



# RUD Rural Delivery

New York State Rural Housing Coalition, Inc.

February, 2015

## State Budget Proposal Offers New Initiatives

The administration's initial housing proposals are perhaps the most aggressive and comprehensive that most of us have seen in our careers. This Executive proposal provides a great basis for negotiating the budget, but as we all know, the legislature, too, will weigh in with changes over the next several months.

Governor Cuomo's five year fiscal plans have repeatedly included funding for rural and neighborhood preservation companies using excess funds from the Mortgage Insurance Fund (MIF). This year the Governor has continued that commitment by proposing \$3,539,000 for RPCs and \$8,479,000 for NPCs which would fund all groups at around \$60,000.

In addition, the Governor would use \$20,259,000 of \$439,549,965 in JP Morgan/Chase settlement funds to support rural and neighborhood preservation program activities. There are no details as to how these funds will be awarded but if used over two years they represent a 50% increase in RPP/NPP funding.

Also receiving continued funding from the MIF, the Rural Rental Assistance Program would receive \$21,642,000 thereby protecting over 5000 very low income residents of Section 515 housing from losing their homes.

The Rural and Urban Communities Fund Program, created during the last legislative session and included in the Governor's five year plan is proposed to receive \$17 million from the MIF with approximately \$6.8 million of that amount going to projects in rural areas.

In the Capital Programs budget, which is largely supported with the State's bonding authority, the Governor is proposing to fund the NYS Housing Trust Fund at \$40,200,000 as in last year's capital budget. In addition the Governor proposes adding \$7.5 million to HTF from settlement funds for a total HTF budget of \$47,700,000. In keeping with previous commitments, the Governor would invest \$42 million in Mitchell Lama rehab funding and would invest \$8.5 million in Homes for Working Families from the Mortgage Insurance Fund and another \$9 million from the bonded capital account for a total of \$17.5 million.

The Affordable Housing Corporation Program (AHC) is proposed to receive \$29 million in capital funds an increase of \$4 million over historic funding levels for the program. In addition, the Governor proposes using \$21,689,965 for a neighborhood revitalization purchase program that will be run by

SONYMA.

ACCESS to Home is proposed to receive \$1,000,000 from the general fund and as much as \$19,601,000 in funding from the JP Morgan Chase Settlement.

RESTORE is proposed to receive \$1.4 million from the general fund with an additional \$5 million over two years coming from settlement funds. If the program receives another \$1.4 million next year we will see a total of \$7.8 million over two years.

The NY Main Street Program is proposed to receive \$4,200,000 from the general fund. Other community development funding includes a proposed \$50 million to fund Restore New York and \$15 million for the NYS CDFI Fund.

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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:  
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Web Site: [www.ruralhousing.org](http://www.ruralhousing.org)



## Bits and Pieces...

### Trust Fund Final Rule Clears Hurdle

On January 21st, the Office of Information and Regulatory Affairs at the Office of Management and Budget completed its review of the final National Housing Trust Fund regulations. The rule is now back at HUD, awaiting publication.

The same day the final rule is published in the Federal Register, HUD must submit a copy to the Senate and the House of Representatives. Congress may review the rule and may consider and pass legislation to overturn the rule, which the President may sign or veto. Such adverse action by Congress is extremely rare. Assuming the final NHTF rule clears any Congressional objections, the rule should take effect 60 days after publication in the Federal Register.

### Energy Efficiency Loans Available

Citizens Bank is promoting their energy efficiency and EZ home improvement loan products. The loans offer an attractive interest rate, no lien, and a small monthly payment. In the absence of other grant funding for energy improvements, bank loan financing may be a suitable option for families needing to make critical energy or other repairs. To obtain brochures for these Citizen products, contact Lisa Polsinello at [lisa.k.polsinello@citizensbank.com](mailto:lisa.k.polsinello@citizensbank.com).

### Annual Appeal Announced

The 2015 Rural Housing Coalition Annual Appeal is underway. Look for your appeal letter in the mail, or visit our website at [www.ruralhousing.org](http://www.ruralhousing.org) to make a secure donation online. With the new housing resources proposed in the Governor's budget, and the need to continue to build community development capacity in rural communities, this is an important time to ensure that the Coalition remains strong. Thank you so much for any support you can provide.

Federal and U.S. 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.

## 6 Month Report

Half-way through the 2014-15 program year at the Rural Housing Coalition, we thought it would be useful to update you on the progress we have made in helping local housing agencies, municipalities, and the lending community, to make rural New York a better, more vibrant place to live and work.

- **Training:** The Coalition views building capacity of the local network of community development and housing agencies, and municipalities to be key to the cost effective utilization of state and federal grant funding for improving the quality of life in rural New York. Often, capacity building takes the form of training activities. Our annual conference is our hallmark training event each year, and last September we brought the conference to a new site in Oswego, NY, and were pleased with a slight uptick in attendance over recent years past. Following the conference, we immediately began working on other trainings to be held in the second half of the year. Keep your eye out for promotional materials announcing those events.
- **Partnerships:** We are always looking for new opportunities to share ideas and strategies with other organizations in the hopes that we might be able to bring new resources to rural New York. As an example, we recently had the opportunity to discuss with representatives of the financial industry the dilemma faced by some rural communities when they lose the local branch of a bank. We emphasized that not all communities in rural New York are adequately served by broadband internet connec-

tions, discounting the argument of many financial institutions that their branch-closing activities do not create a hardship for these communities 'because customers can always do their banking online'.

- **Homeless Housing:** When people think of the homeless, rarely is it ever envisaged in a rural setting. Typically, the homeless are pictured wandering through urban neighborhoods, sleeping on steam grates or park benches. Rural homelessness often plays out differently, and may include families doubled up with relatives, living in cars, or tent camping in a state park; or homeless teenagers couch surfing at the homes of their friends. The Coalition is pleased to have a solid working relationship with the staff of the Homeless Housing and Assistance Program of the Office of Temporary and Disability Assistance. HHAP frequently calls upon the Coalition to conduct periodic monitoring of permanent housing and shelters financed through the HHAP program, checking to make sure that residents meet the statutory definition for occupancy in the projects, in addition to inspecting the properties to make sure they are being kept in good repair. The Coalition has also been working with several nonprofit agencies to develop financing plans for new homeless units in far-reaching locations across the state. In both cases, these projects involve the adaptive re-use of existing older structures to provide new residential services.
- **Program Compliance:** One of the significant challenges fac-

ing New York State grantees is to meet the MWBE goal of 20% of contract funds. This goal will become an even larger challenge in April of 2015, when the MBWE utilization goal will increase to 30%. Rural program administrators and developers have found it particularly difficult to attract minorities and women to submit bids on state-funded activities, mainly due to the distance of project activities from the state's larger population centers. These program administrators continue to have difficulty getting local MWBE businesses to complete the certification process, so that existing business relationships can be counted towards the Governor's 30% goal. In response to these concerns, Coalition staff have been working with state staff on developing training on how to meet this challenge. Staff have also been researching methods of more effectively utilizing the state database, and are exploring other opportunities to improve compliance with this requirement.

- **Advocacy:** The Rural Housing Coalition has a longstanding cooperative relationship with the New York Rural Advocates to educate policy makers on the impacts of existing state investments in community revitalization and affordable housing. Coalition staff have been vocal about the need to direct at least a portion of the recently-awarded bank settlement funding to housing and community development activities, to counteract the negative results of activities of the financial industry over the past 5+ years. Our philosophy

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## 2014 CFA

### Exit Conference

### Webinars Slated

The Office of Community Renewal's program staff will conduct webinar presentations to provide feedback and guidance for unsuccessful 2014 applicants. The presentations will review common deficiencies in applications and trends in successful applications. These presentations will provide prior applicants and future applicants with tips and suggestions for submitting future applications for funding through upcoming Regional Economic Development Council Consolidated Funding Application (CFA) rounds.

To prepare to participate in these webinars, thoroughly review the application(s) and attachments submitted by your community or organization and submit questions to [OCRexitconference@nyshcr.org](mailto:OCRexitconference@nyshcr.org) for inclusion in webinar presentation.

- New York Main Street (NYMS) Program Exit Conference Webinar, will be on Thursday, February 4th, at 10:00 AM. The registration link is found at: <https://meetny.webex.com/meetny/onstage/g.php?d=316154738&t=a>.

- The Community Development Block Grant (CDBG) Economic Development, Microenterprise and Small Business session will be held on Thursday, February 12th at 10:00 AM. To register visit: <https://meetny.webex.com/meetny/onstage/g.php?d=315261976&t=a>.

- Community Development Block Grant (CDBG) Public Infrastructure & Public Facilities will be covered on Wednesday, March 4th, beginning at 10:00 AM. To register, please go to: <https://meetny.webex.com/meetny/onstage/g.php?d=311048746&t=a>.

## TA Thursdays

### Rapid Rehousing Programs

Based on the success of the HPRP Recovery Program, homeless programs have incorporated a rapid rehousing model as an option for persons or families who are experiencing homelessness but can be quickly rehoused and stabilized and are likely to remain stably housed after temporary assistance is provided. The program allows for using a combination of rental assistance and supportive services. Model programs can be funded with Emergency Shelter Grant and Continuum of Care funds to address needs in your communities.

Julie Steiner of Abt Associates will lead the call, which will:

- have a conversation about how the program differs from transitional or other permanent housing
- learn about models that are working
- hear from organizations about how the program is going since they've started
- share ideas & questions

WHERE: Via Conference Call In #: 888-675-2535. The Access Code # is 6394561.

## Homeless Grants Announced

HUD announced the latest round of homeless assistance grants on January 26th. The grants funds are awarded through the Continuum of Care application process. Nationally, \$1.81 billion has been allocated to these programs.

Statewide, the grand total awarded is \$191,794,858. The list of grant awards in New York State can be found at [www.hudexchange.info/onecpd/assets/File/2014-new-york-coc-grants.pdf](http://www.hudexchange.info/onecpd/assets/File/2014-new-york-coc-grants.pdf).

## State Budget Proposal, Cont'

*Continued from Page 1*

The Governor is proposing again this year to fund the Homeless Housing and Assistance Program at \$63,000,000 with \$5,000,000 of that amount set aside for HIV/AIDS housing. In addition to HHAP, the Governor would use \$27 million in settlement funds for rental assistance for HIV/AIDS households and another \$16.3 million for similar purposes, \$40 million would go to NYC Homeless programs.

Additional programming proposed from the JP Morgan Chase settlement includes \$116 million to fund a statewide, multiagency supportive housing program to provide housing and support services for vulnerable New Yorkers including but not limited to seniors, veterans, victims of domestic violence, formerly incarcerated individuals and homeless individuals with co-presenting health conditions. Also included is a construction program to finance low and moderate income housing developments targeted to up to 130% of area median which will receive \$50 million. Also under consideration is a program to rehabilitate existing Article 11 housing development fund company projects. That program will also be allocated \$50 million.

Altogether, the JP Morgan Chase settlement funds, as proposed would support \$439,549,965 in affordable housing programming, an increase of over \$127 million from the appropriation last year. Rural Advocates will convene in Albany on March 2nd and 3rd to work with the legislature to ensure that quality housing initiatives are in the adopted budget.

## Director of Community Development

The City of Oneonta announces an opening for the position of Director of Community Development. The successful applicant will bring significant experience in economic and community development to this vibrant upstate NY community. Grant writing and administration as well as planning and zoning duties will be key elements of this administrator's portfolio. No civil service examination is required.

A complete job description is available at the City's website at [www.oneonta.ny.us/sidebar-nav/personnel](http://www.oneonta.ny.us/sidebar-nav/personnel). Resumes may be sent to Kathy Ann Wolverton at City Hall, 258 Main Street, Oneonta, NY 13820-2546 by February 16, 2015. Resumes may be emailed to [kwolverton@oneonta.ny.us](mailto:kwolverton@oneonta.ny.us). EOE

## Director, Contractor and Supplier Diversity

Empire State Development has an opening to Supervise the Office of Contractor and Supplier Diversity. The Director is responsible for supervising the agency's efforts to utilize Minority and Women Business Enterprises (MWBEs) and to ensure compliance with NYS Executive Law Article 15-A, to maximize the utilization of MWBEs in procurement and contracting.

College Graduate or equivalent experience. Supervisory experience. 5+ years of experience in program or project management. Some combination of affirmative action, minority/women business development, contract administration, business administration, government affairs or construction related field. Familiarity with MWBE contracting and government policy promoting supplier diversity is preferred. To apply, send resume to [Resumes@esd.ny.gov](mailto:Resumes@esd.ny.gov). EOE

# Career Opportunities

## Housing Rehabilitation Manager

This position is responsible for the overall supervision and management of the Agency's housing renovation services including sub-contractors, quality construction, marketing and fiscal responsibility.

Minimum Qualifications: Bachelors Degree required, or 5 years related experience/training, or equivalent combination of education and experience. General knowledge of energy efficient construction and renovation methods. General knowledge of renewable energy options for residential housing. General knowledge of International Building Code. Ability to write bid specifications. Ability to read blueprints,

Ability to effectively present information and respond to questions from groups of managers, clients, customers and the general public. Good computer skills and experience with inventory and financial software (example QuickBooks). Valid drivers license. Reliable transportation, ability to travel. Ability to lift 50 lbs. Flexibility in work schedule. Pre-employment drug and alcohol testing required; subject to random drug and alcohol testing.

To send resume and cover letter, please go to [www.chautauquaopportunities.com](http://www.chautauquaopportunities.com) and choose the "Employment Tab". EOE

## Housing Services Manager

Provides leadership for the agency to provide emergency, rental, and home ownership options for customers through management of daily operations, rental properties, supervision of direct service staff, and strategic development of resources.

Minimum Qualifications: Associates Degree or 5 years experience in Housing Services / Property Management or combination of experience and education. Strong interpersonal, communication and customer relations skills. Strong computer skills, including word processing, data entry and spreadsheet in a Windows environment.

Goal-oriented and strong attention to detail. Ability to develop and maintain and engage in positive relationships with people from various backgrounds. Knowledge of landlord-tenant relations. Ability to work both independently and cooperatively. Valid drivers license. Ability to travel. Ability to lift 50 lbs. Driving record acceptable to agency insurance carrier. Reliable transportation. Flexibility in work schedule.

To send resume and cover letter: Please go to [www.chautauquaopportunities.com](http://www.chautauquaopportunities.com) and choose the "Employment Tab".

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 on-line.

## If You're Not Lead-Safe Certified, Lead Paint Could Cost You Big Time.

Think lead paint doesn't affect your business? Think again.

An Environmental Protection Agency (EPA) rule to protect children from lead exposure mandates that all renovation and repair contractors working in pre-1978 homes, schools, and day care centers who disrupt more than six square feet of lead paint are required to become EPA Certified in lead-safe work practices. Renovation contractors are required to take a one-day training course and firms must send a short application to the EPA. If not, they could face thousands of dollars in fines, and – even worst – be responsible for harming their customers.

Research shows that renovation contractors like carpenters, plumbers, electricians, painters and window replacement experts can inadvertently expose children to harmful levels of lead from invisible dust disturbed during jobs they perform every day.

Renovation contracting firms must register with the EPA and pay a fee to become an EPA Lead-Safe Certified firm. In addition, individual renovation contractors that will be doing the work or repairs must take a one-day training course from an EPA-accredited training provider to become a certified renovator. EPA certification for both firms and

individuals is good for five years. Re-certification will be required beginning in early 2015 for many renovation firms and individual renovators.

“Getting lead-safe certified is the right thing to do for renovation contractors, their customers, and their employees, and especially for children who spend time in or near spaces that are being renovated,” said Jim Jones, Assistant Administrator of the EPA's Office of Chemical Safety and Pollution Prevention.

The rule is designed to provide significant benefits, in particular to children's health and learning potential, yet the EPA is mindful of the relatively small added costs that may result from complying with this important rule. The EPA maintains its consumer campaign designed to raise awareness of the dangers of lead paint poisoning, and to encourage consumers to choose to hire only renovation contractors who are trained and possess the Lead-Safe Certified logo, which contains a firm-specific number.

For additional information including how your firm or your contractors can get Lead-Safe Certified and where to find an EPA-accredited trainee trainer in your area, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe) or call (800) 424-LEAD today.

## Federal Budget Q&A

The Housing Assistance Council will host an informational conference call on February 6th regarding the 2016 Federal Budget proposal and its impact on housing. The Federal Budget proposal is scheduled to be released on February 2nd.

The conference call will begin at 1:00 PM. The session will cover the proposals for USDA and HUD programs.

To register for the call, visit: <https://ruralhome.adobeconnect.com/evtbudget2015/event/registration.html?campaign-id=bdgt2015>.

## Public Hearing State Budget- Housing

A Joint Legislative Public Hearing on 2015-2016 Executive Budget Proposal on the topic of Housing will be held on Thursday, February 5th from 9:30 AM to 12:30 PM in Hearing Room B of the Legislative Office Building in Albany.

## RRP Refreshers Scheduled

A series of RRP Refresher classes has been scheduled in February and March for contractors needing to update their certifications. All of these trainings will be held in Schuylerville, NY (Saratoga County). The training dates available are:

Monday, February 9

Monday, February 23

Monday, March 9

Monday, March 23

All Refresher classes are \$150 per person, and will be held from 9:00 AM to 1:00 PM at 12 Spring Street, Suite 103, Schuylerville NY 12871. To register, visit [www.flatleyreadllc.com](http://www.flatleyreadllc.com). Choose your own date for groups of 6 or more people!

## Save The Dates!

### Rural Advocates Legislative Conference

March 2nd and 3rd

Holiday Inn Express (downtown) and Legislative Office Building  
For Agenda and Registration Information:

<https://ruraladvocates.files.wordpress.com/2015/01/2015-adv-conference.pdf>

## 6 Month Report, Continued

that New York already has a variety of effective grant programs that can efficiently get this funding into the ground, if only the legislature chooses to allocate some of the available surplus to rural community development needs. The State's current surplus represents the largest opportunity for making a significant dent in the problems of rural communities that we have seen in the history of the Coalition, and it is imperative that everyone is well-positioned to utilize these once-in-a-lifetime resources.

- **Technical Assistance:** Again, the Coalition works diligently to build capacity in rural communities throughout the state to ensure that local agencies have the wherewithal to use available resources strategically to fix the problems with the housing stock, to build opportunity for lower income families to achieve the American dream, and for local economies to recover from the recession and participate in the growing national movement to shop local. To this end, we have worked one-on-one with municipalities and nonprofits to design programs and project activities that will increase the availability of affordable rental housing for families; that preserve the existing housing stock from decline and inevitable demolition; and that create innovative combin-

tions of mortgage financing that make it possible for families to purchase their first home. A recurring part of our technical assistance services during the first half of this year has been working with non-profit merger and collaboration arrangements to prevent the loss of housing services due to the impending dissolution of struggling nonprofits. We have been able in some cases to bring together suitable partnerships between agencies and have provided follow-up services to address underlying problems as the collaborations mature. Of course, we also stand ready to assist our members in reviewing documents such as grant proposals, with suggestions for edits, to ensure that submissions or publications are the highest quality possible.

- **Consulting:** The Coalition staff are available as consultants for a variety of different activities. Most of our consulting energy in the past 6 months has been devoted to work outside of New York, as subcontractors to the Housing Assistance Council in Washington, DC. This contract allows us to continue to utilize our staff expertise and certifications in working on behalf of HUD to improve local programs. These assignments also give us the opportunity to learn about alternative approaches to housing program delivery outside of New York.

## Protecting Tenants at Foreclosure Webinar Scheduled

The Sargent Shriver National Center on Poverty Law is hosting a webinar on February 4th about the Protecting Tenants at Foreclosure Act (PTFA). PTFA protections for renters facing eviction because of foreclosure expired on December 31, 2014.

Speakers, who include NLIHC Senior VP for Policy Linda Couch, will discuss the expiration of the federal PTFA and the status of efforts to re-introduce it, as well as campaigns in several states to enact similar protections. There will be a discussion of successful strategies to secure protections for renters and challenges to such efforts.

Presenters are:

- Tristia Bauman, Senior Attorney, National Law Center on Homelessness and Poverty
- Jeremy Bergstrom, Senior Staff Attorney, Sargent Shriver National Center on Poverty Law
- Linda Couch, Senior Vice President for Policy, National Low Income Housing Coalition
- Matt Hill, Attorney, Public Justice Center
- Kent Qian, Staff Attorney, National Housing Law Project

The one-hour webinar will be on Wednesday, February 4th at 4:00 PM.

Register online at <https://attendee.gotowebinar.com/register/5728790196132549121>.

## Interim Rule Published For Housing Trust Fund

HUD announced on January 30th that an Interim Rule for the administration of the National Housing Trust Fund has been published. The purpose of the HTF is to provide grants to State governments to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families, and to increase homeownership for extremely low- and very low-income families. Visit the Federal Register website at [www.federalregister.gov/articles/2015/01/30/2015-01642/housing-trust-fund](http://www.federalregister.gov/articles/2015/01/30/2015-01642/housing-trust-fund) to review the rule.

## Brownfield Funding Resources Training

Learn how and where to obtain funding and manage projects to redevelop previously-used sites, including brownfields, into housing, parks, trails, and job-creating businesses. This free, half-day workshop is designed for local governments, economic and community development departments, councils of government, nonprofits, and any other organizations interested in sustainable development. The workshop

brings together each of the major providers of funding for environmentally-challenged properties to discuss eligibility requirements, application procedures, and best practices.

Federal and state experts and seasoned brownfield redevelopment practitioners will be on-hand to discuss leveraging and layering state and federal funding sources, and to give you the advice you need to

move your project forward.

This free training is scheduled for Wednesday, March 18th, from 1:00 - 5:00 PM, at the Staybridge Suites, 1000 Genesee Street, Rochester, NY 14611.

The workshop is expected to fill quickly, so early registration is recommended. To register, visit <http://cclr.org/civicism/event/register?id=163&reset=1>.

## HUD Creates HOME Final Rule Applicability Chart

HUD has published a series of checklists which summarize the changes and clarifications contained in the new HOME Final Rule, and clarify the applicability of these requirements to Participating Jurisdictions' (PJs) existing and/or new HOME projects. The final rule on which these checklists are based follows the 2013 changes in the HOME Program. These checklists

are intended to make it easier to understand the various changes and their applicability.

The provisions have been classified into one of three separate categories, based on the type and applicability of the requirements, including clarification of existing requirements; new project requirements; and new PJ program requirements.

To access the charts, visit the HUD Exchange website at: [www.hudexchange.info/home/home-final-rule/requirements-applicability-charts/?utm\\_source=HUD+Exchange+Mailing+List&utm\\_campaign=d9232feac3-2013+HOME+Final+Rule+Applicability+Charts&utm\\_medium=email&utm\\_term=0\\_f32b935a5f-d9232feac3-18458393](http://www.hudexchange.info/home/home-final-rule/requirements-applicability-charts/?utm_source=HUD+Exchange+Mailing+List&utm_campaign=d9232feac3-2013+HOME+Final+Rule+Applicability+Charts&utm_medium=email&utm_term=0_f32b935a5f-d9232feac3-18458393).

Visit our website at [www.ruralhousing.org](http://www.ruralhousing.org)  
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*Illegitimi Non Carborundum*