30 PM

Presenters: Representatives from NYSERDA's NY-Sun Team

Across New York State, community solar is making clean solar energy available to more New Yorkers than ever before. Community solar allows eligible residents to go solar—no equipment required. Solar panels are installed at a site in a community rather than on individual rooftops. In summer 2018, a new community solar program administered by NYSERDA will begin accepting applications- Solar for All. Through Solar for All, eligible New Yorkers will have an opportunity to receive a subscription to a community solar project at no cost. Program participants will re-

ceive monthly credits on their electric bills, with no associated upfront costs, fees, or payments to participate. To be eligible participants must:

- Live in New York State, regardless of ownership or rental status.
- Pay their own electric bill.
- Have a household income below 60% of the State median income.
- Receive electricity from Central Hudson Gas & Electric, Con Edison, National Grid, NYSEG, Orange and Rockland, or Rochester Gas & Electric.

Join the webinar to learn about the overall community solar landscape in New York State and the new Solar for All program and how it can

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!

benefit your tenants and housing counseling clients.

To register, visit:

https://nyserdad-events.webex.com/mw3300/mywebex/default.do?nomenu=true&siteurl=nyserdad-events&service=6&rnd=0.2195526979095802&main_url=https%3A%2F%2Fnyserdad-events.webex.com%2Fec3300%2Feventcenter%2Fevent%2FeventAction.do%3FtheAction%3Ddetail%26%26EMK%3D4832534b000000044e4be10f33d1c8d0cef2256f78b7fdaf9e829ade6b08450074e9b3db893d4864%26siteurl%3Dnyserdad-events%26confViewID%3D97832211350348913%26encryptTicket%3DSDJTSwAAAAQldvmumNk3UIqXvtLCWAZ7mNU9IIB-ynST4aABN9SbQ2%26

2018 Open Window, Continued

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- **Rural Preservation Projects:** Rehabilitation of projects in rural communities, including projects participating in USDA Rural Development programs or the Rural Rental Assistance Program.
- **Downtown Revitalization Initiative Projects:** Projects in communities that have been awarded Downtown Revitalization Initiative (DRI) funding to develop downtown strategic investment plans and implement key catalytic projects that advance the community's vision for revitalization and which clearly advance the DRI-approved investment plan.
- **Disaster Relief Projects:** Projects in communities directly impacted by Federal Emergency Office declared disasters, including, but not limited to, Superstorm Sandy, Hurricane Irene, Tropical Storm Lee, and the Summer 2013 Severe Storms and Flooding.
- **Economic Development Projects:** Projects specifically endorsed in the Regional Economic Council Strategic Plans that will support the construction and/or rehabilitation of affordable housing and for which significant financial assistance has been made available as part of such plans.
- **Mixed Income Revitalization Projects:** Projects in economically challenged neighborhoods providing rent advantage to moderate and middle income households to encourage diversification of tenant incomes. Projects should be part of a neighborhood specific revitalization plan.
- **Middle Income Stabilization Projects:** Projects targeting neighborhoods straddling strategic borders between economically vibrant and economically challenged communities. Applicants would have to demonstrate that, unaided by capital

subsidies, the private sector has been unable to construct new rental housing for middle income households.

This RFP includes up to \$21.8 million from the federal Housing Trust Fund. This appears to be the first allocation of this long-awaited federal funding (see related article on Page 4, Col. 1). Up to \$20 million is available for the Small Building Participation Loan Program, and up to \$30 million for the Rural and Urban Community Investment Fund, and up to \$50 million for the Senior Housing Program.

HCR may offer a very limited amount of Project Based Voucher (PBV) assistance, depending upon availability, for proposed projects seeking funding under the Senior Housing Program, Public Housing Preservation, Multifamily Preservation Program, Mitchell-Lama and/or State Low Income Housing Credit programs. Standalone applications for project based assistance will not be accepted.

To review the RFP, visit www.nys-hcr.org/funding/openwindow/2018/.

HUD Releases Advance Notice to Amend Disparate Impact Rule

HUD released an advance notice of proposed rulemaking in the Federal Register on June 20th, seeking public comment on possible amendments to HUD's 2013 final rule implementing the Fair Housing Act's disparate impact standard to ensure the rule is consistent with the US Supreme Court decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities*. Comments are due on August 20, 2018.

For many years HUD interpreted the Fair Housing Act to prohibit

housing practices that have a discriminatory effect, even if there was no intent to discriminate. Eleven courts of appeals agreed. There were minor variations, however, in how the courts and HUD applied the discriminatory effects concept. Therefore, the February 15, 2013 regulation was issued to establish uniform standards for determining when a housing practice with a discriminatory effect violates the Fair Housing Act.

The final rule standardized a three-step "burden-shifting" ap-

proach that HUD has used and that a majority of appeals courts have applied.

First, the party complaining that there is a discriminatory effect has the burden of proving that a practice caused, or predictably will cause, a discriminatory effect.

Second, if the complaining party makes a convincing argument, then the burden of proof shifts to the defending party, which must show that the practice has a "legally sufficient justification," meaning it is necessary to achieve a substantial,

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Disparate Impact, Cont'

Continued from Pg. 7, Col. 3

legitimate, nondiscriminatory interest that cannot be served by another practice that has a less discriminatory effect.

Third, if the defending party is successful, the complaining party can still succeed by demonstrating that the defending party's substantial, legitimate, nondiscriminatory interest could be served by another practice that has a less discriminatory effect.

Read the advance notice of rule-making at: <https://bit.ly/2lqfXAT>.

Rural Energy Conference

Save the date for the American Council for Energy Efficient Economy (ACEEE) Rural Energy Conference. This will be ACEEE's first event to explore energy efficiency in rural and small-town America. The Conference will be held in Atlanta, Georgia at the Georgia Tech Global Learning Center. Visit the Conference website for more information at: <http://aceee.org/conferences/2018/rural>.

Annual Appeal

The Rural Housing Coalition's Annual Appeal was mailed in early June. Please help support the work of the Rural Housing Coalition by responding to the mailing, or by making an online donation through our website at www.ruralhousing.org/donate/. Your support will help to ensure that the Coalition will be here to support you in the future. Thank you for your ongoing generosity.

Save The Dates!!

The 2018 Affordable Housing and Community Development Conference will be held on September 24-26 in Liverpool, NY. The online registration system will go live in early-mid August for your convenience. Look forward to training workshops for your housing rehab coordinators, property managers, and new project development staff.

Visit our website at www.ruralhousing.org
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79 North Pearl Street
Albany, New York 12207