



# Rural Delivery

New York State Rural Housing Coalition, Inc.

December, 2004

## And Exactly Why Isn't Housing A Priority?

In a situation fraught with irony, *Rural Delivery* has learned that the decision has already been made to propose funding for the Rural Preservation Program at \$2.4 million in the 2005/06 Executive Budget. The Governor's budget proposal is due to be released in late January 2005. The proposed funding level would represent a 50% cut from the baseline level that would support all seventy RPCs at \$65,000 and would be the same level of funding in the current year after the Governor's vetoes.

Meanwhile, almost three quarters into the current state fiscal year, funding for the Rural and Neighborhood Preservation programs is still not settled. The 2004/05 Executive Budget proposed to fund the Rural program at \$2.4 million. In adopting a state budget in early August, the Legislature increased funding for the program to \$5.1 million. In late August, Governor Pataki vetoed that increase.

It is now expected that the Legislature will return to Albany on the 6th and 7th of December. Members of the Legislature will considered taking steps to restore the funding that was cut by the Governor's veto. The Legislature will also have the option of taking no action and allowing the veto to stand.

Meanwhile, again almost three quar-

ters into the State's fiscal year, the state Division of Housing and Community Renewal has not revealed a plan to deal with the fallout from Preservation Companies that will be forced to slow the delivery of contracted programs due to the lack of administrative funds. A number of Preservation Companies are expected to close their doors as a result of the reduced funding, leaving rental projects without management and thousands of filed regulatory agreements without monitors.

Meanwhile, New York State is being impacted at once by a "housing boom" and a "housing crisis". The boom is largely confined to the New York metro region, Long Island, the Hudson Valley and a few isolated upstate markets. In the boom markets, the cost of housing is sky rocketing and high end units are being built at a break-neck pace.

One family's boom is another's crisis and while rising values create equity for owners, it has made it impossible for the low and moderate income families to purchase a home and has sent vacancy rates for rentals to historic lows. The housing crisis has reached such proportions in the Hudson Valley and Long Island that local newspapers have started writing series of articles on strategies for finding a home in the face

of unprecedented housing price escalation.<sup>1</sup>

Perhaps recognizing this irony, the Legislature acted to capture \$57 million of the windfall coming into the SONYMA insurance fund and to apply those resources to meeting the housing needs of lower income families. This action was also the subject of a veto by the Governor. Housing Advocates are calling for these funds to be restored by the Legislature when they reconvene this month.

Meanwhile, much of rural New York continues to be plagued by significant numbers of substandard housing units, by a shortage of safe decent and affordable rental units and by a housing price structure that is in direct conflict with income structures.

Our state has invested millions of dollars over the last 25 years to build capacity in communities to address this very crisis and in the stroke of a veto pen, that capacity could be laid to waste.

In an op-ed piece in the November 22nd New York *Times*, Bob Herbert bemoaned the fact that 'poverty is not even close to becoming part of our national discussion.' Affordable housing should also be a part of that discussion. It is not. What is wrong with this picture?

<sup>1</sup>We particularly like the suggestion from the White Plains *Journal-News* that a good strategy is to relocate your family from Peekskill in Westchester County to Afton in Chenango County, where home prices are a bit more reasonable.

**RD**

**R·u·r·a·l D·e·l·i·v·e·r·y**

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 255 copies per issue.

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**Bits and Pieces...**

**Happy Birthday to Tri-County!**

The Tri-County Housing Council in Steuben County celebrated its 30th anniversary on November 18th. We want to congratulate Judy Ceelli, the Board of Directors and Tri-County's staff on reaching this milestone!

**FannieMae Foundation Deadline In Early 2005**

The FannieMae Foundation awards most of its grants by soliciting proposals from organizations with the demonstrated ability to create strong partnerships with the Foundation. We also set aside a limited amount of grant funding to be awarded through a competitive process. The 2004 deadline for submitting proposals for competitive consideration has passed. The next application deadline will be in early 2005, and more information will be available on this site by December 31, 2004. Visit [www.fanniemaefoundation.org](http://www.fanniemaefoundation.org) for more information.

**2005 Small Cities Workshops Continue**

The application workshop series for the 2005 funding round for the Small Cities CDBG program will continue on Friday, December 3rd at the Sullivan County Community College, Seelig Theater, 112 College Road, Loch Sheldrake (Sullivan County). The Application Workshop is to begin at 11am; Implementation Workshop is to begin at 1pm.

Additional workshops may be added at a later date with locations and time to be determined. If you have any questions, please contact the Governors Office for Small Cities at (518) 474-2057. For more information, visit the GOSC website at [www.nysmallcities.com](http://www.nysmallcities.com).

**Did You Know.....**

.....that the Rural Housing Coalition offers Board and Staff Development Training on a variety of topics of interest to employees and board members of all types of non-profits? Our staff can guide you through your next staff or board retreat to be sure you cover essential topics and issues that are necessary to manage your company successfully. This training is free to CHDOs and Rural Preservation Companies. Some of our most requested topics include: *Program Development*; *New Executive Director Retreat*; and *Now That You're A Board Member – What You Need To Know To Be An Effective Volunteer*. Plan on having our staff facilitate or present at your next Board meeting. Call the Coalition at (518) 458-8696 for more information.

## NOFA Issued For Unified Funding

Application packages are now available for the NYS DHCR Unified Funding round. Separate applications will be used for: locally administered programs funded under the New York State HOME Program (HOME); locally administered programs funded under the Residential Emergency Services To Offer Repairs to the Elderly (RESTORE) Program; and site-specific projects funded under HOME and/or the Housing Trust Fund (HTF) or the Homes for Working Families (HWF) Program. Applicants are responsible for obtaining the proper application for funding, which will be available at NYS Division of Housing and Community Renewal Regional Offices and at application workshops. Application workshops for this round were held in November. Applications for HOME, HTF and HWF Site-Specific Project Funding (except for seed money requests) must be received by the Housing Trust Fund Corporation (HTFC) by 5:00 PM, Monday, February 28, 2005. Applications for locally administered programs funded under HOME or RESTORE must be received by the HTFC by 5:00 PM, Monday, March 21, 2005. Individuals hand delivering applications must have picture identification and a transmittal letter, on organization letterhead, stating their name and authorizing that person to deliver the application. Applications delivered by commercial carrier must have a complete and legible return address. Failure to comply with these requirements may result in applications not being accepted.

HTFC applications will be accepted only at the following address: **NYS Division of Housing and Community Renewal, Hampton Plaza-6th Floor,**

**38-40 State Street, Albany, NY 12207.**

The New York State HOME Program expects to have approximately \$39 million, subject to the availability of appropriations.

**Note:** A minimum of 15 percent of available funds is required to be reserved for projects developed, owned, or sponsored by Community Housing Development Organizations (CHDOs). Not-for-profit applicants who wish to apply as a CHDO must pursue pre-qualification by the HTFC prior to submitting an application. Interested applicants should contact the appropriate Regional Office to begin the process. The New York State HOME Program also allocates a minimum of 80 percent of the funds available (after the 15 percent reserved for CHDOs) to projects located in non-participating jurisdictions. It is one of the purposes of the HOME Program to give, to the greatest extent feasible, and consistent with federal, state and local laws and regulations, job training, employment, contracting and other economic opportunities to low and very low-income persons and locally owned enterprises. Federal law and regulations require that recipients of federal funds in excess of \$200,000 for construction or rehabilitation projects and their contractors agree to comply with the provisions set forth in 24 CFR part 135 (section 3).

The Low-Income Housing Trust Fund Program expects to have approximately \$29 million available, subject to the availability of appropriations.

The HWF Program expects to have approximately \$7 million available, subject to availability of appropriations.

The RESTORE Program will have approximately \$400,000 available.

Seed Money awards of **up to \$45,000 per project** from either HOME (CHDOs only) or HTF (not-for-profit organizations only) are also available. Seed Money applications may be submitted at any time to the appropriate DHCR Regional Office. Award decisions for any Seed Money requests submitted during the Funding Round will be deferred until after award announcements for project and program applications have been made.

The HTFC reserves the right to award all, a portion of, or none of the program funds based upon funding availability, the feasibility of the applications received, the competitiveness of the applications and the applicant's ability to meet HTFC criteria for funding.

Applications are selected for funding based upon an evaluation process which includes completeness, eligibility, competitiveness, feasibility reviews and recommendations as detailed in the RFP/application packet. Selections are also made in compliance with all pertinent statutory requirements and a policy to distribute funds to meet housing needs throughout the State.

The RFP to be issued is part of the Unified Funding application packet. Applicants should refer to the RFP to determine eligibility requirements for each program.

In accordance with Section 312 of Article 15 A of the Executive Law, the HTFC requires contractors and awardees to make affirmative efforts to ensure that New York State certified Minority and Women Owned Business Enterprises have opportunities for meaningful participation on projects awarded funding by the HTFC. For more information, visit the DHCR website at [www.dhcr.state.ny.us](http://www.dhcr.state.ny.us).

The deadline for the 2005 applications for the Treasury Department's CDFI Funding will be February 24th. Preference will be given to applications from underserved rural areas. Visit [www.cdfifund.gov](http://www.cdfifund.gov) for more information.

Thursday, November 11, 2004 10:33 AM

Subject: Fw: Greetings from Cambridge

HELLO FROM HOMEFRONT AND THE STAFF,

The following message from one of HomeFront's most recent homeowners is one example for why we at HomeFront do what we do each day. On this day, Veterans' Day, it's most fitting that this message goes out to those who know about the work HomeFront is able to do, and to those who might wish to know more about HomeFront Development Corporation's mission. Read on, and you will understand. This lower-income family was living in a badly deteriorated, and overcrowded mobile home. While this family of five (three elementary school children, mom with physical disabilities, and dad) owned the land, their home was unsafe, and a health hazard. HomeFront was pleased to be able to reinvest New York State Division of Housing and Community Renewal HOME PROGRAM RECAPTURE funds to buy this family a new, replacement mobile home. Recapture funds are reimbursed funds, which return to HomeFront when previously assisted homebuyers sell their homes before their occupancy term expires. As many of you may know, recapture funds, under the HOME Program, can be reinvested back into the communities originally designated for this HOME purchase assistance. This message is one of thanks, particularly for those who support HomeFront's affordable housing efforts: our tremendous board of directors, DHCR folks, support service agencies, along with staff's friends and family.

*Wendy Peluso, Tom Mann, Pam Wikberg, Becky Heath*

Hello Everyone,

Just a quick note to let you know that you are all in my thoughts. Especially at this time in my life. My husband is being deployed next Friday. He will be going to Mississippi for 54 days and then off to Kuwait for 18 months. It will be rough on us, but we will make it through. I just wanted to let you know that because of all of you at HOMEFRONT, my husband can leave the country knowing that his family is living in a nice, warm, safe new home. We couldn't have done it without all of you. I have always believed that God makes everything happen for a reason and he let YOU happen to us and because of you it will be just a little bit easier on us during this very trying time. Once again, thank you all for all you have done. And please keep us in your prayers. Gratefully yours, *Sue Warnke and Family*

## Funders Form Partnership to End Chronic Homelessness

Nine foundations, nonprofit organizations, and financial institutions have joined forces to create the Partnership to End Long-Term Homelessness, and will dedicate more than \$37 million in grants and loans to groups working on this national problem. At the same time, new data from nine U.S. cities builds on earlier studies which demonstrated that "supportive housing" can be a cost-effective solution to long-term homelessness.

The partnership aims to end long-term homelessness by raising public awareness and creating 150,000 supportive housing units across the nation within ten years. That work will be carried out by the Corporation for Supportive Housing, and the National Alliance to End Homelessness. The 7 funding partners, each of which has committed \$1 million or more to the effort, are Deutsche Bank, Fannie Mae, the Melville Charitable Trust, and the Fannie Mae, Conrad N. Hilton, Robert Wood Johnson, and Rockefeller foundations. The partnership aims to leverage at least \$30 million more from other foundations and businesses, and will work to increase public and private sector financing for the costs of supportive housing. Bolstering the partnership's use of supportive housing is a new study by the Lewin Group which found that a day in supportive housing costs significantly less than a day in a shelter, jail, or a psychiatric hospital.

"The time is right to take advantage of a rare consensus about the solution to long-term homelessness, and growing momentum as the administration, Congress, and communities across the nation have adopted the goal of ending chronic homelessness in ten years," said Nan Roman, president and CEO of the National Alliance to End Homelessness.

### HAC Website Offers Case Studies

Case studies of rural housing, economic development, and infrastructure projects are profiled on the Housing Assistance Council's website. The case studies provide insight into how aggressive community development corporations in other states are making a positive impact on the quality of life in their communities. For more information, visit [www.ruralhome.org/gateway](http://www.ruralhome.org/gateway).

### A Dream Come True

Techsoup will be sponsoring a one-day event to provide free spam filtering software to nonprofits on December 15th. Mailshell is giving away spam filtering software on that day. From now until December 15th, TechSoup.org is providing educational content about spam. If your computer is anything like ours, this is a godsend. For more information, visit [www.stopspamtoday.org/stopspamfd.html?advsourc=TFCbanner](http://www.stopspamtoday.org/stopspamfd.html?advsourc=TFCbanner).

# Career Opportunities

The New York State Rural Housing Coalition is happy to be able to provide help wanted advertising opportunities for our members and non-profit community development agencies. Ad copy must be provided in Microsoft Word format, and may be transmitted by email to [rhc@ruralhousing.org](mailto:rhc@ruralhousing.org). Ad copy must comply with federal and state equal opportunity requirements to be published, and must be received by the 25th of the month to ensure placement in the succeeding issue of *Rural Delivery*. Ads provided in this fashion will also be posted in the Career Opportunities page of the Coalition's website, unless a request is specifically made not to place the advertisement on-line.

## Gleaning Program Director

ComLinks, a private non-profit Community Action Partnership seeks dynamic individual to provide leadership and management to expand its Cooperative Gleaning Program, a multi-county anti-hunger food and nutrition network created to establish a food secure community. Must have strong organizational abilities, including budget management and communication skills. BA/BS degree required. Demonstrated grant writing ability a plus. Salary: 30's w/benefits. Please send resume, letter and references to ComLinks, 343 W. Main St., Malone NY 12953 or email to [admins@capital.net](mailto:admins@capital.net). Attn: Simone McConville. DOE.

EOE

## Executive Director

Essex Community Heritage Organization (ECHO). The executive director has overall responsibility for the planning, implementation, and management of all ECHO programs, services, and systems. The director is appointed by and reports to the board of directors and can expect the commitment, active involvement, and support of its members. The director serves as an adviser to the board on all organization matters. The executive director will be responsible for conceptualizing, implementing, and managing the membership program and all fundraising efforts of the organization. The executive director is accountable to the board for assuring ECHO's activities achieve the organization's preservation, advocacy, education, public-policy, and fundraising goals. The executive director is also accountable for the fiscal health of the organization. She/he oversees ECHO's operating budget and maintains fiscal control over expenditures. S/he provides leadership in identifying potential sources of public and private support. A bachelor's degree is required. A master's degree or equivalent experience in historic preservation, museum studies, planning, architecture, history, or a related field is preferred. ECHO is seeking an executive director with an unswerving commitment to historic preservation and community development who will command respect for his/her accomplishments and inspire broad-based, deeply felt commitment to the advancement of the ECHO mission. Strong leadership and decision-making skills are critical to success in this position. Strong oral and written communication skills are also required. S/he must also possess strong interpersonal skills and the ability to cultivate relationships with widely varying constituencies. The executive director will be a leader with clear vision who is able to empower that vision through the membership, the community, board, staff, funding sources, local government, and professional staff of agencies such as the state Division of Housing and Community Renewal, the state historic preservation office, the Adirondack Park Agency, the New York State Council on the Arts, and several other agencies that are key to the effectiveness of ECHO. The executive director must have a value set consistent with ECHO's core mission culture, which is based upon teamwork, respect, openness, honest communication, entrepreneurship, and high standards. Candidates should be able to demonstrate the capacity to lead and manage this organization in a manner that is progressive and consistent. Experience and/or training in budgeting and finance; program development and implementation; fundraising/grantwriting; and public advocacy are essential in this position. The compensation package is negotiable and may include medical insurance. ECHO is an equal opportunity employer. Interested applicants should submit an application/cover letter, resume, and the names and contact information of three references to: Robert Harsh, Chair, Board of Directors, c/o Essex Community Heritage Organization, P.O. Box 250, Essex, NY 12936, or by email to: [echo@essexny.org](mailto:echo@essexny.org). For more information, visit: [www.essexny.org](http://www.essexny.org). EOE

## SBA Women's Business Center Program Director

ComLinks, a private non-profit Community Action Partnership, seeks a dynamic Project Manager for its new SBA Women's Business Center. Responsibilities include marketing, administering training and technical assistance, ensuring program compliance requirements, working closely under the direction of the CFO and CEO. Must have excellent written and oral communication, management and supervisory skills. Business, finance, computer and educational experience needed. BA/BS degree preferred or related field experience. Salary: 30's w/benefits. Please send resume and references to ComLinks, 343 W. Main St., Malone NY 12953 or e-mail to [admins@capital.net](mailto:admins@capital.net). DOE. EOE

## DHCR Offers Lead Based Paint Training: One-Day Lead-Safe Work Practices Training Class

The Division of Housing and Community Renewal will hold a training seminar on December 2nd covering how to identify the existence of lead-based paint; how lead based paint affects the body; the dangers it presents to people, especially children and pregnant women; where lead-based paint is most often located and how to use safe work practices to handle lead-based paint hazards. This free course is designed for contractors, persons working with families living in homes built prior to 1978, family members living in homes built prior to 1978 and persons doing renovations or remodeling their homes.

*Note:* Completion of this course will be a minimum requirement for all contractors working on projects/programs funded by the HOME Program.

Pre-registration is required. The course will be taught by Environmental Education Associates Inc. This workshop is sponsored by Rural Ulster Preservation Company (RUPCO). The seminar will be held at 37 John Street, Kingston, NY 12401. For more information, contact:

Robyn Awand, Director of Homeownership, Phone: (845) 331-9860, Fax: (845) 331-9864, Email: [rawand@rupco.org](mailto:rawand@rupco.org).

Sign-in begins at 8:30 AM. The presentation starts at 9:00 AM and ends by 5:00 PM. Lunch is on your own. Pre-register by faxing or mailing a registration form which can be found at <http://www.dhcr.state.ny.us/general/training/leadsafepac.htm>.

## FHLB Offers Economic Development Finance Program

The Rural Development Advance (RDA) program of the Federal Home Loan Bank of New York provides funding for economic development projects of members and Section 10(b) non-members of the Federal Home Loan Bank of New York (Bank). The RDA features low cost advance rates available on a daily basis. The Bank offers RDA as an incentive to its customers for originating economic development loans in targeted rural areas. The Rural Development Advance may benefit the Bank's customers by providing a continuous source of low-priced, long, medium- and short-term funds, enhancing profitability; and improving community public relations and marketing. The population served by this program has income at or below 115% of area median income. The program is intended specifically to serve rural areas, defined as:

- (1) A unit of general local government with a population of 25,000 or less;
- (2) An unincorporated area outside an MSA; or
- (3) An unincorporated area within an MSA that qualifies for housing or economic development assistance from the USDA.

The RDA funds may finance:

- (1) Commercial, small business, manufacturing, social service, and public facility projects and activities; and
- (2) The construction or rehabilitation of public or private infrastructure, such as roads, utilities, and sewers.

Small businesses in rural New York have been able to benefit from RDA funding. Member lender HSBC Bank USA financed two small business enterprises with RDA funding and also acquired two new customers. Parise's Auto & Towing, Inc. is an auto repair and towing business established in 1957 in Batavia, New York. The

company is a AAA towing representative of Genesee County and recently had a 5-year contract renewed for the New York State Thruway. The RDA loan will refinance a 3.7-acre parcel of land that was acquired with seller financing. Recently, the owner has improved the property with a 25,000 square foot commercial building.

Parise's Auto employs six employees, whose incomes are within the range of 115 percent of the Area Median Income for this rural area in Genesee County. The RDA program was also used to finance improvements at C.W. Cold Storage, a refrigeration facility located in Holley, New York.

Eligibility Criteria for the RDA include:

- (i) Located in a neighborhood with a median income at or below the targeted income level;
- (ii) Located in a rural Champion Community, or a rural Empowerment Zone, or rural Enterprise Community;
- (iii) Site eligible for a Brownfield Tax Credit;
- (iv) Located in an area affected by a federal military base closing
- (v) Located in a designated community under the Community Adjustment and Investment Program;
- (vi) The annual salaries for at least 51 percent of the permanent full- and part-time jobs created or retained by the project, are at or below the targeted income level;
- (vii) The project qualifies as a small business; or
- (viii) More than 50 percent of the families who otherwise benefit from or are provided services by the project have incomes at or below the targeted income level.

For more information, visit [www.fhlbny.com/cmtydevl/Commdevframe.htm](http://www.fhlbny.com/cmtydevl/Commdevframe.htm).

## Notice Of Credit Availability

### New York State Low Income Housing Tax Credit Program Notice Of Credit Availability October 2004

The New York State Division of Housing and Community Renewal (DHCR) is pleased to announce the availability of \$2,000,000 in state tax credit under the New York State Low Income Housing Tax Credit Program (State Tax Credit) which is authorized under Article 2-A of the Public Housing Law.

DHCR reserves the right to allocate all, a portion of, or none of the available State Tax Credit funds based upon the competitiveness of the applications received and the applicant's ability to meet DHCR criteria for funding. DHCR will not consider applications for projects which have previously received funding from DHCR or Housing Trust Fund Corporation programs.

Applications for State Tax Credit must be submitted to:

NYS Division of Housing and Community Renewal, Nina Moore, NYS Low Income Housing Tax Credit Program Manager, Hampton Plaza, 38-40 State Street, Albany, New York 12207.

Note: STATE TAX CREDIT APPLICATIONS WILL NOT BE ACCEPTED AT OTHER LOCATIONS

Applications for State Tax Credit will be accepted continuously until further notice.

Persons/firms that construct and/or rehabilitate rental housing that is reserved for households earning up to 90% of area median income may apply

for State Tax Credit. The State Tax Credit amount is based upon the actual cost of acquisition, rehabilitation and/or construction of rental properties for low-income households.

Persons interested in applying for an allocation of State Tax Credit should review DHCR's Low-Income Housing Credit Qualified Allocation Plan (QAP) dated April 17, 2001 and the NYS Low Income Housing Tax Credit Regulations, 9 NYCRR Part 2040.14 (the Regulations) dated April 19, 2001. The QAP contains program definitions, the State Tax Credit allocation process, threshold selection criteria and project compliance monitoring requirements. The Regulations contain definitions, scoring selection criteria and underwriting criteria.

Applications are evaluated for completeness, program eligibility, competitiveness, feasibility and the extent to which the application meets the threshold criteria contained in DHCR's QAP and the selection criteria contained in the Regulations.

An application fee of \$100 is due at the time of application. Not-for-profit applicants (or their wholly-owned subsidiaries) which will be the sole general partner of the partnership/project owner or the sole managing member of the limited liability company/project owner may request a deferral of payment until allocation.

Application packages are currently available at any of the DHCR Regional Offices and at the DHCR website: [www.dhcr.state.ny.us](http://www.dhcr.state.ny.us).

## USDA Issues Multifamily Regs

The November 26th Federal Register included interim final regulations for the Section 515, 514/516, and 521 programs. Comments on the interim final rule are due by December 27th. The Rural Housing Service expects to imple-

ment the rule effective February 24, 2005. For more information, visit <http://a257.g.akamaitech.net/7/257/2422/06jun20041800/edocket.access.gpo.gov/2004/04-25599.htm>.

## HHAP NOFA Issued

The NYS Homeless Housing and Assistance Corporation (HHAC) and the NYS Office of Temporary and Disability Assistance (OTDA) will make available funds under a 2005 Request for Proposals (RFP) for the Homeless Housing and Assistance Program (HHAP).

Under HHAP, grants and loans are provided to acquire, construct and rehabilitate housing for persons who are or would otherwise be homeless. Eligible projects may provide permanent, transitional or emergency supportive housing to homeless single individuals or families, including special needs populations as mentally disabled persons, persons with HIV/AIDS, and victims of domestic violence.

Not-for-profit corporations and their subsidiaries and charitable organizations, as well as municipalities, public corporations, and public housing authorities are eligible to apply for HHAP funding.

It is anticipated that the RFP and Application will be released in December 2004 with an application deadline of February 14, 2005. Funding will be made available subject to the enactment of the SFY 2005-06 State Operations and Aid to Localities Budget, including an appropriation for HHAP.

To receive a copy of the RFP and Application you must send a **written request** to the address below or a fax may be sent to (518) 486-7068.

For further information, please contact Colleen Salvagni at (518) 473-2529, or by mail at: NYS Office of Temporary and Disability Assistance, Bureau of Housing Services, 40 North Pearl Street 9-A, Albany, New York 12243, Attn: Colleen Salvagni.

This NOFA may be found at: [www.dfa.state.ny.us/cgo/](http://www.dfa.state.ny.us/cgo/). Click on the icon for contracts and grants to see the HHAP NOFA information.

## Attorney General Reverses Position On Non-Profit Legislation

According to an article in the November 22nd *Legislative Gazette*, Attorney General Eliot Spitzer has recently decided not to apply laws regulating private companies to the not-for-profit sector. Spitzer had previously proposed a version of the federal Sarbanes-Oxley Act for New York's nonprofits to prevent fraud among corporations by giving executive officers and directors greater responsibility in a company's financial controls, and prohibiting auditors from having business contracts with the company. Spitzer has reconsidered the application of this law to the non-profit sector. Spitzer now favors educating directors and officers of not-for-profit corporations, rather than imposing new laws. The Attorney General's Charities Bureau, which supervises more than 40,000 nonprofits in New York, spon-

sors training sessions and makes recommendations to ensure proper use of charitable funds. Information is available on the Attorney General's website.

The Attorney General's new initiative seeks to educate boards about what the law requires; what their obligations are; to ask questions about financials; to inquire about salaries; and to inquire about conflicts of interest, rather than passing another statute that would make it hard for smaller not-for-profits, in particular, to comply with another set of legal regulations.

A spokesman for the Attorney General stressed that nonprofit organizations must be treated differently than for-profit corporations. He said that most people involved with not-for-profits are extremely dedicated to their cause, but it is important to make sure they are versed in financial management as well.

"In the private sector there is always an owner or investor keeping track of the activities of an organization, in the not-for profit sector there is only the board members and donors," the spokesman said.

Six bills amending the not-for-profit law will expire at the end of the Legislative term on December 31st, assuming they are not acted upon. The spokesman says the Attorney General will not seek to reintroduce them next session.

*From all of us at the Coalition,  
our best wishes to you for the*

**Happiest of Holidays,  
and a Safe, Healthy, and  
Prosperous New Year.**

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*Visit Our Website At [WWW.ruralhousing.org](http://WWW.ruralhousing.org)*

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