



RHD Rural Delivery

New York State Rural Housing Coalition, Inc.

August , 2004

Legislature Proposes Significant Changes To Capital Programs

While budget negotiations seem stalled in the New York State Legislature, several housing related program bills were passed during the session.

Notably, both Houses of the Legislature passed a bill to increase the amounts of grants and loans from the Housing Trust Fund from the current limit of \$55,000 per dwelling unit to \$75,000. The bill also provides that the per unit grant may be increased up to \$100,000 in high cost areas. The legislation was requested by Governor Pataki and was sponsored in the Senate by John Bonacic and in the Assembly by Vito Lopez.

A second bill to expand the current Farmworker Housing Program

also passed. This bill will allow dairy farmers to participate in the program that had been limited to seasonal farmworkers. Under the amendment, employers of year round workers will also be able to access loans of up to \$100,000 to make housing improvements or to create new housing units.

The bill would prohibit using the loan funds to provide housing for family members. The bill was sponsored by Senator Bonacic in the Senate and by William Magee in the Assembly.

Similarly, legislation to increase the AHC funding cap has also passed both houses. This bill would increase from \$20,000 to \$35,000 per dwelling unit and \$25,000 to \$40,000 for

a high cost project, the amounts allowed for financial assistance from the affordable home ownership development program.

AHODP provides grants to subsidize the development of affordable housing throughout New York State. Over 43,000 units have been constructed or rehabilitated since the program originated in 1986. Since 1988, the amount of funds that may be awarded has been limited to \$25,000 per unit. In the fifteen years since the per unit cap was last increased, statewide construction costs have risen 53%. The increase in the per-unit cap for awards is necessary to keep pace with the rate of inflation.

All three pieces of legislation are awaiting action by Governor Pataki. For more information on the status of this legislation, contact Nancy Berkowitz of New York State Rural Advocates at nbek@frontier.net.

Main Street Program Launched

Governor Pataki recently announced an exciting new program designed to stimulate downtown revitalization throughout New York State. The Housing Trust Fund Corporation (HTFC) and the Division of Housing and Community Renewal (DHCR) will administer a new \$20 million program known as "New York Main Street."

The New York Main Street program (NYMS) will help revitalize

communities by funding building renovations, downtown business or cultural anchors and streetscape enhancements that are ancillary to other program activities. The Program will fund up to \$200,000 on a competitive basis to not-for-profit organizations, not-for-profit BIDs, or not-for-profit charitable organizations who will serve as Local Program Administrators and in turn administer local grant programs intended to stimulate

Main Street revitalization efforts.

For further information, you may download a copy of the New York Main Street Program Notice of Funding Availability (NOFA). Included in the NOFA is a list of workshops scheduled in communities throughout the State to familiarize interested parties with the application process. Applications for the first round of funding are due by 5:00 PM on Monday, September 20, 2004.

Continued on Page 3

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Rural Delivery is published by the New York State Rural Housing Coalition, Inc. a nonprofit membership organization. The Coalition is a statewide membership organization dedicated to strengthening and revitalizing rural New York by assisting housing and community development providers. Rural Delivery has a distribution of 330 copies per issue.

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Bits and Pieces...

Bank of America Grants Available

Bank of America is looking for “neighborhood builders” and “local heroes”. Neighborhood builder grantees will receive \$200,000 in operating support for their agency and leadership development for senior management. Local heroes, who have made a “remarkable” difference in their community, will have \$5000 donated in their name to the nonprofit of their choice. For more information, visit: www.bankofamerica.com/foundation/index.cfm?template=fd_neighborexcell.

Affordable Housing Exhibit in DC

Affordable Housing: Designing an American Asset will be on exhibit until August 8th at the National Building Museum in Washington, DC. The exhibit surveys the history of affordable housing in America and presents outstanding contemporary examples that illustrate the value of good design in creating successful communities. The exhibition addresses this important message to professionals, housing developers, elected officials, and the general public. For more information, visit: www.nbm.org/Exhibits/current/Affordable_Housing.html.

Utility Accepting Main St. Grant Applications

Niagara Mohawk Power Corporation, the Syracuse-based utility company, is making available grant funds to municipalities and non-profits in the NiMo service area for Main Street revitalization purposes. Grants of up to \$50,000 are available to match other funds for projects that will result in job creation or retention in a commercial area, and access utilities that are underutilized. A variety of planning and implementation activities are eligible for funding, and this program could be a good source of matching funds for the NY Main Street Program noted on Page 1 of this issue of *Rural Delivery*. This program will be accepting applications until December 31, 2004. Information on this program can be viewed at: www.shovelready.com/documents/mainstreet%20revitalization.pdf, or from a link on the website of the Governor’s Office of Small Cities at www.nysmallcities.com.

Continued from Page 1

Main Street Applications Due September 20th

Application kits are available for download from the DHCR website or by contacting your DHCR Regional Office (listed in the NOFA).

Progress in community renewal means people and organizations working together at every level. The New York Main Street Center, located within DHCR, will serve along with the New York State Department of State, Empire State Development Corporation, Department of Transportation, Office of Parks, Recreation & Historic Preservation, and the Governor's Office for Small Cities as a technical assistance resource. Together, the State agencies look forward to partnering with not-for-profit organizations and communities throughout New York State to implement this exciting new initiative.

Any questions regarding the New York Main Street Program should be directed to the DHCR Regional Office which serves the county in which the proposed program is located. Technical assistance is available from DHCR field representatives. For more information, visit www.dhcr.state.ny.us/.

Training sessions on this new program have been scheduled at locations around the state. The sessions

in Ulster and St. Lawrence Counties were held on July 28th, and we apologize for not being able to give you advance warning of them.

The schedule of remaining trainings is:

Monday, August 9, 10:00 AM - Noon, Erie County Community College Auditorium, 121 Ellicott Street, Buffalo, NY 14203

Tuesday, August 10, 1:00-3:00 PM, NYS DHCR Regional Office, Syracuse Developmental Center 3rd Floor Auditorium, 800 S. Wilbur Avenue, Syracuse, NY 13204

Wednesday, August 11, 10:00 AM - Noon, Empire State Plaza, Meeting Room 5, Concourse Level, Albany, NY 12242

Thursday, August 12, 1:00-3:00 PM, New School University, Lang Student Center, 55 West 13th Street, 2nd Floor, New York, New York 10011

Monday, August 16, 1:00- 3:00 PM, Town of Hempstead, Nathan L.H. Bennett Pavilion, One Washington Street, Hempstead, New York 11550.

Wednesday, August 18, 1:00 - 3:00 PM, Radisson Hotel Corning, 125 Denison Parkway East, Corning, New York 14830

New York RHED

Awards Announced

Three New York non-profits were recently awarded grants under HUD's Rural Housing and Economic Development funding program. RHED is one of the grant programs included in HUD's SuperNOFA funding opportunity. RHED funding can be used for capacity building of non-profit agencies to allow the implementation of new or expanded programs, or to develop new housing or other community facilities.

The agencies funded in the 2004 round are: Akwesasne Indian Housing Authority (\$395,034); Albany County Rural Housing Alliance, Inc. (\$150,000); and the Bishop Sheen Ecumenical Housing Foundation, Inc. (\$100,000). Congratulations to all three winners!

Save The Date!

The 25th Annual

Affordable Housing and

Community Development

Conference

October 4th, 5th, 6th

Binghamton, New York

Deborah DeLong Returns To New York

Former Rural Housing Coalition and DHCR staffer Deborah DeLong has returned from California to take a position as Executive Director of the Workforce Housing Coalition in Dutchess County. WHC is a new community based initiative to encourage development of moderately priced workforce housing in Dutchess County. The WHC, the formation of which was announced late last year by County Executive William Steinhaus, and further defined as

a 2004 *State of the County* initiative, includes community leaders in government, business, non-profit, education and in the private sector. "The shortage of workforce housing is beginning to impact our ability to continue our past economic development successes. An increasing number of workers are having difficulty finding available housing and many children who grew up here can no longer afford to live here," said Steinhaus.

DeLong, now of Wappingers Falls, has 20 years of expertise in the development of housing programs, projects, and policy development in New York State at both the non-profit and government levels. She recently arrived in Dutchess County from Southern California, where she worked on developing housing programs to address issues similar to those faced in Dutchess County – including rapidly escalating housing costs.

Combining Energy Efficiency and Rehab

The Division of Housing and Community Renewal will sponsor the final seminar in the 2004 Housing Development training series on August 13, 2004, from 9:00 AM - 4:00 PM (Sign-in at: 8:30 AM).

Many New York low-income families face critical challenges in paying for the rising costs of energy. Low-income households are faced with spending approximately 12 to 25 percent of their income each month on energy costs. HOME Local Program Administrators, Community Action Weatherization Agencies and local non profit housing programs are often looked at by many low income households as a source not only for housing but also for help in reducing their energy cost burdens. Energy efficiency programs when undertaken jointly with rehabilitation efforts can result in dramatic and substantial benefits to those in need.

This seminar will provide information on the importance of integrating energy efficiency and weatherization into rehabilitation projects. The training will:

- Discuss the importance of energy

efficiency and how it relates to affordability.

- Identify the benefits of energy efficiency and collaboration between HOME grantees and weatherization agencies.

- Describe key energy saving techniques and strategies to reduce energy loss.

- Identify the five most common energy use problems in homes.

- Describe the metric of success of undertaking energy efficiency projects and identify steps to calculate cost effectiveness of energy efficiency measures.

- Identify staff skills needed to undertake energy efficiency projects, as well as management models that program directors may use to address program barriers.

Register By: August 12, 2004

Seminar Location:

AEA Energy Management Training Center, 105 Bruckner Blvd. Bronx, NY10454

For additional information call Josephine Pagan at 212-480-7126 or visit www.dhcr.state.ny.us/ocd/apps/seminar/seminar_intro.asp.

Financial Literacy Training Slated For October 4th

The Rural Housing Coalition and the Office of the Attorney General are cosponsoring a training on financial literacy issues on October 4th. This full-day training will be held in conjunction with the 25th Annual Affordable Housing and Community Development Conference in Binghamton.

The financial literacy training has been developed as a 'train the trainer' type of workshop to provide local housing counselors with the curriculum, training materials, and delivery skills to provide group training on a variety of financial and credit issues needed by rural New Yorkers to avoid scams, make wise credit and budgeting choices, and prepare for a secure financial future.

Registration materials for the Binghamton conference will be mailed during August, and anyone interested in taking the financial literacy training should complete and return the conference registration form to the Coalition.

DiMarco Place Phase 2 Completed



The Community Services Program has completed construction of the second phase of the DiMarco Place project in Wappingers Falls (Dutchess County). The 32 units were constructed with financing from the Division of Housing and Community Renewal and Low Income Housing Tax Credits.

Tenant selection has been completed, with leases signed on July 30th. Our congratulations go to Peg O'Leary, the Executive Director of CSP, and her staff on this long-awaited accomplishment!

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

Executive Director, M-ARK Project, Inc.

A unique opportunity exists in Margaretville, Delaware County, New York, for an Executive Director of a rural community development agency. Margaretville is situated in the heart of the Catskills Mountains, and received the 2004 Governor Pataki's "Quality Community Award."

The M-ARK Project has been serving the housing and community developments needs of the townships of Middletown, Andes and Roxbury for twenty-five years. Responsibilities include:

- Develop contacts and network at all levels (local, county, state, and federal) in government and private sectors, including Foundation, in order to tap into available funding.
- A new focus will be on property development, both housing a business.
- Identify and prioritize needs of the community and the region.

Frontier Housing Corporation, a not-for-profit housing and community development organization based in Dexter, NY is seeking a qualified individual for the position of Grant Writer/Coordinator. The successful applicant should have experience with local, state and federal housing and community development programs and a good working knowledge of Windows and Microsoft programs. This position will be approximately 30 hours per week. Send resumes to Frontier Housing Corporation, PO Box 56, Dexter, NY 13634. EOE

Grant Writer

- Facilitate planning of projects and seek resources.
- Provide technical assistance to businesses, organizations and municipalities.
- Manage a \$300,000 business revolving loan fund.
- Supervise staff of three.

Qualifications:

- Ability to communicate effectively
- Bachelors Degree in Business, Planning or Economic Development, or a minimum of five years experience in a related field.

Compensation:

- Salary in the range of \$45,000 to \$50,000 (depending on experience)
- Benefits
- Generous vacation package

Please respond by August 15th, 2004 with a cover letter and resume to:

Search Committee

M-ARK Project, Inc.

P.O. Box 247

Margaretville, NY 12455 EOE

Rental Assistance Program Director

Management position for the administration of the Housing Choice Voucher and other housing assistance programs. Primary responsibilities to include staff supervision, program development and data management to insure program compliance and regulatory obligations. Additional responsibilities to include direct case management, interaction with clients, landlords, and others to furnish advocacy and technical assistance. Strong work ethic, computer proficiency, attention to detail and excellent communication skills required. Housing background and/or experience with low income population desired. Salary: 30's . Please send letter of interest and resume to Kevin O'Connor, Executive Director, Rural Ulster Preservation Company, 289 Fair St., Kingston NY 12401 (845) 331-2140. EOE

Farmworker Housing Developer

The Farmworker Housing Developer will have primary responsibility for assisting in the development of affordable rental housing for farmworkers across New York State and will focus on bringing development projects from inception through financing, local approvals, loan closing and construction to marketing, initial rent-up and sustaining management. This position will also provide assistance to farmers and growers to construct and improve on-farm housing for farmworkers. The position will also provide limited assistance to ROI staff in other locations to assist them in designing and implementing farmworker housing programs and projects. Bachelor's degree and minimum of six years of related experience in the development of affordable housing required. Knowledge of state, federal and private financing programs, applicable regulations, and experience in negotiating agreements with joint venture partners, vendors, municipalities, and lenders is necessary. Demonstrated experience in oversight of major rehabilitation and new construction activities is essential. Please send letter of interest and resume to: Jay Golden, Rural Opportunities, Inc., 400 East Ave., Rochester, NY 14607 or email to jgolden@ruralinc.org. EOE

Supportive Housing Workshops Slated For 25th Conference

The 25th Annual Affordable Housing and Community Development Conference in Binghamton will feature a full-day workshop track on October 5th on subjects of interest to homeless housing and supportive housing providers. The workshops include: **A. Coordinating Property Management and Social Services in Supportive Housing.**

This session examines the elements of an effective working relationship between property management and supportive services, whether or not they are provided by one or two separate organizations. Through this workshop providers can better understand and avoid the pitfalls in the relationship between management and services. Participants should be better able to: understand the rationale for separating management and ser-

vice functions; give consideration to whether or not to form a partnership with another organization; identify the goals of both management and services; and recognize areas of shared responsibility and natural tensions.

B. Dealing with Challenging Tenants in Both Low-Income and Supportive Housing.

In rural communities the low-income housing project is often the only game in town. How do you handle tenants who need a supportive environment? When do you continue to offer services? And, when do you evict? How do you go about screening residents as appropriate for the level of services available? Are service providers included in the screening process? Are commitments and cooperation obtained from those ser-

vice providers? This workshop will be presented by rural housing practitioners from across the State. The workshop is targeted toward the managers of both low-income and supportive housing projects.

C. Serving an Aging Population in Elderly Housing Projects.

This workshop is directed to the managers of Section 515, Section 202 and Trust Fund housing projects that serve the elderly. What happens when elderly tenants start to develop needs for which a supportive setting are more appropriate? Are there services available locally that will allow them to remain in their apartment? What are the services needed and how are they accessed? Who coordinates them and pays for this coordination? Models of how these services are provided will be discussed.

Visit Our Website At WWW.ruralhousing.org

New York State Rural Advocates Golf Tournament

Monday, October 5, 2004

THE LINKS AT HIAWATHA LANDING

Apalachin, New York

The Rural Advocates Tournament will be held in conjunction with the Rural Housing Coalition's 25th Annual Affordable Housing and Community Development Conference. The Links At Hiawatha Landing are located 15 miles west of the Binghamton Conference site in the scenic Susquehanna Valley.

"Designed in golf's grand tradition, The Links at Hiawatha Landing is reminiscent of the legendary circuits of Great Britain. The authentic links style layout is evident in its rolling hills, wind swept sand bunkers and ornamental grasses. At 7,067 yards, this impeccably manicured course can challenge even the most skilled golfers, however, five distinct teeing distances for each hole allow golfers of all skill levels to play within themselves. Measuring only 5,101 from the front tees, "The Links" can accommodate even the highest handicap golfers. Water comes into play on seven holes, yet there are no forced carries. Best of all, there no blind tee shots or blind greens! The 17th and 18th holes are two of the most exciting finishing holes in golf. From the first tee to the last green, "The Links" issues an endless series of choices, making each hole and each round as inspiring as the first."

The Tournament features 18 holes, prizes, lunch and beverages, evening cocktails and award ceremony. A 9:00 AM Shotgun start will be preceded by a welcome, gifts and coffee beginning at 8:30 AM. Registration is \$100 per golfer or \$350 per foursome.

Directions- Route 17 West from Binghamton 15 miles to Exit 66. Turn left at the light at the end of the exit ramp towards Route 434. Turn right at the next light onto Route 434 West. Continue for 1.5 miles on Route 434 West. Turn right at the first right turn- Marshland Road. Continue over Route 17 on Marshland Road for 0.5 miles to the course.

Register in advance by completing and returning the form below, or completing the tournament registration included in the conference registration brochure.

Return with registration fee to register by mail to: NYS Rural Advocates, PO Box 104, Blue Mt. Lake, NY 12812 or Register directly with your RHC Conference Registration indicating name of golfers.

Player 1: _____ Address: _____

Player 2: _____ Address: _____

Player 3: _____ Address: _____

Player 4: _____ Address: _____

Total Enclosed: \$ _____

Vets Resource Workshop Scheduled

The National Coalition for Homeless Veterans will sponsor a workshop on September 20th in Augusta, Maine on resource development for homeless veterans programs. This workshop will be presented through a partnership between the Department of Veteran Affairs and the National Coalition for Homeless Veterans and locally sponsored by Volunteers of America, and the Maine State Housing Authority.

The workshop will be held at the Togus VA Medical Center, Building 203, Conference Room 304, Augusta, Maine (this is the closest of the national series of workshops to New York) from 8:30 AM -5:00 PM. Emerging and existing organizations serving the homeless population who would like to expand their scope of service to include the homeless veteran population are encouraged to attend. Par-

Project Photos Wanted

NYS Rural Advocates will be building on the power point slide show presented to the New York State legislature in February that continually looped pictures of local building projects and the financing information showing who what when where and how affordable housing is accomplished in rural New York. The Advocates would like to add "polish" to the pictures and information that was collected and include as many groups as possible. The Advocates hope to have this available at the Rural Housing Coalition Conference the first week in October.

If you want to be part of this effort to help market your good housing and community development work please email: Christine A. Reynolds, Executive Assistant, ACCORD Corporation, at : creynolds@accordcorp.org.

ticipants will receive general information on the basic elements of resource development, how to go about developing a funding proposal and an introduction into veteran specific resources and how to access them.

Agenda

8:00-8:30 am Registration & refreshments

8:30-8:45 AM Introductions and Workshop Objectives

8:45-9:00 AM Agenda & Overview

9:00-10:00 AM Basics of Resource Development

10:00-10:15 AM Break

10:15-12:00 PM Basics of Developing a Proposal

12:00-12:45 PM Lunch

12:45-1:30 PM Veteran Specific Background and Resources

1:30-2:15 PM Department of Veterans' Affairs Grant Per Diem

2:15-2:30 PM Break

2:30-3:00 PM Department of Labor Homeless Veterans Reintegration Program & Veterans Workforce Investment Program

3:00-3:30 PM HUD Continuum of Care

3:30-4:00 PM Other Resources

4:00-4:30 PM Summary and Evaluation of Workshop

Conference Registration

You must register to attend by September 13, 2004. Email your name, organization name, address, phone number, email address to: nchv5@nchv.org and put in Subject line: Resource Workshop-Augusta, ME. A fee of \$10.00 will be collected at the workshop registration to cover refreshments and lunch.

Questions? Call Melanie Lilliston at the NCHV at 202-546-1969/800-VET-HELP.

Affordable Design Webcast Available

On July 20th, Knowledge Sharing Initiative's (KSI) Experts Online in partnership with KnowledgePlex, produced an online session covering the role of design in affordable housing development. The session also served as the launch event for the Campaign for Excellence in Affordable Housing Design, a new initiative supported by LISC and the Fannie Mae Foundation to help providers of affordable housing understand the meaning and value of good design, and appreciate how a commitment to good design can help them in their work.

The session featured a presentation by Deane Evans, a registered architect in private practice, a Fellow of the American Institute of Architects, and creator of the Housing Design Advisor. Mr. Evans provided an overview of what good design is, why it's essential to affordable housing that works, and who's responsible for making sure it happens. To view the archived webcast, visit: www.lisc.org/resources/experts_index.shtml.

Regional Meetings Scheduled

The Board of Directors of the Rural Housing Coalition will be hosting a series of regional meetings across New York during September to solicit input on the future training and programmatic needs of the Coalition membership.

Coalition members should keep an eye on their mail for an invitation to the regional meetings in the next month. Members will also be called by a member of the Board of Directors with information about the meeting logistics. Plan on being there!