



RHD Rural Delivery

New York State Rural Housing Coalition, Inc.

January, 2014

Governor Announces Early Round Housing Awards

On December 20th, Governor Andrew Cuomo announced more than \$23 million in ten funding awards for an array of housing projects across the state. Awardees competed for funds through NYS Homes and Community Renewal's Early Award competition, a single-source process to apply for different streams of funding for multi-family rental projects. As part of an expedited application and review process, submissions of projects were evaluated based on clearly defined criteria, including that they advance one or more of the state's housing goals and are project-ready, with construction or rehab required to begin within 120 days of the award.

Project applicants submitted requests for one or more of the following funding programs: 9% Low Income Housing Tax Credits; State Low Income Housing Tax Credits; Low Income Housing Trust Fund; HOME; Urban Initiatives; Rural Area Revitalization Projects; and the Community Investment Fund.

The Early Award Round for 2013 grants included:

- Fox Apartments in the Village of Union Springs, Cayuga County. This \$960,000 award preserves 32 affordable units for seniors and persons with disabilities.
- Liberty Gardens 3 Revitalization in the City of Rome, Onei-

da County. This \$1.2 million investment will renovate 52 units of public housing.

- Sheridan Hollow Village, a mixed use project in the City of Albany. This \$3.6 million investment will construct 17 buildings containing 57 rental units.
- Biltmore Crossing, Town of Horseheads, Chemung County. This \$2.9 million investment will create 56 rental units.
- Concern Ronkonkoma Veterans Housing in Brookhaven, Suffolk County. The state's \$1.2 million investment will create 59 units for veterans in eight townhouse-style buildings.
- Woodrow Townhomes LLC, City of Amsterdam, Montgomery County. A \$3.5 million investment will preserve 100 units of Mitchell-Lama housing stock. Energy-efficient upgrades will yield a 20% reduction in energy use.

The grant awards also included supportive housing for persons with developmental disabilities:

- Whipple Apartments, East Williamsburg, Brooklyn will receive \$1.3 million to create 51 low-income and supportive housing units. Eight units are set-aside for adults with developmental disabilities referred

by the State's Office of People with Developmental Disabilities.

- Cohoes-Lion Heart Residences, City of Cohoes, Albany County: The \$3.4 million investment will create 72 new low-income and supportive housing units for people with developmental disabilities. On-site support services include job training and placement and training for caregivers. OPWDD will provide funding for support services and rental assistance, as well as \$1.8 million to support operations and services at the facility.
- Independence Square in the City of Newburgh, Orange County, will receive \$2.4 million to create 74 affordable housing units. The project provides workforce housing alongside 14 supportive housing units for people

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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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Bits and Pieces...

Happy NEW YEAR!

HEAP Applications Being Accepted Online

New York residents living outside of New York City can now apply for HEAP benefits online at www.myBenefits.ny.gov for the first time. HEAP, which is overseen by the New York State Office of Temporary and Disability Assistance (OTDA), is a federally-funded program that provides up to \$650 for eligible households to pay for energy costs in order to keep their homes warm during the winter.

For the first time, anyone living outside of New York City who is seeking a regular HEAP benefit, which assists households that pay a high proportion of household income for energy, will be able to submit applications online at myBenefits.ny.gov.

Watt To Lead FHFA

Congressman Mel Watt is expected to be sworn in as the next director of the Federal Housing Finance Agency (FHFA) on Monday, January 6th. He will also resign from his congressional seat on that day.

Mr. Watt's nomination to be the head of FHFA, which regulates Fannie Mae and Freddie Mac, was confirmed by the Senate on December 10th. His nomination had been long delayed by filibuster action, and was among the initial actions approved when the filibuster rules were changed this past fall.

Both Fannie Mae and Freddie Mac were directed by the 2008 Housing and Economic Recovery Act to provide revenue to the National Housing Trust Fund (NHTF). This requirement was suspended in 2008 before any payments were made. The National Low Income Housing Coalition and housing advocates across the country are hopeful that Mr. Watt will reconsider FHFA's decision to suspend the payments.

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.

National Community Revitalization Request For Proposals

Efforts to stabilize and rebuild neighborhoods have been most effective where community development organizations are applying multiple tools in a targeted geography and coordinating their efforts with each other, local government and private business. To support this work, Community Revitalization will provide grant funding through a national rolling RFP with funding made available by the US Depart-

ment of Housing and Urban Development Section 4 program. These funds can only be awarded to a nonprofit Community Development Corporation (CDC) or Community Housing Development Organization (CHDO). Up to 7 applicants will be awarded funds that can be used for a) staff time, business planning, and other costs necessary to build organizational capacity, or b) predevelopment expenses that re-

duce the risk profile associated with real estate development so as to attract private capital. This RFP will remain open until September 30, 2014. Applicants will be advised within 45 days of submission whether they are being considered for funding. - See more at: www.enterprisecommunity.com/solutions-and-innovation/community-revitalization/see-the-work-community-revitalization#sthash.3JA5P5p5.dpuf.

HHAP RFP Window Still Open

As of this writing, the New York State Homeless Housing and Assistance Corporation (HHAC) and the NYS Office of Temporary and Disability Assistance (OTDA) are continuing to accept applications for funding under the Homeless Housing and Assistance Program (HHAP) through an open Request For Proposals.

Under HHAP, HHAC is authorized to provide grants and loans for the acquisition, construction and rehabilitation of properties in order to expand the supply of housing for

low income persons who are, or would otherwise be, homeless. The HHAP appropriation for State Fiscal Year 2013-2014 is \$30 million, of which \$5 million may be reserved for the development of projects serving homeless persons with HIV/AIDS.

Application reviews and award decisions will be made on an ongoing basis. When available funds are committed and/or HHAC decides to terminate or suspend the acceptance of applications, a notice will be posted on OTDA's website. Ap-

plicants are urged to check this website prior to completing and submitting an application to determine whether proposals are currently being accepted.

All inquiries should be made of Mr. Brett Hebner, Vice President, (518) 486-3433, or in writing to brett.hebner@otda.ny.gov. To review the RFP, visit <http://otda.ny.gov/contracts/2010/HHAP/>.

Project Profiles Sought

The Rural Housing Coalition is looking for unique and interesting housing and community development projects and programs sponsored by our members to profile in these pages in the future. If you have been working on a particularly interesting project that responds in a creative fashion to unique challenges found in your community, please let us know. We'd love to showcase your hard work in this newsletter. The diversity of projects and programs of our members are an excellent testament to the value of public investment in housing and community revitalization efforts. For more information about this opportunity, please contact Colin McKnight at (518) 458-8696, x 14.

Early Round Grant Awards, Cont'

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with developmental disabilities. Counseling, case management, and rental assistance will be provided for the OPWDD clients, along with \$1.6 million from OPWDD to support operations and services at the facility. The project is designed to drive \$16.8 million in economic activity and to meet Green Building and Energy Efficiency Initiatives.

- Monarch Senior Living, Town of Webster in Monroe County,

received a \$2.9 million investment to create 50 affordable housing units for seniors and people with developmental disabilities. OPWDD will provide support services and rental assistance, as well as \$1.11 million to support operations and services for the 10 units serving people with developmental disabilities. Support services will include vocational opportunities and training and access to physical and wellness activities. The project will inject \$10.8 million into local economies.

Career Opportunities

Community Development Consultant/Planner

Thoma Development Consultants is seeking a long-term team member to join our staff of professionals as a Program Manager. The successful candidate, as an individual and as a team member, will be responsible for providing a varied array of community development services to our customers in the Central and Finger Lakes areas of New York State, including planning, grant writing, grant administration, and project implementation. A degree or comparable experience in planning, community development, or similar field is desired, as are candidates with AICP certification. Background or experience in any of the following is helpful: comprehensive planning, ag and farmland protection planning, land use and zoning, grant writing, grant administration, downtown revitalization, economic development, housing, and sustainable development. Candidates should possess excellent written and verbal communication skills, enjoy working with the public, and thrive in a collaborative working environment. Basic knowledge of GIS is preferred. Please submit a cover letter, with salary requirements and resume, no later than February 1, 2014 to: Thoma Development Consultants, 34 Tompkins Street, Cortland, NY 13045. Thoma Development Consultants is an equal opportunity employer.

Achieving Excellence Applicants Sought

NeighborWorks America is accepting applications from nonprofit executives for its next class of Achieving Excellence, an 18-month intensive program where leaders tackle individual business challenges that, when met, will position their organizations to thrive and better serve their communities. There are 50 open seats in the 2014-2016 Achieving Excellence program. Almost 300 have graduated from the program since its launch in 2002.

Applications are due to NeighborWorks America by March 26, 2014.

The executives meet three times over the 18 months at Harvard's Kennedy School of Government, a program partner, and also in groups and individually with nationally known executive coaches. Achieving Excellence graduates have improved their ability to deliver affordable housing products, enhanced their fund raising perform-

HOME Program FAQs Posted

HUD has created a set of Frequently Asked Questions (FAQs) to clarify various features of the final HOME regulations. Six of the 16 topics cover Community Housing Development Organizations (CHDOs). Seven pertain to homebuyer programs, and there is one each for homeowner rehab, rental housing, and tenant based rental assistance.

Two of the FAQs address utility allowances. Regarding rental housing, one FAQ addresses the requirement that Participating Jurisdictions (PJs) either use the HUD Utility Schedule Model or determine a project's utility allowance based on utility use at a project. The FAQ also announces that HUD is making a technical correction to the final HOME rule that will delay the effective date of this provision until January 24, 2015. HUD plans to issue further guidance regarding other models for determining a project's annual utility allowance.

Another FAQ clarifies that the utility allowance requirement does not apply to TBRA. However, HUD notes that PJs administering a

TBRA program must establish a payment standard that represents the rent plus utility cost of moderately priced units meeting HUD's Housing Quality Standards (HQS). Therefore, when tenants pay their own utilities, a PJ must establish a utility allowance amount that is deducted from a tenants' rent payment to the owner. Because public housing agencies (PHAs) often administer a PJ's TBRA program, the HOME Program allows PJs to use PHA utility allowance schedules for HOME TBRA. A PJ may also use other HUD-approved methodologies to establish utility allowances for HOME TBRA.

The Office of Affordable Housing Programs plans to periodically add to the FAQ, as well as issue a number of new or updated CPD notices. Also in the works are new training courses, including training for CHDOs, scheduled to rollout in late February or early March.

The HOME FAQs can be found on the OneCPD website, not the HOME webpage, at: www.onecpd.info/resource/3318/home-faqs.

There are 18.6 million vacant homes in the US. That's enough for every homeless person in America to have six.

ance, expanded into new lines of business including mortgage lending and real estate development, and reduced debt while improving community services. One Achieving Excellence class identified nearly \$500 million of new capital leveraged by their organizations, which they attributed at least in part to what they learned in the program, for a \$300:\$1 return on investment.

For more information, please go to www.nw.org/ae.

MetroEdge Builds Downtown Retail Opportunity

LISC MetroEdge supports building sustainable communities by working with LISC offices and their communities to develop viable commercial corridor and economic development strategies. The LME approach combines innovative market research, quantitative analysis, and grassroots community engagement to correct misperceptions of urban markets, identify hidden assets and help communities exercise more control over their economic futures. The comprehensive urban metrics developed by LISC MetroEdge are based on retailer-approved data sources. MetroEdge describes emerging markets more accurately, spotlights assets, and identifies trends that community and government leaders can use to attract and grow businesses in their cities.

Visit www.lisc.org/section/our-work/national/metroedge/ for more information.



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EPA Small Boiler Rules Go Into Effect

All small boilers that use oil, coal, or biomass for fuel must comply with the Environmental Protection Agency's new area source emission rules and file appropriate documentation with the EPA by January 21, 2014. Full compliance is required no later than March 21st. Many small boiler owners have never had to file compliance documentation with the EPA and are now facing new reporting requirements.

January 21st is the first compliance deadline of potentially several compliance filings you may have to submit this year, depending on the configuration of your heating plant. Major source regulations have been

grabbing all of the headlines, but new emission rules and compliance deadlines continue to stack up below the radar, for minor and non-permitted industrial, commercial and institutional (ICI) boilers.

Many small boiler owners will have to hire a qualified energy assessor to complete a one time boiler plant energy assessment and boiler tune up by March 21, 2014. To review webinar materials detailing the types of boilers covered by this requirement, and the types of testing required, visit www.epa.gov/airquality/combustion/docs/area-source-presentation.pdf.

visit our website at www.ruralhousing.org
like us on *Facebook* for up-to-the-minute news reports