

Rural Delivery

Happy New Year!

New York State Rural Housing Coalition, Inc.

January, 2016

MID Reforms Could Support More Housing

The Tax Policy Center (TPC) has released its most recent analysis of the United for Homes (UFH) proposal to reform the mortgage interest deduction (MID). Commissioned by the National Low Income Housing Coalition, the report shows the impact on revenue from federal income taxes if changes to the MID as proposed by UFH were enacted. An additional \$213 billion would be generated over ten years if the two elements of the reform proposal were enacted. They are: lowering the cap on the amount of mortgage debt on which the interest can be deducted from the current \$1 million to \$500,000, and converting the current deduction to a 15% non-refundable tax credit. Simply lowering the cap to \$500,000 would generate \$95 billion over ten years. Both of these figures assume the changes would be phased in over

five years. NLIHC has previously reported that only 5% of all mortgages made in the US in the years 2012, 2013, and 2014 were above \$500,000 and they are concentrated in a fraction of US counties.

The TPC report also shows how the change to a 15% non-refundable tax credit would alter the distribution of mortgage interest tax breaks by income. While 34% of all taxpayers pay mortgage interest, only 58% of taxpayers who pay mortgage interest take the mortgage interest deduction now. Under the UFH proposal, 82% of taxpayers who pay mortgage interest would get the mortgage interest tax credit, almost 15 million more homeowners with mortgages than get a tax break now.

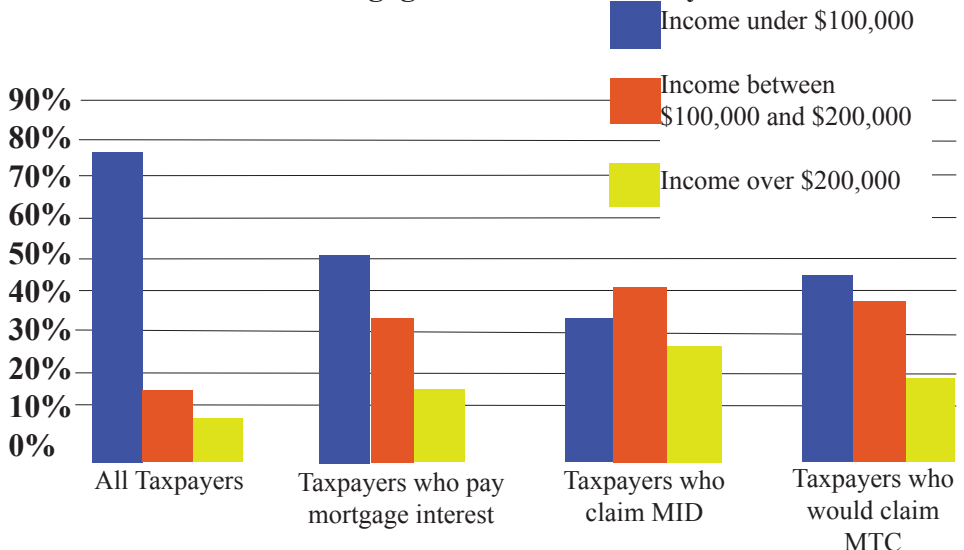
The figure below illustrates this distribution by income group,

clearly showing the increased benefit to lower income homeowners from the conversion from a tax deduction to a tax credit. The UFH campaign proposes to use savings generated by MID reform to fund the National Housing Trust Fund and other housing assistance that benefits extremely low income households. To learn more about the campaign and the proposal, go to www.unitedforhomes.org.

The Tax Policy Center is a joint project of Brookings and the Urban Institute. To read the TPC paper, entitled Options to Reform the Home Mortgage Interest, go to www.taxpolicycenter.org/UploadedPDF/2000542-options-to-reform-the-deduction-for-home-mortgage-interest.pdf.

To read NLIHC's report on mortgages over \$500,000, go to <http://nlihc.org/research/rare-occurrence>.

Effects Of Mortgage Interest Reform By Income



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Rural Delivery

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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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Bits and Pieces...

HUD Report On Service Coordinators Issued

HUD has issued a report on the beneficial impacts of Service Coordinators in rural senior housing complexes. The report suggests that a 5-year demonstration would be ideal, and that the demonstration be focused on not just outcomes but trying to understand the best interventions or models for rural areas that can be replicated. To review the report, visit: www.huduser.gov/portal/sites/default/files/pdf/Senior-Housing-Services.pdf.

News We Missed

We acknowledge the passing on November 10th of former Assembly Housing Chair Vito Lopez. Mr. Lopez succumbed to leukemia in New York City. During his tenure in the legislature, Mr. Lopez was a major advocate for the Neighborhood and Rural Preservation Programs.

Next Board Meeting

The next meeting of the Board of Directors of the Rural Housing Coalition will be held on January 21st in the Coalition offices in Albany. Board members- please mark your calendars!

The Big Short

Your editor took in the film *The Big Short* the day after Christmas. Many of our readers are intimately aware of the impacts of the continuing foreclosure crisis. This new movie does a pretty good job of explaining how our housing market went off the cliff in the first place. Be warned- there's some nudity, and plenty of impolite language in this film. But the scene with Selena Gomez explaining credit default swaps is easily worth the price of the ticket.

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.

504 Loans/Grants For Well And Septic

The USDA Section 504 Loan and Grant program is a tool for replacement of failed wells and/or septic systems. Eligible recipients are very low income single family homeowners residing in USDA - eligible areas. Grant funds are available to homeowners 62 years of age or over.

The maximum loan is \$20,000 and the maximum grant is \$7,500. Loans are written at terms up to 20 years, at 1% interest. Home loans are available year round, as long as funding is available. This is a viable financing tool when no other grant funding is available for this purpose.

Galvin-Riley Moves To HOME Program

Stephanie Galvin Riley has accepted a position working in the HOME program at NYS Homes and Community Renewal. She will be working with Ann Petersen, the Director of that office.

Previously, Stephanie served as the Home Ownership Program Manager at Albany County Rural Housing Alliance. She has extensive experience in home ownership and foreclosure counseling, and was a leader in the HomeSave NY coalition (formerly CXHE).

Governor Announces \$23 Million In Housing Awards

On December 17th, Governor Cuomo announced nearly \$23 million in housing grants to municipalities and non-profits across the state. Funding under the CDBG, AHC, Access to Home, Access to Home Veterans, Access to Home MRT, and RESTORE programs was announced.

Of the 24 CDBG grants awarded, 18 were for housing rehabilitation activities. Yates County was awarded a well and septic program. Rensselaer, Clinton, Lewis, Ulster, and Tompkins Counties were awarded programs for First Time Home Buyers. Allegany County and the Town of Ellington received CDBG funds for manufactured home replacement programs. Many of the housing rehabilitation grants in this

Promise Zone Deadline Announced

February 23rd is the deadline date for applications for the federal Promise Zone program. Promise Zones are designed to address issues of communities in extreme poverty, both urban and rural. The program is a joint initiative of HUD and USDA. This is the third and final round of Promise Zone applications.

The Promise Zone designation partners the Federal government with local leaders who are addressing multiple community revitalization challenges in a collaborative way and have demonstrated a commitment to results. Further, Promise Zones will be assigned Federal staff to help navigate the array of Fed-

eral assistance and programs already available to them. In addition, eligible applicants in Promise Zones will receive any available (a) preference for certain competitive Federal programs and (b) technical assistance. Subject to enactment by Congress, businesses investing in Promise Zones or hiring residents of Promise Zones will be eligible to receive tax incentives. Altogether, this package of assistance will help local leaders accelerate efforts to revitalize their communities.

For more information, visit: www.federalregister.gov/articles/2015/12/18/2015-31884/promise-zones-initiative-third-round-selection-process.

round were awarded at the \$500,000 level.

A total of 24 RESTORE awards were announced. Almost half of the grant awards received \$150,000, significantly above awards in earlier years of the RESTORE program's history. Two additional grants were awarded at \$100,000.

Five AHC grants were awarded, including a variety of activities, such as a vacant building rehabilitation program in Syracuse, employer-assisted housing in Nassau and Suffolk Counties, and a continuation of a purchase and rehab program in Chenango County. Only one of the grants announced was for a home improvement program.

Twelve grants were announced under the new Access to Home

program for Veterans. All of these programs were awarded \$150,000. Winners included two CAP agencies, an independent living center, a county government, and five Preservation Companies. One Preservation Company received three grants for work in three different counties. There were also 10 additional Access awards under the Medicaid Redesign Team initiative. All but 2 of the MRT awards received \$150,000 per grant, as well. Six grant awards were made under the original Access to Home program, all at \$150,000. Half of those awards went to Preservation Companies.

The complete list of awards can be found at www.nyshcr.org/Funding/Awards/2015-LP-awards.pdf.

Project Profile:

PathStone's Role in Manufactured Homes In Rural Upstate NY

In our regular feature, Rural Delivery invites members of the Rural Housing Coalition to highlight their community development projects and programs in the pages of this newsletter. This month, we are pleased to present the story of PathStone in Rochester. In their own words, here is their story:

PathStone Corporation has a taken a multifaceted program approach to help meet some of the housing needs of residents of mobile and manufactured homes in New York State. PathStone employees bring much needed energy conservation improvements to owners and residents of manufactured homes through Weatherization Assistance and the NYSEDA Green Jobs/Green New York programs. These programs use BPI-certified energy auditors to conduct energy audits on manufactured homes. Repairs indicated in the audit are made at no or reduced cost to the homeowners. PathStone has recently completed a program to replace dilapidated mobile homes with new Energy Star program manufactured homes. In addition, PathStone's manufactured home cooperative program helps residents of manufactured home parks form a resident corporation and buy their communities from the investor-owner.

Elizabeth Crittenden of Genesee County, NY, is the mother of two young children working as a banquet waitress at a local hotel. For years, Ms. Crittenden lived with her two pre-school daughters in a dilapidated 1972 mobile home. Ms. Crittenden purchased the home at a county tax auction with borrowed money. It was the only place she could afford to live and still stay in

her community. Despite Ms. Crittenden's best efforts, her home was falling down around her. The exte-



rior walls/siding consisted of 4'x8' simulated wood paneling that was disintegrating and pulling away from the framing. You could actually reach inside the walls from the outside. The furnace was inoperative -- the home was heated only by a wood stove. An addition on the south end of the home was uninhabitable. PathStone was able to replace the old home with a new Energy Star program manufactured home. The new home is on a permanent foundation and provides a safe, affordable and comfortable place for Ms. Crittenden to raise her family.

The funding for this project was a combination of grant and loan products. A first mortgage on the property was obtained from the PathStone Enterprise Center. This loan covered the gap between available grant funds and total project costs. Grant funding for the project came from the NYS HCR HOME program, the NYS Affordable Housing Corporation and the Wells Fargo/NeighborWorks America Safe and Sound program.

The difference between the old and new homes was literally life

changing. During the winter months, Ms. Crittenden used to spend most of her free hours feeding the wood stove and still had no running water due to frozen pipes. Both the water and septic lines would freeze during cold snaps. When spring finally arrived, a dirt driveway and no sidewalk meant mud and dirt was everywhere, inside and out. It was im-

possible to keep the house clean. Weekends were spent trying to maintain the home. The parts that needed replacement in the mobile home were no longer available. The home was literally falling down around the family and there was nothing they could do to prevent it.

The new home was a godsend. Central heat meant no longer getting up on cold nights to keep the fire stoked, plus plumbing could be used in the winter. A sidewalk around the house and a gravel driveway means not walking through mud and dirt every time you enter or leave the home. The sidewalk even gives Thea and Chaia a place to learn to ride their bikes. One of the biggest benefits Ms. Crittenden mentions is time -- time to sit back and enjoy life for a change.

Community-Wide Impact With Manufactured Home Park Cooperatives

PathStone's commitment to manufactured home residents does not end with energy improvements and home replacements. PathStone helps residents of manufactured home parks buy and manage their

Career Opportunities

Administrative Assistant

Related Management has a great career opportunity for an outstanding Administrative Assistant at a wonderful 195 unit Tax Credit residential property in Buffalo, NY.

The Administrative Assistant will be responsible for screening incoming leasing inquiries, supply property information, tour apartment homes, track leasing prospects, applicant interviews and processing, recertification interviews, accounts payable & receivable, service requests, general administrative duties, and special projects as assigned.

Qualifications: Skilled in marketing and leasing; Section 8 / Tax Credit /Affordable Housing experience a plus. Bilingual in Spanish is a plus.

Related Management has set an exceptional performance benchmark for the responsive and professional management of both affordable and market rate communities. Related offers a generous benefit package; and training and support systems that are unmatched.

To apply, visit: https://mint.peopleanswers.com/pa/testPortalPositionInfoDescription.do?random=q9pV9-tRT2PH2uUN&request_token=Eoxg6To7hKUVeqJglrC2_KF3Rq6m7m-m-tIFFK2OVJk&pc=704348&country=1&lang=1&positionPositionTypeCode=867442.

EOE

Community Developer Trainee

Located in the Office of Community Renewal in Albany, the Community Developer Traineeship is a two-year early career program at NYS HCR. Under the general direction of the Program Director, the trainee will provide program assistance in the administration of mixed-use grant projects. This position will require occasional travel and the amount will vary throughout the year. Responsibilities include, but are not limited to: assisting in providing and directing technical assistance to eligible program applicants and grantees to ensure comprehension of program regulations, requirements, and the application and award processes; assisting with the review and scoring of all program-related applications and with the award notification/declination process. Bachelor's degree in humanities or business field plus two years of work experience in grants or project management position. Comparable, relevant work experience will be considered.

All candidates must submit a resume, a letter of interest, 2 references, and 2 writing samples to: HTFCJobs@nyshcr.org. To review the complete job notice, visit: www.nyshcr.org/AboutUs/JobOpportunities/OCR-CommunityDeveloperTrainee.pdf.

EOE

Affordable Housing Compliance Specialist

Concern for Independent Living, Inc. is a non-profit agency committed to helping individuals and families to live in the community with dignity and enhanced opportunities through the provision of housing and support services. We are one of the largest housing agencies of this kind in New York State, currently serving approximately 850 individuals and families in over 220 locations. Concern offers a variety of housing options with individualized support services designed to support personal growth and independence.

The Affordable Compliance Specialist position is based in East Patchogue, and is responsible for maintaining compliance with Low Income Housing Tax Credits. Individual applying for this position should possess strong organization skills and a detail oriented approach. Strong computer literacy skills are essential to this position. Must have certification in low income housing tax credits. Knowledge of HUD requirements and accounting experience is a plus. Good verbal and written communication skills are also required. Experience and/or education in working with people with disabilities is a plus. For more information, visit: www.concernhousing.org/employment/.

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.

Career Opportunities, Continued

Office Manager/Bookkeeper for rural housing agency. Part-time 25 hours per week, with paid time off. Responsible for maintaining agency's financial records using QuickBooks (payables, receivables, payroll, bank reconciliation, etc.). Answer phone/greet clients; assist clients in completing applications for grants/loans; monitor agency's loans; assist in administering employee benefits and agency vendor contracts; track inventory/order supplies; assist in marketing and outreach efforts. Two or more years of office management and bookkeeping experience required; associate's degree in accounting, finance or business preferred. Experience using QuickBooks. Proficient in Microsoft Office. Able to work independently, organize, and prioritize effectively. Accuracy and attention to detail required, as well as a track record of reliability and confidentiality. Small agency, great working environment! Resume, cover letter, and three professional references by January 22, 2016, to: Southern Hills Preservation Corporation, 2383 US Route 11, LaFayette, NY 13084. EOE. No phone calls please.

Community Development Consultant Sought

The Town of Bethlehem, NY is requesting proposals from qualified consultants to update its Local Waterfront Revitalization Program (LWRP) pursuant to the provisions of New York State Executive Law, Article 42. The Town has received funding from the NYSDOS Division of Coastal Resources through the 2015 Regional Economic Development Council Awards for an Environmental Protection Fund (EPF) - Local Waterfront Revitalization Program grant. The process for developing the LWRP update will include public participation, an analysis of local land use controls, and identification of projects and actions needed to implement the updated plan. Preparation of

the plan will be undertaken through consultant planning services to be procured by the Town of Bethlehem and overseen by the Town's Department of Economic Development and Planning and Local Waterfront Revitalization Advisory Group. Goals of the LWRP update are to encourage new economic activity, to improve public access and recreational use of the River, and to protect and restore natural resources.

For questions about this RFP, please contact Robert F. Leslie, AICP (Director of Planning) at (518) 439-4955 ext. 1157 or rleslie@townofbethlehem.org. Total MWBE Participation Goals: 20%. Proposals are due by 01/19/2016 at 4:00 PM.

Notice Of Solicitation Of Applications

The US Department of Agriculture issued a Notice of Solicitation of Applications for Section 533 Housing Preservation Grants for Fiscal Year 2016 on Tuesday, December 29, 2015. The closing deadline for pre-applications is 5:00 PM February 12, 2016.

The HPG program is a grant program which provides qualified public agencies, private non-profit organizations including, but not limited to, faith-based and neighborhood partnerships, and other eligible entities, grant funds to assist low- and very low income homeowners in repairing and rehabilitating their homes in rural areas.

In addition, the HPG program assists rental property owners and cooperative housing complexes in rural areas in repairing and rehabilitating their units if they agree to make such units available to low- and very low-income persons.

For more information, please visit: www.gpo.gov/fdsys/pkg/FR-2015-12-29/pdf/2015-32784.pdf.

Ground Broken On Storm Recovery Project

The official ground-breaking for the Owego Village Gardens project in Tioga County took place on December 10th. The 62 unit rental project for seniors is being developed in part with funding from the Governors Office of Storm Recovery. Owego was devastated by flooding following Hurricane Irene and Tropical Storm Lee in 2011. Over 2,000 apartments and homes in the vicinity of the project were damaged by the 2011 flooding.

In addition to the \$6.8 million in CDBG financing provided by GOSR, the project is financed by a \$7 million mortgage through the NYS Housing Finance Agency, \$270,000 in Low Income Housing Tax Credits, and \$170,000 in State Low Income Credits. The building has been designed to be green and energy-efficient, as well as having flood-proofing and wind-resistant design features. The project is part of an 85 acre redevelopment site being administered by the Tioga County Industrial Development Agency.

Owego Village Gardens is being developed by Home Leasing, LLC. It is scheduled for completion in 2017.

Workforce Housing Project Completed In Plattsburgh

On December 10th, the completion of Homesteads on Ampersand in the Town of Plattsburgh (Clinton County) was announced. The \$14.3 million project is the first planned transit-oriented affordable housing development in Clinton County, offering easy access to public transportation and within a short walk to shopping, services, and SUNY Plattsburgh. The development is part of the Governor's \$1 billion House NY program.

The development features 64 affordable one-, two-, and three-bedroom apartments, including 25 units with supportive services for residents with psychiatric disabilities. The four-building development includes a community building with laundry, a meeting room, a computer area, a patio and playground. Nine units are adapted and move-in ready for

persons who have a mobility impairment. Four units are move-in ready for those who have a hearing or vision impairment.

Homesteads on Ampersand is located at the foot of Consumer Square Shopping Center and just a short walk to shopping along the Route 3 corridor and to SUNY



Homesteads on Ampersand, Plattsburgh

Plattsburgh. Clinton County provided a bus shelter directly on the site and offers regularly scheduled bus services for residents.

The project is created in partnership with NYS Homes and Community Renewal, NYS Office of Mental Health, Regan Development, and

CPC.

Support services are provided by Behavioral Health Services North, Inc, a non-profit organization that provides a broad array of mental health services to Clinton County.

The \$14.3 million project was financed with \$780,539 in Low Income Housing Tax Credits through New York State Homes and Community Renewal which generated approximately \$7 million for the development. HCR also provided a \$2.177 million Housing Trust Fund loan. These investments leveraged a \$9 million construction loan from CPC, as well a \$4.9M SONYMA-insured permanent loan through the State's Common Retirement Fund.

Rents range from \$479-\$948 per month and are affordable to households with incomes at or below 50% of area median income.

NDC Offers Multifamily Housing Finance Training In March

The National Development Council will hold HD430-Housing Development Finance: Problem Solving and Deal Structuring in Glen Allen, Virginia from March 14th-18th. The fourth and final course in the HDFP Certification Program™, HD430 blends the financial analysis techniques learned in the previous courses with the problem solving and negotiating skills that housing development practitioners use to close complex projects. This five-day course challenges participants to analyze and structure financing packages for home ownership and rental housing deals that are complicated by a variety of factors, both financial and non-financial. Participants become skilled at the methods used to structure financing that most effectively leverages public dollars. Tuition for this course is \$750. For more information, visit: <https://register.asapconnected.com/Courses.aspx?CourseGroupID=4633>.

Resilience Manual Published

Enterprise Community Partners has published a manual for affordable multifamily housing developers with strategies for multifamily building resilience, a collection of 19 practical strategies for affordable multifamily building owners to make their buildings more resilient against the effects of extreme weather events. The resilience manual was developed to provide guidance to affordable multifamily building owners on retrofit strategies that will help protect and adapt their properties to a variety of climate hazards typical to the Northeastern United States. Recent climate disasters such as Superstorm Sandy made it clear that multifamily affordable housing organizations face a unique set of challenges when responding to, recovering from and planning for climate impacts and emergencies. For more information, visit: www.enterprisecommunity.com/news-and-events/news-releases/multifamily-building-resilience-manual.

Project Profile, Continued

Continued from Page 4

parks as affordable housing cooperatives. To date, PathStone has facilitated the resident purchase of 7 parks providing long term affordable housing to nearly 550 households.

When a park becomes available for purchase, PathStone staff initially determines if it is financially feasible to convert the park from private for-profit ownership to not-for-profit cooperative ownership. If initial feasibility appears workable, all residents are invited to informational meetings to learn about co-op conversion and to have an opportunity to join a new resident corporation. If a majority of residents wish to proceed, a resident board is elected. With the aid of PathStone's technical assistance, the board and a majority of the homeowners living in the park determine if the

community should be, or could be converted to a cooperative. If it is decided to pursue a resident purchase, a purchase offer is submitted to the current owner. If the offer is accepted, the resident board has approximately ninety days to review due diligence reports (property conditions, environmental, appraisal); create acquisition and first year operating budgets; and apply for and receive financing commitments. Budgets are developed based on the purchase price, current lot rents, vacancy rate, condition of infrastructure systems (i.e., water, sewer/septic, roads), and identification of deferred maintenance items. A capital improvement plan is developed for immediate and future repairs. Together with the asking price, these numbers are closely scrutinized to evaluate whether the community will be affordable to

homeowners. If the numbers work, funding for the park is obtained from a variety of sources including ROC USA, the NYS Housing Finance Agency and Community Preservation Corporation.

Once a park becomes a resident owned community, the day-to-day operations are handled by a management company under the direction of the board. The board is comprised of homeowners elected by other resident homeowners. The board directs the creation of long-term operating goals, capital improvement planning, and provides the overall leadership of the community. Technical assistance is provided by PathStone staff for ten years, the length of the financing. For more information regarding Manufactured Home Co-op Program, please contact Andrea Miller at amiller@pathstone.org.

Visit our website at www.ruralhousing.org
'Like' us on Facebook for up-to-the-minute news.



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