



Homelessness RFP Issued Applications Due June 14th

The Office of Temporary and Disability Assistance issued a Request for Proposals on April 25th for the 2019 funding round for the Solutions To End Homelessness Program (STEHP). Applications are due on June 14th, awards are slated to be announced during July, and contracts are scheduled to start on October 1st.

Eligible applicants include units of local government, local social services districts, tribal organizations, and nonprofit corporations. Applications may be submitted on behalf of consortia.

STEHP blends federal funds al-

located under the Emergency Solutions Grant program with state funds. STEHP funding is intended to enhance and support the quality and quantity of facilities and services to address the needs of homeless individuals and families, and those households at risk of homelessness in New York State. There is a tutorial video, Applying for a Grant, at <https://grantsmanagement.ny.gov/videos-grant-applicants>. All questions regarding the RFP must be submitted to OTDA in writing by May 17th. Applications will be submitted electronically via Grants Gateway. For this reason, make

sure that your organization is pre-qualified in Grants Gateway, and that all documents on file there are up to date.

OTDA is anticipating approximately \$15 million in STEHP funds to be available for eligible providers in NYS for the first year of operation under this RFP. OTDA will make available statewide STEHP funds subject to appropriations from HUD and the New York State budget.

For more information, visit the full RFP at <https://otda.ny.gov/contracts/2019/STEHP/>.

What's Happening In The Single Family Market?

While it is important to recognize that the real estate markets in New York vary dramatically by region, sometimes it is helpful to look to trends in order to plan for new programs or adjust existing strategies, if your organization operates first time home buyer assistance programs.

A broker based in the Hudson Valley recently released an analysis of the market for that region that suggests seven trends moving forward. Some of these may be com-

ing to a home sale transaction near you:

- Sales activity has been robust, but may have reached its peak level of activity;
- Inventory is still low, but may be stabilizing. This could reduce the frequency of bidding wars;
- Home prices will continue to rise, but at a less dramatic trajectory;
- The elimination of the State and Local Tax exemption on Fed-

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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...

SDVOB Contractors

According to the latest information from the State of New York, registered service disabled veteran owned businesses in the construction trades now comprise nearly one quarter of the registered firms. The majority of those firms fall into the category of general construction and contracting, at 55% of the total. The next closest category is 8% for HVAC contractors.

2019 CDFI/BEA Deadline Released

The deadline for funding requests to the Bank Enterprise Award program of the Community Development Financial Institutions Fund is May 29th for part 1 of the application. There will be a webinar on this funding round on Thursday, May 2nd, beginning at 2:00 PM. Sign in at www.mymeetings.com/nc/join.php?i=PWXW8982398&p=7857861&t=c. Learn more at www.cdfifund.gov/programs-training/Programs/bank_enterprise_award/Pages/apply-step.aspx.

Grant Writing Webinar

The Grantsmanship Center will hold a one-hour webinar on writing winning grant proposals on May 9th. This webinar leads you step-by-step through the four steps of competitiveness and shows you how to be a formidable contender for grant funding. Throughout the event, you'll examine your organization's ability to compete. The fee for this webinar is \$79 per person. Learn more at www.tgci.com/trainings/win-grants-4-steps-become-top-competitor-may-2019.

Rural Delivery is made possible through the generous support of



Five Star Bank

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 Requires CO Detectors

HUD issued a joint notice on April 22nd regarding the installation of Carbon Monoxide (CO) detectors in HUD-assisted housing. The notice reminds owners, managers, and agents of most HUD-assisted housing that they should have functioning CO detectors where required by state or local law, code, or other regulations. Where state or local laws do not require CO detectors, the notice “strongly encourages” installation of CO detectors in units that have fuel-fired/burning appliances (such as furnaces and water heaters) and/or an attached garage, as well as in bedrooms that have a fireplace or a fuel-fired/burning appliance.

The HUD programs cited in the notice include: Public Housing, Section 8 Project-Based Rental Assistance, Housing Choice Vouchers (tenant-based and project-based), Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with

Disabilities. It also includes tribal programs administered by the Office of Native American Programs. The notice concludes that HUD expects to issue additional guidance and will eventually introduce a proposed rule requiring CO detectors for the public housing, voucher, and multifamily housing programs.

Previously, advocates urged HUD Secretary Ben Carson to require CO detectors at all HUD-assisted housing. HUD’s Real Estate Assessment Center (REAC) sent Inspector Notice No. 2019-01 to inspectors requiring them to collect information about CO detectors in all federally assisted and insured housing. The information collected will not affect a property’s REAC physical inspection score, however. The requirement became effective on April 1, 2019.

Joint Notice PIH 2019-06, H 2019-05, OLHCHH 2019-01 is at: <https://bit.ly/2XhPpm2>. A HUD media release is at: <https://bit.ly/2VUaaE2>.

Housing Choice Voucher Holders Are Often Energy Cost-Burdened

A study published in Housing Policy Debate, “Household Energy Costs and the Housing Choice Voucher Program: Do Utility Allowances Pay the Bills?,” examined the gap between utility allowances in the Housing Choice Voucher (HCV) program in Florida and actual utility bills for electricity. Utility bills exceeded utility allowances by more than \$25 for nearly half of HCV households in four Florida cities. Low-income families who receive HCVs are expected to contribute 30% of their income toward rent and utility costs. For tenants who pay energy bills directly to utility companies, public housing authorities (PHAs) provide a utility

allowance based on the presumed amount of the tenant’s bill. The estimated electric utility allowance (EEUA) may be above or below what the tenant actually spends on utilities.

Landlords are typically not incentivized to invest in energy-efficient home improvements because they can pass utility costs on to tenants in rent-pricing and tenants often pay for utilities directly to utility companies. Low-income renter households are more likely to live in energy-inefficient units and face higher energy cost burdens than higher-income households.

The study included HCV tenants in Jacksonville, Gainesville, Talla-

AHC Advocacy In The Works

Discussions are ongoing in Albany right now about possible statute modifications for the Affordable Housing Corporation funding programs administered by NYS Homes and Community Renewal. NY Rural Advocates and the Neighborhood Preservation Coalition are both weighing in on discussions to expand the maximum grant amounts under AHC, among other technical changes. Other changes on the table include possible extended resale restrictions in high cost real estate markets.

These changes have been pending for more than a year now, and with the State budget approved, legislators have now turned to these other policy issues. Users of AHC’s funding program are encouraged to connect with the Advocates to better understand the changes being discussed with legislators.

Save The Dates!!
September 9, 10, and 11th

2019
Affordable Housing
and Community
Development
Conference

The Saratoga Hilton
Saratoga Springs, NY

Peer To Peer Trainings Scheduled

The NYS Rural Housing Coalition is proud to announce the schedule for this year's Peer-to-Peer meetings. This annual tradition brings together staff, board members and executives of Rural Preservation Companies to discuss housing and community development concerns and ideas on a regional basis, forging partnerships and strengthening collaborations.

We will be holding four meetings between the end of May and the beginning of June. Each meeting is scheduled for 10:00 AM to 3:00 PM and lunch will be available for purchase (final cost to be between \$15-20/person, final cost to be announced at least one week prior to meeting).

We welcome our members to attend any of the Peer-to-Peer meetings. Please RSVP by the designated date so we can get counts for catering submitted.

The meetings will take place on

the following dates at the following locations:

May 28th – Northern NY Region at Maggie's On The River, 500 Newell Street, Watertown, NY 13601.

Please RSVP by May 24th.

May 31st – Capital Region at Rebuilding Together Saratoga County 132 Milton Ave., Ballston Spa, NY 12020.

Please RSVP by May 27th.

June 4th – Catskills Region at Stamford Village Apartments, 123 Main Street, Stamford, NY 12167.

Please RSVP by May 30th.

June 11th – Western NY Region at Five Star Bank, 55 N. Main Street, Warsaw, NY 14569.

Please RSVP by June 6th.

We look forward to seeing you at these wonderful events. Please RSVP your attendance to Lorraine Charboneau at Lorraine@rural-housing.org so that we have an accurate head count for lunch.

Low Income Forum On Energy

NYSERDA will sponsor a series of seven upcoming regional meetings to help address the opportunities and challenges facing low-income New Yorkers throughout the state. These regional meetings support Governor Cuomo's Green New Deal, a clean energy and jobs agenda that ensures a just transition to clean energy and prioritizes low-to moderate-income New Yorkers. The LIFE Regional Meetings are open to the public and are designed to foster education and awareness of low income initiatives for human service providers, nonprofit and government administrators, advocates, utility representatives, contractors and installers, policy mak-

ers, and to meet and network with those who share in the same commitment to helping low-income energy customers in New York.

The LIFE 2019 Regional Meeting Series will be held throughout the state in May and June 2019:

- May 9th – Poughkeepsie
- May 14th – Lake Placid
- May 16th – Malta
- May 22nd – Rochester
- May 23rd – Corning
- June 13th – Woodbury
- June 14th – New York City

For more information on the meetings, including time and location, visit the LIFE 2019 Regional Meetings website at <https://events.life-nys.org/>.

CDFI And NACA

Grants Due

The Department of Treasury's Community Development Financial Institutions Fund will host webinars on May 14 and 15, 2019 to answer applicant questions about the CDFI Program and Native Americans CDFI Assistance Program. Access information for the webinars is available on the CDFI Fund's website at www.cdfifund.gov/programs-training/Programs/cdfi-program/Pages/apply-step.aspx#step2. Advance registration is not required to participate.

The funding application was released on April 4th. The CDFI Fund will be answering questions about the FY 2019 application until 5:00 PM on June 4th. Contact the CDFI Fund's Help Desk by submitting a Service Request through your AMIS account; by e-mail to cdfi-help@cdfi.treas.gov, or by phone to (202) 653-0421.

To learn more about the CDFI Fund and its programs, please visit www.cdfifund.gov.

Home Trends, Cont'

Continued from Page 1, Col. 2

- eral income taxes has had an effect in New York on sales, but the market is beginning to correct for the loss of that deduction for home buyers.
- It is still a seller's market, suggesting continued price appreciation for a while;
 - Low interest rates continue to generate interest for renters becoming home owners;
 - Historically low interest rates mean that home ownership is more affordable now than it has been in a generation.

All told, it appears that demand for single family programs will remain strong.

Building Maintenance

Apartment Building and Grounds Maintenance Manager- Caretaker needed for a recently renovated 24 apartment complex for elderly/disabled in Livonia, NY. Permanent part-time position at 14 hours per week. Responsible for maintenance of buildings and grounds of apartment community. Knowledge of electrical, plumbing, minor repair duties, record keeping- reporting and basic computer aptitude required. Physical ability to perform lawn care, snow removal and common area cleaning is essential. Good interpersonal communication skills required and willingness to work with elderly/ disabled. Ability to work independently to meet maintenance standards and to complete some "on-call" duties as needed. Competitive wages and benefits.

Call (585) 658-4860 for an application, or download an application at www.gvrpc.com/human-resources.

Email application and resume to Attn.: PT Westview Maintenance Opening at drea@gvrpc.com or by mail to:

Genesee Valley Rural Preservation Council, Inc., 5861 Groveland Station Road, Mt Morris, NY 14510.

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 online.

Career Opportunities

Construction Monitor

NYS HCR has an Albany-based opening for a Construction Monitor to:

- Participate in on-site construction meetings, including pre-construction "kick-off" meetings, construction progress meetings and close-out meetings at construction completion.
- Monitor the progress and quality of all phases of construction, including: site work, building construction, the structural frame, mechanical and plumbing systems, electrical systems, life safety systems and finish work.
- Interpret the construction documents (plans and specifications) for compliance with Agency standards.
- Evaluate the building contractor's construction schedule.

An Associate's degree in engineering, engineering technology, architecture, architectural technology, or construction technology preferred AND three years of qualifying experience assisting in the management of multi-trade construction projects from inception to completion to include cost estimating, construction planning and scheduling; contract document reading and interpretation, including agreement and conditions, plans and specifications; and construction inspection to ensure compliance with building codes for construction projects. Proficient use of standard business software applications such as Microsoft Outlook, Word, Excel along with good writing and reporting skills are preferred. The job description and application instructions are found at <https://hcr.ny.gov/system/files/documents/2019/03/construction-monitor1242018-2.pdf>. EOE

Policy Analyst

The National Low Income Housing Coalition has an opening for a Policy Analyst. Requirements include a bachelor's degree (master's degree preferred). A degree in Public Policy, Public Administration, Humanitarian Emergency Management or related area is a plus. Applicants should have at least two years of experience in project management, organizing, and/or public policy. Applicants should have a commitment to social justice and some knowledge of the fundamentals of affordable housing, homelessness, disaster recovery, or social service delivery. Candidates should be able to work in a diverse, high-paced environment and have strong writing and editing skills, oral and interpersonal communications, organizational skills, and attention to detail. Applicants should be proficient in the Microsoft Office suite and social media platforms.

An equal opportunity, affirmative action employer, NLIHC offers a competitive salary and benefits package. This is a full-time position located in Washington, DC. This is two-year grant-funded position with the possibility of extension.

Interested candidates should submit a resume, cover letter with salary requirement, and two writing samples to Paul Kealey, chief operating officer, and Sarah Mickelson, senior director of public policy, at: pkealey@nlihc.org and smickelson@nlihc.org

Tax Law Changes Effect Non-Profit Transportation Benefits

The 2018 changes to the federal tax code included changes to transportation benefits that organizations and non-profits provide for their employees. Previously, any subsidies or paying for transportation and/or parking for employees was not taxable. The 2018 federal changes to the tax code amended that provision, and now some transportation/parking benefits are taxable under unrelated business income tax (UBIT). This is a common benefit that non-profits provide and may affect your organization.

Under the new rules, if an em-

ployer uses a third-party parking area then an employer can only deduct up to \$260/month per employee for 2018 (\$265 for 2019) or the total annual cost of that employee's parking, whichever is less. Therefore, if an organization pays \$200/month for an employee's parking, then that benefit is still deductible. If an organization pays \$300/month for an employee's parking, then the first \$260 is still deductible, but the last \$40 is taxable.

If the employer owns or leases the parking area, then it becomes a harder calculation. In this case the organization must calculate how

much parking is reserved for employees, conduct a "primary use test" on the remaining spots, calculate an allowance for reserved non-employee spots, and then determine the remaining use of allocable expenses. There are many tools online that walk you through how to calculate these steps, including one put out by the EFPR Group.

As with any tax law changes, it is always best to consult with your tax advisor. A checklist of items for non-profits to consider from the National Council of Nonprofits can also be used as a tool to review.

Energy Cost-Burdened, Cont.

Continued from Page 3, Col. 2

hassee, and Orlando from 2010 to 2013. All HCV households in the study paid their electricity bills directly to their utility companies. Matching consumer utility bill records with voucher holder records, the researchers found that 47% of HCV households paid utility bills that exceeded their EEUA by over \$25 per month. Thirty-two percent of HCV households had utility bills within \$25 (higher or lower) of the EEUA. Twenty-one percent of HCV households had allowances that exceeded the utility bill cost by more than \$25. Gaps between utility allowances and bills varied significantly depending on where tenants resided. This variation was partly driven by regional differences in utilities but even more so by dif-

ferences in the utility allowances provided by housing authorities. Jacksonville had the highest share of tenants paying energy bills exceeding their EEUA. Tallahassee had the lowest.

Household and property characteristics also contribute to differences in energy costs. Households with more members and households in units with more bedrooms were more likely to pay utility bills greater than the EEUA. Sixty percent of single-family units had greater utility bills than allowances, compared to approximately one-third of multi-family units. Families with children were more likely to experience a major gap between their EEUA and utility bill, with 54% paying more for energy than their allowance. Just over half of deeply low-income

households with incomes at 0-15% of the area median income paid utility bills exceeding their utility allowance.

High energy costs can lead to negative financial consequences, such as greater debt, utility service shut-offs, and detrimental health outcomes, including exacerbated illnesses due to poor temperature and humidity control. Achieving parity between utility allowances and real energy costs would alleviate the economic and physical burdens experienced by low-income renters. In addition to improving accuracy in utility allowances, the authors recommend a comprehensive strategy to improve the energy efficiency of HCV holders' homes.

The full study is available at <https://bit.ly/2Vusk2c>.



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!

Rural Housing Coalition 40th Anniversary Video Application

The NYS Rural Housing Coalition will be putting together a video to celebrate our 40th anniversary. The video will be debuted at the 2019 Affordable Housing and Community Development Conference in Saratoga Springs on September 9-11. The video is looking to highlight the work that the Coalition does with our member organizations and how the Coalition helps them provide affordable housing to the rural communities across New York.

The Coalition is looking to select 2-4 members to be interviewed to discuss how the Coalition has helped their organization and any specific projects that your organization was able to accomplish because of the assistance, training, or work provided to you as a member of the Coalition. A points system will be used to review the applications and determine which submissions are selected for the video.

Once completed, submit your answers to the Coalition's Executive Director, Jeff Keller, at jeff@ruralhousing.org or by fax at (518) 458-8896. If there are any questions, you can reach Jeff Keller at (518) 458-8696 x.112. The Coalition will contact all that submit information to let them know of our decision. Thank you very much.

To have your organizations/project considered, please fill out the information below:

Organization Name:

Key Contact (Name, phone number, email address)

Project to Cite (location, type of project, or project name)

Please describe how the Coalition played a role in this project or in helping your organization with this project.

How was the project funded?

What year was this project completed?

What aspects of this project should be highlighted for the video?

Are you willing to travel to have a member of your organization interviewed for the video?

Do you have photos or video of the project before it started? Are the photos digital or scanned?

Do you have photos or video taken during the project? Are the photos digital or scanned?

Do you have photos or video of the completed project? Are the photos digital or scanned?

Is there anything else you would like to mention about this project or how the Coalition assisted?

Innovative Housing Display Planned For DC

The National Mall in Washington will be the setting on June 1st-5th for the Innovative Housing Showcase. The display is intended to educate policy makers and the broader public on the new housing innovations and building technologies that are helping address the affordable housing challenges across our country.

Co-sponsored by the National Association of Home Builders and HUD, the event will demonstrate ideas to address the housing affordability crisis that is affecting both builders and consumers nationwide.

The Showcase will highlight various solutions that could make housing more affordable for American families and more resilient during natural disasters. For more information, please visit www.hud.gov/Innovative_Housing. The Showcase will be open to the public and is free of charge.

If you are going to be in DC while the Showcase is going on, please take lots of pictures and share them with us here at the Coalition. We will be happy to post photos of the innovations on our facebook sites and in future issues of *Rural Delivery*.

Re-roofing Is Big Business

The US home re-roofing market is a behemoth—covering about 13 billion square feet of residential roof area each year. An above-average 2018 storm season in the United States ensured an above-average number of roofing replacements based on the initial findings from the 2019 Consumer Practices Survey.

Nationally, asphalt shingles hold nearly three quarters of the home re-roofing market. The next closest contender—metal roofing—has 12% of the market, but only 7% of the market in the northeast.

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79 North Pearl Street
Albany, New York 12207