



## HUD Offers Main Street Grants

The HOPE VI Main Street Program provides grants to small communities to assist in the renovation of an historic or traditional central business district or “Main Street” area by replacing unused, obsolete, commercial space in buildings with affordable housing units. The obsolete building space property may be publicly or privately owned. Note, however, that the local government whose jurisdiction includes the Main Street area is the only entity that is eligible to receive an award. Applications submitted by other entities, e.g., the private property owner, are not eligible for award.

The objectives of the program are to:

- Redevelop central business districts (Main Street areas);
- Preserve historic or traditional Main Street area properties by replacing unused commercial space in buildings with affordable housing units;
- Enhance economic development efforts in Main Street areas; and
- Provide affordable housing in Main Street areas.

Funding of up to \$1,000,000 is available through this NOFA. Additional funds may become available for award under this NOFA as a result of HUD’s efforts to recapture unused funds, use carryover funds, or because of the availability of ad-

ditional appropriated funds. Use of these funds is subject to statutory constraints. All awards are subject to the applicable funding restrictions contained in this NOFA.

Funding for this NOFA is provided by the Consolidated Appropriations Act, 2018 (Public Law 115-141, Div. I., Title II, approved March 23, 2018), and by the Consolidated Appropriations Act, 2019 (Public Law 116-6, Division G, approved February 15, 2019).

The NOFA for this program was released on May 14th. The application deadline is July 30th. For more information, visit [www.hud.gov/program\\_offices/spm/gmomgmt/grantsinfo/fundingopps/fy1819-hopevi](http://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps/fy1819-hopevi).

## Housing Preservation Grant Deadline Announced

USDA is currently accepting Pre-applications for Housing Preservation Grant programs. The Rural Housing Service is accepting applications for Section 533 Applications until July 8th.

The HPG supports efforts to repair and rehabilitate the homes of low and very low income home owners in rural communities. The funding may be combined with assistance from other sources, al-

though matching funds are not required. The amount of funding to be available will be announced on the USDA website. Applications are encouraged from rural Opportunity Zones (see related information on Page 6, Col. 2 of this issue of *Rural Delivery*).

The Federal Register notice is found at [www.govinfo.gov/content/pkg/FR-2019-05-24/pdf/2019-10860.pdf](http://www.govinfo.gov/content/pkg/FR-2019-05-24/pdf/2019-10860.pdf).

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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](http://www.ruralhousing.org)



## Bits and Pieces...

### FONC Has Moved

Friends of the North Country's office has moved – email address remains unchanged.

Our New Address:

1387 Hardscrabble Road  
Cadyville, NY 12918

Our New Fax Number:  
(518)293-5017

Our New Phone Number:  
518-293-5045

The Phone Extension of Executive Director Scott Campbell: 121

### Webinar On Immigrant Status

Join the National Low Income Housing Coalition, the National Housing Law Project, and the Center on Budget and Policy Priorities for a webinar on HUD's proposed "mixed-status" immigrant-family rule. The webinar will provide an overview of the rule and its implications, review HUD data on mixed-status immigrant families, and share resources to help advocates oppose the rule. The webinar will be held on June 5th at 3:00 PM. Register at [www.keep-families-together.org/events?utm\\_source=NLIHC+All+Subscribers&utm\\_campaign=9e2179a5ee-memo\\_052819&utm\\_medium=email&utm\\_term=0\\_e090383b5e-9e2179a5ee-291751973-&ct=t\(memo\\_052819\)](http://www.keep-families-together.org/events?utm_source=NLIHC+All+Subscribers&utm_campaign=9e2179a5ee-memo_052819&utm_medium=email&utm_term=0_e090383b5e-9e2179a5ee-291751973-&ct=t(memo_052819)).

### FHA Incentive

Earlier this month the Federal Housing Administration announced that it would offer special incentives to multi-family property owners to encourage their investment in affordable housing in Opportunity Zone neighborhoods. The fee for mortgage applications for developments in which 90 percent or more are deemed affordable (under Section 8 and LIHTC programs) will be significantly reduced. HUD announced that a special group of experienced underwriters would be assigned to these applications in order to expedite their processing. The incentives are currently in effect.

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.

## HUD Immigration Policy Challenged

Representative Sylvia Garcia introduced legislation (HR 2763) on May 16th to block HUD's proposed rule that would prohibit "mixed-status" immigrant families from living in public and other subsidized housing. The bill was cosponsored by Representatives Lou Correa, Veronica Escobar, Alexandria Ocasio-Cortez and Chuy Garcia, all lawmakers from states where the proposed rule will have the greatest impact. The National Low Income

Housing Coalition, the National Housing Law Project, and Texas Housers have endorsed the bill.

Learn more about HR 2763 at: <https://bit.ly/2w71Mpq>. Read the press release announcing the introduction of HR 2763 at: <https://bit.ly/2w1t54z>. Learn more about the proposed mixed-status rule and submit comments to HUD in opposition at: [www.keep-families-together.org/](http://www.keep-families-together.org/).

## Peer To Peer Trainings In June

The last two Peer to Peer Trainings for Rural Preservation Companies will be held on June 4th in Stamford (Delaware County) and on June 11th in Warsaw (Wyoming County). Prior registration for these sessions is required, at least 3 days in advance of the session.

The sessions will be held at the Stamford Village Apartments, 125

Main Street, Stamford, NY 12167, and

Five Star Bank, 55 North Main Street, Warsaw, NY 14569.

All Peer to Peer trainings will run from 10:00 AM to 3:00 PM. Lunch will be provided at \$15 per person. RPC leadership, staff, and board members are welcome to attend. Please register by email to [lorraine@ruralhousing.org](mailto:lorraine@ruralhousing.org).

## Certified Packaging Process Training Update

As part of the certified packaging process, USDA Rural Development partners with the Housing Assistance Council (HAC), NeighborWorks America (NWA), and the Rural Community Assistance Corporation (RCAC) to provide Section 502 direct loan application packaging training. The training is open to individuals working for housing nonprofits and public agencies who have at least one year of affordable housing loan origination and/or affordable housing counseling experience and are interested in packaging Rural Housing Service direct loan applications.

The following certified loan application packaging courses are being offered:

- Tuesday, June 18th - Thursday, June 20, 2019 in Nashville, TN. For more details (e.g. registration, cost, etc.), visit: <http://www.cvent.com/d/s6q592>
- Monday, August 19th - Wednesday, August 21, 2019 in New Orleans, LA. The course number is LE210 and is called USDA Rural Development Sec502 Direct Loans: Affordable Rural Homeownership. For more details (e.g. registration, cost, etc.), visit: [www.neighborworks.org/Training-Services/Training-Professional-Development/In-Person-Training/New-Orleans-NeighborWorks-Training-Institute](http://www.neighborworks.org/Training-Services/Training-Professional-Development/In-Person-Training/New-Orleans-NeighborWorks-Training-Institute).

Completion of a three-day

## National HTF

### Allocations Released

HUD published the 2019 allocations for the national Housing Trust Fund on May 17th. The amount of funding available is down from the 2018 figure by about 8%.

The 2019 allocation for New York will be \$19,152,427, the second highest amount, nationally. National Housing Trust Funds are intended to support the development of rental housing that is affordable to very low income households, those at or below 30% of median.

### Loffler Named Acting President

Following the departure of Chris Leo from the Office of Community Renewal at HCR, Crystal Loffler has been named Acting President of OCR, overseeing the many housing and community programs administered by that office. See the ad on Page 5 as HCR seeks a permanent replacement for Mr. Leo.

course is required for a loan application packaging certification. *The course provides:*

- A review of the Section 502 direct loan program and the regulations/laws
- Discussion of the program's application process and borrower/property eligibility requirements.
- An examination of the Agency's loan underwriting process, the use of payment subsidies, and the roles and responsibilities of a certified loan application packager, the employer, the intermediary, and RD Agency staff. Course participants should take the corresponding test within 30 days of completing the course.

## NY Main St Training

On June 5, 2019 at 10:00 AM New York Main Street (NYMS) program staff will conduct an application training webinar presentation. This presentation will provide an overview of the NYMS program and the application process. They will review the content of the 2019 NYMS application and provide tips on preparing a competitive application, including identifying common deficiencies in unsuccessful applications. All prospective applicants should participate to prepare for submitting a 2019 Consolidated Funding Application (CFA).

Register online, here: <https://meetny.webex.com/meetny/onstage/g.php?MTID=e271a3d34c6ba08ff3eea5319b67f26d>

• Use the audio conference call information available in the Web Ex software after you access the webinar online. Audio will be transmit-

ted over the phone only - not through computer speakers.

• Log in and call in prior to the webinar start time to allow OCR to begin the webinar at the scheduled time. OCR recommends logging in 10-15 minutes before the scheduled start time to ensure that technical difficulties do not delay your participation.

• HCR will answer questions at the end of the presentation. Please use the Chat function to submit questions. Multiple program staff members will participate in the question and answer session.

• The webinar will not be recorded, but we will provide the presentation PDF to the full registration list.

Additional application resources may be found here: <https://hcr.ny.gov/new-york-main-street#funding-round-materials>.

## Lead Poisoning Legislation Introduced

The “Lead-Safe Housing for Kids Act of 2019” was introduced on May 21st by a bipartisan group of senators, including Dick Durbin, Tim Scott, Bob Menendez, Todd Young, Tammy Duckworth, Tim Kaine, Rob Portman, and Tina Smith. The legislation would require HUD to update its lead-poisoning prevention measures to reflect modern science and ensure that families and children living in federally assisted housing are protected from the devastating consequences of lead poisoning.

According to HUD, lead-based paint is present in roughly 37 million US homes, posing serious health and safety risks, including long-term and irreversible health, neurological, and behavioral problems in children. While the available science for detecting and re-

mediating lead hazards in a home has evolved significantly in the last two decades, federal laws and regulations continue to lag far behind, putting children at the risk of being exposed to lead before any intervention is triggered.

Specifically, the “Lead-Safe Housing for Kids Act of 2019” would require more stringent risk assessments and more accurate evaluation tools to identify lead hazards before a family moves into a home, provide opportunities for families to relocate on an emergency basis if a lead hazard is not abated within 30 days, and require landlords to disclose the presence of lead if lead hazards are found in the home.

For more information on the bill, see Senator Durbin’s press release at: <https://bit.ly/2WikRnh>.

## Housing Compliance Specialist

Neighbors of Watertown, Inc. (NOWI) provides a variety of quality affordable housing opportunities as well as grant programs to the residents of the City of Watertown and Jefferson County. This includes residential rental units in buildings that have tax credit, HUD, Section 8 Housing Choice Vouchers as well as other housing grant programs. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The successful candidate will have the following skills: the ability to administer current grant programs; identify and write new grant applications; determining if potential tenants meet income qualifications and other guidelines; overseeing the ongoing compliance of current tenants; ability to administer HUD EIV (Housing & Urban Development Enterprise Income Verification) system; prepare monthly, quarterly and annual reports for various State & Federal agencies regarding compliance with regulations; prepare & oversee all external inspections; providing occupancy information as needed, adhering to set

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](mailto: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 online.

## Career Opportunities

work schedule and all company policies. Competencies: basic working knowledge of Microsoft Office Suite; excellent customer service skills; works well with other staff to obtain needed information; ability to work independently, juggle priorities, and schedule duties appropriately; ethical conduct including strict confidentiality; ability to analyze and interpret a wide variety of information from multiple sources

**Preferred Education and Experience:** Associates degree in business administration or related field with 2 years experience working in rental compliance; experience with Section 8, LIHTC (Low Income Housing Tax Credit) rules and procedures; experience writing and administering grants; ability to obtain Housing Credit Certified Professional certification; ability to fulfill required continuing education requirements to maintain certification; experience with BostonPost software preferred; experience with Real Estate law.

Apply to Neighbors of Watertown, 112 Franklin St, Watertown, NY 13601-3318 EOE

### Deputy Commissioner, Office of Community Renewal

**Position in:** Albany, NY. The Office of Community Renewal (OCR) mission is to administer a combination of State and Federal funding resources to develop or support programs that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate-income persons. Under the general direction of the Senior Vice President, Homeownership and Community Development, the Deputy Commissioner, Office of Community Renewal is responsible for the successful administration of ten active state and federally funded affordable housing and community development programs, with a combined annual program budget of more than \$100 million.

**Duties:** This job description is not intended to be all inclusive and the employee will be expected to perform other reasonably related duties as assigned.

- Develop program goals and monitor program activity;
- Direct the preparation of and approve legislatively mandated reports;
- Analyze data and direct modifications to respond to changing conditions;
- Manage a staff of over 40 New York State and Housing Trust Fund Corporation employees located in Albany, Syracuse and Buffalo;
- Administer multiple annual competitive grant application processes including drafting and distribution of RFPs and scoring and review of application materials;
- Advise on and participate in policy and budget-making development and implementation;
- Represent the Governor, Commissioner and Agency at events, conferences, and other public engagements
- This position requires occasional travel. Amount of travel varies throughout the year.

**Minimum Qualifications and Desired Skills:** Master's degree in planning, public or business administration; Minimum of ten (10) years of professional work experience in government, municipal assistance or grants management position. Management experience, including supervising staff members in regional locations; Experience working in a broad range of communities, i.e. population size, geographic region; Understanding of how to work effectively in and with diverse communities; Interest in Housing, Community and Economic Development; Affinity toward technology. Applicants must include a cover letter and resume. To apply, please send resume and cover letter: [HTFCJobs@nyshcr.org](mailto:HTFCJobs@nyshcr.org). Please include the name of the position that you are applying for in the subject line. (EOE)



Each issue of Rural Delivery is brought to you in 2019 thanks to the generosity of



Five Star Bank

## RPC Docs Out Soon

NYS HCR staff anticipate emailing grant agreement documents for the 2019-20 RPC program year in early June. The RPC program will be returning to a one year contract cycle. The deadline for submission of the application documents will be July 31st. The documents must be submitted by email, and HCR will be using only one email address ([NRPP@nyshcr.org](mailto:NRPP@nyshcr.org)) for receipt of all related materials, including the new grant agreement and the APR.

In a significant departure from prior years, the contracting process will rely heavily on the documents contained in the Grants Gateway vault for each RPC. Documents normally housed in your vault will not need to be submitted as part of the contracting process, however it will be necessary to ensure that your Grants Gateway vault is up to date, including the audit, IRS 990, and CHAR submissions, as well as the Board Roster and staff leadership resumes.

The application form will look somewhat different from prior years, as it has been reformatted for consistency with other HCR and Housing Trust Fund grant programs. The content of the application should be familiar, though,

Included in the application will be a service area certification section, which will ask for statutorily-required data to support service area eligibility. RPCs may find some of the questions confusing, and are encouraged to contact the Rural Housing Coalition for technical assistance if that happens.

Please note that RPCs will be required to submit copies of liability insurance binders this year, along with the other insurances that have been required in the past.

## Housing Counseling Webinar June 11th

HUD will host a webinar on the 2019 Housing Counseling Training Grant Notice of Funding Availability on June 11th, beginning at 3:00 PM. Register for the webinar at <https://register.gotowebinar.com/register/921464810345521410>. Register today to reserve your place.

The due date for submission of applications for the FY2019 Comprehensive Housing Counseling Grant Program NOFA is July 01, 2019. Electronically submitted applications must be submitted no later than 11:59 PM, on July 1st, however HUD encourages applicants to submit their NOFA applications well in advance of the due date.

The NOFA provides information and instructions for the FY 2019 Comprehensive Housing Counseling Grant Program. Applicants must comply with threshold requirements, as well as statutory and regulatory requirements established in this NOFA, and all Housing Counseling Program requirements. See Section III of the NOFA for additional eligibility requirements.

HUD encourages activities in Opportunity Zone communities, and HUD will award preference points for applicants located in an Opportunity Zone. To view the list of designated Opportunity Zones, please see the following link on the US Department of the Treasury website at [www.cdfifund.gov/Pages/Opportunity-Zones.aspx](http://www.cdfifund.gov/Pages/Opportunity-Zones.aspx). The good news is that there are rural Opportunity Zones all across the State of New York.

Please visit [www.grants.gov](http://www.grants.gov) to view the FY 2019 Housing Counseling NOFA and submit your agency's application.

*Save The Dates!*

**September 9-11, 2019**

**The Affordable Housing and  
Community Development  
Conference  
40th Anniversary Edition**

**The Saratoga Hilton  
Saratoga Springs, NY  
(518) 584-4000 for reservations**

## HECM Counseling Training

NeighborWorks America will sponsor advanced training in HECM (Reverse Mortgage) Counseling on June 5th and June 25th. This 2 day course is designed to address advanced content areas for HECM counselors. Experienced HECM counselors gain a deeper understanding of recent program changes, and fulfill your continuing education requirement.

This course has been updated to include information about financial assessment, life expectancy set-asides, and non-borrowing spouse issues, as well as changes in the HECM marketplace, HECM servicing, and HECM for Purchase topics. Familiarity with HECM concepts and counseling practices will be assumed.

The training fee is \$395. To register, visit <http://neighborworks.org/Training-Services/Training-Professional-Development/Course?course=HO365vc>.

## VA Leases Surplus Real Estate To Benefit Homeless Vets

The Department of Veterans Affairs Enhanced-Use Lease Program (EUL) is an important component of both VA's mission to end Veteran homelessness and the departments overall asset management program. Through this program, VA out-leases underutilized real estate under its jurisdiction or control to the private sector for up to 75 years for the purpose of developing supportive housing for homeless and at risk Veterans and their families. Through this innovative portfolio management tool, Veterans are provided with an expanded range of services that would not otherwise be available on medical center campuses.

Most of the direct services to Veterans are in the form of supportive housing. Some examples of the supportive services provided by VA's partners include job training, financial management assistance, free haircuts, community gardens

playgrounds, computer/technology centers, laundry facilities, community meeting and socializing rooms, fitness centers, support groups, and senior companion programs, to name a few. The partners provide Veterans with housing on a priority placement basis, and in some cases, serve Veterans exclusively. These EUL projects provide safe, affordable living arrangements near health care providers, which contribute to positive health care outcomes for Veterans. Many of the benefits to the Veterans extend beyond the campus, as they are non-quantifiable benefits such as increased access to health care, improved satisfaction and quality of life for Veterans and their families, improved relations with the community, and other socio-economic benefits. The program is managed by the Office of Asset Enterprise Management (OAEM).

At this time, OAEM is in the process of executing the Building Utilization Review and Repurposing (BURR) initiative, whereby unused and underused land and buildings on existing VA property are evaluated for homeless housing projects through both public-private collaboration and VA's EUL program. Currently, VA is identifying and conducting due diligence on additional sites nationwide that have potential for repurposing as supportive housing for homeless and at-risk Veterans and their families. OAEM continues to identify strategic sites within VA's portfolio, through the BURR II initiative, to further the effort to end Veteran homelessness across the country.

Currently, there are active EUL projects in Batavia and Canandaigua, NY. The website for this program is found at [www.va.gov/ASSETMANAGEMENT/index.asp](http://www.va.gov/ASSETMANAGEMENT/index.asp).

Visit our website at [www.ruralhousing.org](http://www.ruralhousing.org)  
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