

NEW YORK STATE

R·U·R·A·L

HOUSING

COALITION

INCORPORATED

**26TH ANNUAL
AFFORDABLE HOUSING
AND
COMMUNITY DEVELOPMENT
CONFERENCE**

OCTOBER 18TH AND 19TH, 2005

**SHERATON UNIVERSITY HOTEL
AND CONFERENCE CENTER
SYRACUSE, NEW YORK**

Tuesday October 18th

Track 1: Organizational Stability and Growth

A series of three workshops to help you plan for the growth of your organization...

A- Creating Subsidiary Organizations- *Growing organizations sometimes need to branch out, either with subsidiary housing development fund companies, or other subordinate corporations. Learn the mechanics of setting up new corporate entities to best complement your agency's mission.*

9:00 AM - 12:15 PM

B- Financial Management and Reporting- *Having reliable financial records and accurate reports is critical to the stability of your organization, and is essential when strategizing for growth. Learn how to make sure that your financial house is in order.*

2:00 - 3:30 PM

C- Multifund Accounting- *Many housing agencies fail to utilize the capabilities of accounting software programs such as Quickbooks to efficiently manage the finances of multiple real estate projects. Learn how to set up your agency's books to maximize the multi-fund accounting potential of your software.*

3:45 - 5:15 PM

Track 2: Board Development

A full day training for non-profit leaders, including Board members.

Board Transformation

Restructure, recruit, and re-energize your Board through effective techniques to engage them in active participation in the governance of your agency. This workshop is for Executive Directors and Board Leadership to empower non-profit volunteers to meet the needs of their organizations.

9:00 AM - 5:15 PM

Track 3: Creative Single Family Financing

A day-long series of workshops on single family home finance for housing counselors...

A- USDA-Rural Development Section 502 Guaranteed Mortgages- *Federally guaranteed mortgages are available to first time homebuyers. Learn more about how the benefits of the 502 Guarantee can help your homebuyers who may not have sufficient savings for a down payment AND closing costs.*

9:00-10:30 AM

B- The Federal Home Loan Bank of New York's First Home Club- *The First Home Club is a matched savings program that can provide equity for your home buyers at closing. This workshop will cover the nuts and bolts of setting up and running a First Home Club in your community.*

10:45 AM - 12:15 PM

C- USDA-Rural Development 502 Direct Loans and the Housing Choice Voucher- *Very low income households typically need more than one form of financial assistance to purchase a home. The USDA Section 502 direct mortgage loan offers very low interest rates and flexible terms that combine well with the HUD Section 8 Housing Choice Voucher program. Learn how to combine these two sources of financing to make home ownership for your clients a success.*

2:00-3:30 PM

D- Untapped Resources for Stimulating Home Ownership- *REO Properties, Section 8 Housing Choice Vouchers, and VITA are non-mortgage options for assisting your lower income borrowers to obtain a home of their own. This workshop will provide an Interactive panel discussion using HUD staff from CPD, PIH and REO in conjunction with the Internal Revenue Service, to highlight resources and tools for promoting home ownership.*

3:45-5:15 PM

Tuesday October 18th

Updates To The New York State Building Codes
Recent changes to the New York State Building Codes will doubtless impact the operation of your housing assistance programs, whether you are administering new construction activities or the rehabilitation of existing housing units. Familiarizing your rehab and construction staff with the Code revisions will allow future projects to be designed properly to meet current building code requirements.

9:00 AM-5:15 PM

Track 4: Community Change

Three workshops with innovative ideas for addressing local housing concerns...

A- Introduction to Land Trusts- *Rapidly escalating home purchase costs are making it virtually impossible in some communities to assist lower income families to purchase a home of their own. The Community Land Trust model offers an alternative ownership arrangement that can ensure that assisted housing units remain affordable for the long term.*

9:00 AM-12:15 PM

B- Land Use Techniques for Affordable Housing- *Zoning and other Land Use regulations can hinder or help the development of affordable housing. This workshop will explore current thinking about the relationship between Zoning and affordable housing development and will offer Community Based Housing groups some models that their communities can use to meet local housing needs.*

2:00- 3:30 PM

C- Fair Housing- *Providing fair and equal access to housing in our communities is more than just a moral issue- it's the law. This workshop will cover current legal standards for fair housing issues, as well as practical methods for addressing fair housing concerns in your community.*

3:45-5:15 PM

Track 5: Housing Rehab v. New Construction

A day-long series of workshops for rehab coordinators and construction pros on recent changes in The Code and how they impact your housing assistance programs....

Track 6: Supportive Housing

This day long workshop is for both non-clinical and beginning clinical staff of low-income and supportive housing. This training helps participants to understand the spectrum of special needs (such as substance abuse, mental illness, AIDS/HIV or other chronic health conditions) of some tenants. The workshop will aid in the identification of the signs and symptoms of these conditions and help to develop a positive and professional relationship with tenants who exhibit these special needs. Presented by staff from the Center for Urban Community Services and the Corporation for Supported Housing. A certificate of attendance will be offered to participants.

Understanding Mental Illness- *This segment will provide an overview of psychosis, mood disorders and personality disorders. Strategies for responding in a supportive manner to residents with these condition will be discussed.*

Understanding Substance Abuse *This part of the workshop will help staff to recognize the signs of substance abuse and to understand the dynamics of addiction. How property management and services staff can appropriately support a resident in recovery will be discussed.*

Understanding AIDS/HIV *This segment will provide a factual understanding for this illness. How it can and cannot be transmitted. And, what constitutes appropriate and universal precautions for staff and residents.*

9:00 AM - 5:15 PM

**Special
Happenings!**

**Wednesday
October 19th**

Reception for Early Arrivals

Conference attendees arriving on Monday evening (October 17th) are invited to join their friends for a reception in the Lobby Lounge of the Sheraton Hotel between 7:00 and 9:00 PM. A cash bar will be available. This will be a great opportunity to make plans for dinner that evening with other conference-goers.

Annual Meeting

The Annual Meeting of the New York State Rural Housing Coalition, Inc. will be held on Tuesday, October 18th during the Conference Luncheon, beginning at 12:30 PM. The Annual Meeting agenda includes election of the new members of the Coalition's Board of Directors, among other business.

Banquet and Keynote Presentation

The Conference Banquet and Keynote presentation will be held on Tuesday, October 18th, beginning at 6:30 PM. Join us for a delicious meal with your friends from around New York State.

After-Banquet Night Out

The Syracuse University neighborhood surrounding the Sheraton Hotel has numerous nightspots within an easy walk. Join your friends at one of these locations, or plan on an excursion to the famous Dinosaur Barbeque for an evening of the unexpected!

Board of Directors Meeting

The Autumn meeting of the Board of Directors of the New York State Rural Housing Coalition will be held on Wednesday, October 19th, beginning at 8:00 AM. This will be the organizational meeting of the Board.

Track 7: Real Estate Development 101

One full day training to help you begin the process of developing new affordable rental housing...

Multifamily Development For Beginners- *Development of affordable rental housing is a daunting prospect for the uninitiated. This full day training will introduce you to the basics of large scale real estate development, including how to find partners to mentor you along the way to your first success.*

9:00 AM - 5:15 PM

Track 8: Home Program Implementation

Four workshops to help you ...

A- Set Up Your New Program-

You've received your HOME award. Now, how do you go about getting to contract, completing environmental requirements, and developing the required financial transfer mechanisms?

9:00 - 10:30 AM

B- Operate Your New Program-

Keeping proper records and accounts, drawing funds, filing required reports...

10:45 AM - 12:15 PM

C- Resolving Problems-

It happens... What to do when your best efforts to run a worry-free program are for naught. (clue- don't panic).

2:00 - 3:30 PM

D- Closing Out Your Grant-

Congratulations! Your last project is done. Uh Oh! There's still paperwork to be done...

3:45 - 5:15 PM

Wednesday
October 19th

Track 9: Community Development

Three workshops to help you revitalize your community...

A- Main Street-

DHCR has successfully completed two rounds of funding for the Main Street initiative. Learn about future directions for this program, and how you can incorporate this tool into your community revitalization efforts.

9:00-10:30 AM

B- The New Village Concept-

Village housing is an attractive alternative to rural subdivision development. Issues of marketability, increased density, alternative zoning and clustering approaches, green site and building design, utilities and construction methods will be discussed.

10:45 AM-12:15 PM

C- Dealing With NIMBYism-

Some communities use consensus building to deal with NIMBY responses to development proposals. Learn the tools to fight NIMBYism in this 3 hour class.

2:00-5:15 PM

Track 10: Staff Development Institute

One full day training to help your Human Resource staff work better and smarter...

Hiring and Keeping the Best People

One of the biggest challenges facing business leaders today is the somewhat daunting task of finding and hiring the best workers in the labor pool. The challenge comes from managing the hiring process the right way. Finding them is only half the battle, keeping the best workers productive and happy in the workplace is equally important. This full day course will provide you with a surefire method of managing the hiring process and then look at the elements necessary to retain the quality employees that you have.

9:00 AM - 5:15 PM

Track 11: Supportive Housing

Opportunities to help you meet the housing needs of your constituents with special needs.

A- OTDA/HHAP Development Clinics-

If you are considering developing special needs housing, take this opportunity to review your project concept with the staff of the NYS Homeless Housing and Assistance Program.

9:00 AM - 12:15 PM

B- Asset Management Clinic-

Conference attendees who currently manage HHAP projects will have the opportunity to speak to HHAP staff. HHAP has many technical assistance resources to help their project sponsors face the challenges of managing supportive housing.

9:00 AM-12:15 PM

C- Homeless Services Program Clinic-

OTDA administers over \$23 million per year in grants to fund services for the homeless and special needs populations. These programs include both state and federal funding and can be used to rehouse the homeless, prevent further homelessness, and provide operating support and case management.

9:00 AM-12:15 PM

D- Serving Under-served Areas: A Roundtable on Expansion of the Continuum of Care Statewide

A significant number of counties in rural areas of New York are not covered by HUD's Continuum of Care program, resulting in the loss of access to funding for critical homeless services. This roundtable will provide an opportunity to discuss options for providing state-wide Continuum of Care coverage.

1:45 - 5:15 PM

Conference Underwriting Support Provided In Part By:

**New York State Housing
Finance Agency /SONYMA/
Affordable Housing
Corporation**

KeyBank | Achieve anything.




REGISTRATION FORM
26TH ANNUAL AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT
CONFERENCE
OCTOBER 18-19, 2005
SHERATON SYRACUSE UNIVERSITY HOTEL AND CONFERENCE CENTER
SYRACUSE, NEW YORK

Please complete a separate form for each participant who will be attending

Name: _____

Title: _____

Agency: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Purchase Order/Voucher #: _____

Conference Fees

1 day registration options

- Tuesday, October 18 (registration includes 1 lunch and 1 dinner)**
- \$205.00 Member Rate
 - \$230.00 Non Member Rate
- Wednesday, October 19 (registration includes 1 lunch)**
- \$165.00 Member Rate
 - \$190.00 Non Member Rate

2 consecutive day registration options

- Tuesday and Wednesday (includes 2 lunches and 1 dinner)**
- \$285.00 Member Rate
 - \$325.00 Non Member Rate

Meal-only options

- \$25 Tuesday Luncheon and Annual Meeting
- \$35 Tuesday Banquet and Keynote
- \$25 Wednesday Lunch

Amount Enclosed

Conference Registration Fee \$ _____

Total Enclosed \$ _____

*Make all checks payable to NYS Rural Housing Coalition
 Registrations may not be shared*

Please Indicate Which Tracks You Plan To Attend

Tuesday, October 18

- Track 1 Organizational Stability and Growth
- Track 2 Board Development
- Track 3 Creative Single Family Financing*
- Track 4 Community Change
- Track 5 Housing Rehabilitation v. New Construction
- Track 6 Services for People With Special Needs*

* These conference tracks are underwritten by HUD, and conference attendees may participate in these tracks without charge, if they are not attending other conference events.

Wednesday, October 19

- Track 7 Real Estate Development 101*
- Track 8 HOME Program Implementation*
- Track 9 Community Development
- Track 10 Staff Development Institute
- Track 11 Supportive Housing*
- AHC Clinics

* These conference tracks are underwritten by HUD, and conference attendees may participate in these tracks without charge, if they are not attending other conference events.

Meal Selections

Tuesday Luncheon and Annual Meeting
(Please select one meal choice)

- Herb-crusted Haddock
- Herb-crusted Chicken
- Vegetarian

Tuesday Banquet and Key Note Speaker
(Please select one meal choice)

- Sesame Tuna
- Chicken Tuscani
- Prime Rib
- Vegetarian

Wednesday Lunch

(Please select one meal choice)

- Steak Salad
- Chicken Strip Salad
- Portobello Salad

Conference Special
 for all
 NYS Rural Housing
 Coalition **Members Only**
 After registering three 2-day
 participants you are eligible
 for
 one free 2-day registration

**This offer is exclusive of
 hotel accommodations**

Please check the box and contact the Coalition before September 30, 2005 if you require assistance covered under the Americans with Disabilities Act, or have any special dietary needs.

Please send me information on becoming a member of the New York State Rural Housing Coalition, Inc. today.

For Internal Use Only

- Sponsor/Vendor Check Number: _____
- Presenter Invoice Number: _____
- Moderator Date Received: _____

www.ruralhousing.org

CONFERENCE REGISTRATION

Lodging

The conference will be held at the Sheraton University Hotel. The hotel is located at , in Syracuse, NY. A block of conference rooms is being held at the special conference rate of \$76.00 per night single/double, \$86.00 triple and \$96.00 quad) . **When making your reservation please remember to mention that this is for the NYS Rural Housing Coalition Annual Conference.** This special room rate will be held for conferees through September 16th. Room rates are subject to change after that date. To reserve, **call the hotel directly at (315) 475-3000.** *Early reservation for hotel rooms is recommended to avoid being shut out!*

Directions

Located on the Campus of Syracuse University, the Sheraton Syracuse University Hotel & Conference Center is easily accessible from all directions.

From the north:

Take Interstate Route 81 south to exit 18 (Adams/Harrison St. exit). Bear left on the exit ramp, and go under the I-81 bridge. From there go left at the second traffic light onto East Adams Street. At the fourth light turn right onto University Avenue, go two blocks; hotel is on the left.

From the south:

Take Interstate Route 81 north to exit 18 (Adams/Harrison St. exit) Turn right on East Adams Street, go to the fourth light, turn right onto University Avenue, go two blocks; hotel is on the left.

From the east:

Take Interstate Route 90 (New York State Thruway) west to exit 34A. Take Route 481 south to Interstate 690 West to the Teall Avenue exit. Turn left onto Teall Ave and go to the second light. Turn right onto Erie Boulevard East and go to University Avenue. Turn left onto University Ave., go seven blocks; hotel is on the left.

From the west:

Take Interstate Route 90 (New York State Thruway) east to exit 39. Take Interstate 690 east to Interstate Route 81 south. Take I-81 south to exit 18 (Adams/Harrison St exit). Bear left on the exit ramp and go under the I-81 bridge. From there go to the second traffic light and turn left onto Adams Street East. At the fourth light turn right onto University Avenue, go two blocks; hotel is on the left.

Payment Information

Make checks payable to the New York State Rural Housing Coalition, Inc. and send with completed registration forms to:
NYS Rural Housing Coalition, Inc.
879 Madison Avenue, 2nd Floor
Albany, NY 12208

On-site registration will also be available, subject to the late charge noted below. For additional information, contact the Coalition office at 1-888-787-2569 (toll-free within New York State) or at (518) 458-8696, or by fax at (518) 458-8896. You may also contact the Coalition by e-mail at rhc@ruralhousing.org. For up-to-the-minute information on the conference, visit our website at www.ruralhousing.org.

Refund Policy

All cancellations must be made in writing. A full refund will be made to anyone whose cancellation is received by September 30, 2005. No refunds will be made after September 30th.

Special Needs

If you have any special needs or requirements, including those addressed by the Americans with Disabilities Act, please inform the Coalition by September 30th.

Registration Form

Please print clearly and return a separate registration form for each person attending the conference (simply duplicate the registration form page). Confirmed registration requires receipt of your conference registration payment by the Rural Housing Coalition. Registrations received after October 7th will be assessed a late registration fee of \$20.

Join Now and Save

Join the New York State Rural Housing Coalition now and take advantage of special Conference registration rates for members. Just enclose your annual membership fee with your registration. Visit www.ruralhousing.org for membership rates.

OUR SPONSORS

As of press time, the following generous sponsors have supported the 2005 Conference. The Rural Housing Coalition is grateful for their commitment to the cause of affordable housing and community revitalization in rural New York.



*US Department of
Housing and
Urban
Development*



*NYS Division of Housing
and
Community Renewal*



The Community Preservation Corporation

CSP, INC.

Community Services Program, Inc.
and subsidiary corporation
Hudson Valley Housing Development
Fund Company, Inc.



HSBC Mortgage Corporation (USA)

26TH ANNUAL AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT CONFERENCE SCHEDULE

Monday, October 17, 2005

Dinner on your own
7:00 - 9:00 PM Reception- Underwritten
by J.P. Morgan Chase Bank N.A.

Tuesday, October 18, 2005

8:00 AM	Registration Opens, Coffee
8:00 AM- 5:00 PM	Exhibit Area Open
9:00 - 10:30 AM	Concurrent Workshops
10:30 - 10:45 AM	Break
10:45 - 12:15 AM	Concurrent Workshops
12:30- 2:00 PM	Luncheon and Annual Meeting of NYS Rural Housing Coalition.
2:00 - 3:30 PM	Concurrent Workshops
3:30 - 3:45 PM	Break
3:45 - 5:15 PM	Concurrent Workshops
5:30 - 6:00 PM	Reception
6:30 - 8:00 PM	Banquet and Keynote

Wednesday, October 19, 2005

8:00 AM	Registration Opens, Coffee
8:00 AM- Noon	Exhibit Area Open
9:00 - 10:30 AM	Concurrent Workshops
10:30 - 10:45 AM	Break
10:45 AM- 12:15	Concurrent Workshops
12:15 - 1:45 PM	Buffet Luncheon
1:45 - 3:15 PM	Concurrent Workshops
3:15 - 3:30 PM	Break
3:45 - 5:15 PM	Concurrent Workshops



879 Madison Avenue
Albany, New York 12208