



Affordable Housing Program Implementation Plan Released

The Federal Home Loan Bank of NY has released the 2020 Implementation Plan for the Affordable Housing Program (AHP). The updated plan can be found at www.fhlbny.com/forms_agreements/ahp-100. Prospective applicants for AHP funding should review the plan to better understand new program requirements.

Federal Home Loan Bank staff have recently completed exhaustive research on housing needs of the most vulnerable residents of the New York Bank’s service area, which includes New Jersey, Puerto Rico and the Virgin Islands, in addition to New York. This research has explored both the magnitude of homelessness in the jurisdiction, as well as best practices for responding to the needs of homeless persons and families. In addition, FHLBNY has a major concern about climate resilience, and building with natural disasters in mind. The Bank is therefore encouraging projects that are built to survive natural disas-

ters, but also reduce climate change impacts through the use of LEED standards, Green Community, and EnergyStar standards in their design. Fundamentally, FHLBNY recognizes that housing is too expensive in all parts of the service area, and in New York there is a need for more than 600,000 dwellings that are affordable for low income renter households.

Moreover, this research has pointed out a fact that the Coalition has long espoused- that New York has many different real estate markets, but that needs from region to region are equally pressing. This forces the FHLBNY to adopt flexibility in the AHP administrative models.

FHLBNY will hold trainings on the new requirements across New York in January and February. Watch your email for details. Trainings for the next round of AHP funding are scheduled, as follows:

- January 14, 2029- Syracuse
- January 15, 2020- Rochester
- January 16, 2020- Buffalo

- January 22, 2020- Poughkeepsie
 - January 23, 2020- Albany
 - February 4, 2020- New York City
 - February 6, 2020- Long Island
- Be sure to mark your calendar to save the dates for this important training!

In addition, FHLBNY will hold multiple deadlines over a 4-6 month period this year for the Homebuyer Dream Program to better serve home buyers at different times throughout the year. In the initial round of funding for the program in 2019, all funds were committed in a matter of weeks, attesting to the popularity of the program.

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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
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Bits and Pieces...

NLIHC Decries Appointment

The National Low Income Housing Coalition issued a statement on December 10th objecting to the appointment of Robert Marbut as the leader of the US Interagency Council on Homelessness.

Read the full article at <https://nlihc.org/news/statement-nlihc-president-ceo-diane-yentel-confir-mation-robert-marbut-executive-director>.

SDVOB List Updated

The Office of General Services updated the list of certified Service Disabled Veteran-Owned Businesses on December 9th. For the complete list of NYS Certified SDVOBs, visit the online searchable directory at <https://online.ogs.ny.gov/SDVOB/search>.

REDC Awards Announced

The most recent grant awards for the various State funding programs covered by the CFA were announced on December 20th, detailing the variety of economic, planning and infrastructure projects taking place across the State. They are found at www.ny.gov/sites/ny.gov/files/atoms/files/2019REDCA2f79hkFinal.pdf.

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 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.

Free HC Test-Taking Webinar

A free webinar will be held on January 6th to build test-taking skills for housing counselors that will be taking the required HUD certification exam. The one-hour webinar will begin at 3:00 PM.

Are you nervous about the upcoming HUD certification exam? Has it been some time since you

took an exam? Are you afraid of not passing? If so, you are one of many housing counselors across the country and territories who may be feeling the same way. This webinar is designed to help.

Register at: <https://register.gotowebinar.com/register/169397762339099651>.

HUD Budget Allocations Passed

On December 17th, Congress approved increases to the HUD budget that impact supportive housing. The House and Senate have agreed on across-the-board funding increases for the HUD programs that are key to supportive housing. It is expected that the President will sign the bill, avoiding a government shutdown. This represents an incremental increase keeping the programs whole, not a major new investment.

- McKinney-Vento funding increased by \$141 million to \$2.78 billion, a 5% increase over FY

2019

- Tenant Based Rental Assistance rose by over \$1 billion which includes increases for Veterans Administration Supportive Housing (VASH)
- Project Based Rental Assistance increased by \$823 million
- HOME saw another increase of \$100 million and is now funded at \$1.3 billion

Modest increases were also awarded to HOPWA, Section 811 for Disabled People and Section 202 for Seniors.

USMCA Could Ease Construction Costs

The US-Mexico-Canada Agreement passed by the House of Representatives will help to ease the nation's housing shortage by stabilizing the prices of materials used in construction, according to the National Association of Home Builders.

The new trade pact was approved on December 19th with a 385 to 41 bipartisan vote. This was after the three nations agreed to revisions House Speaker Nancy Pelosi said would protect American workers and the environment. The trade pact is now pending in the Senate. The US is Canada's biggest export market for softwood lumber, primarily used for home construction.



Trends In The Rental Market

An article in Multi Housing News identifies five trends in rental housing development that will be key for meeting expectations of renters in the future. The renter expectations include:

- **Connectivity:** A 2020 NMHC Kingsley Associates Renter Preference Survey says that 75% of renters want pre-installed wifi in their apartments. Reliable cell service is also in high demand.
- **Personalized space:** Over 60% of tenants want homes that reflect their identity, particularly among demographic groups including older men and the college educated- who represent new rental demand.
- **Flexibility:** Tenants are looking for housing that can adapt to their needs in the future. It is still unclear what this may mean in practical or design terms, but larger portions of the renters market recognize that their circumstances may change due to relationship or career moves, and they don't want to have to relocate because of it.
- **Convenience:** 90% of survey respondents appreciate having things at their fingertips. While convenient locations and readily available technology are commonly associated with convenience, in the future this may also translate to easy access to programming, activities, and having services in close proximity. Millennials are much more likely to want easy access to these amenities.
- **Wellness:** 75% of survey respondents stated that they are working towards a healthier lifestyle, encompassing physical, social and emotional well-being. Design that encourages face to face interaction is a good counterpoint to the increasingly digital world. Having a place to unplug was identified as being important. Yoga studios within complexes are a growing trend in rental complexes. More than half of the survey respondents said they wished they had a better sleep environment.

The full article is found at: <https://www.multihousingnews.com/post/5-ways-multifamily-design-will-have-to-change/>.

Career Opportunities

Site Manager

Neighbors Of Watertown, Inc. provides a variety of quality affordable housing opportunities 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 and/or other selection criteria that must be followed.

Essential functions of the Site Manager include: tenant eligibility determination, recertification and compliance. Competencies: basic working knowledge of Word and Excel; 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.

This is a full-time position. Some travel to scattered sites is required. High school diploma or GED required, familiar with Section 8 housing voucher rules and procedures, and knowledge of other benefits programs that are available to assist tenants. Preferred Education and Experience include: Familiar with Section 8 housing voucher rules and procedures; tax credit (LIHTC) compliance or Assisted Housing Manager (AHM) training preferred; experience with BostonPost software preferred; Work Authorization/Security Clearance. The person in this position must have the ability to pass a thorough background check including a credit check.

Apply at: www.neighborsofwatertown.com/about-neighbors/job-openings.html. EOE

Housing Development Director

The Housing Development Director is a senior leadership position charged with the planning, resource development, implementation and management of projects, oversight of rehabilitation projects, and new construction for the Tioga Housing Partnership (THP) to ensure that the objectives of each project are accomplished within prescribed timeframes and funding parameters; prepares presentations, materials, and makes recommendations to the THP Board based on research, data, and feedback from the THP steering committee.

Bachelors Degree in Planning, Business or related field plus 3 years experience required. Ability to analyze complex data, perform sophisticated analysis and make appropriate recommendations and decisions; experience with project software (CAD) a plus. Ability to read, write, interpret project and product specifications, contract documents, construction plans, blueprints, invoices, etc. Decision-making - ability to prioritize multiple tasks, follow projects through to completion, work with minimal supervision. Communication proficiency – able to communicate clearly verbally and in writing.

Please send cover letter and resume with completed application to: HR Director, Tioga Opportunities, Inc., 9 Sheldon Guile Blvd., Owego, NY 13827, or email: careers@tiogaopp.org. EOE

Environmental Analyst

NYSHCR has an opening for an Environmental Analyst. responsible for the environmental review of projects granted funding under various state and federal funding programs administered by HCR. The incumbent analyzes and responds to environmental information submitted in the context of an application for construction and/or rehabilitation of affordable housing projects and other project types receiving funding from HCR administered programs. The environmental information includes, but is not limited to, provisions of: the National Environmental Policy Act (NEPA) as regulated by HUD, the State Environmental Quality Review Act (SE-QRA), SHPO regulations, the Flood Plain Management Criteria, the Waterfront Revitalization and Coastal Resources Review, asbestos-containing materials requirements, lead-based paint requirements, mold remediation requirements, vapor intrusion prevention requirements and mitigation of other site hazards. Bachelors and two years experience required.

For the full job description, visit: https://hcr.ny.gov/system/files/documents/2019/10/environmental-analyst_.pdf. EOE

The New York State Rural Housing Coalition is happy to be able to provide help wanted advertising opportunities for our members and non-profit community development agencies. Ad copy must be provided in Microsoft Word format, and may be transmitted by email to rhc@ruralhousing.org. Ad copy must comply with federal and state equal opportunity requirements to be published, and must be received by the 25th of the month to ensure placement in the succeeding issue of Rural Delivery. Ads provided in this fashion will also be posted in the Career Opportunities page of the Coalition's website, unless a request is specifically made not to place the advertisement on-line.

Visit our website at www.ruralhousing.org
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