



## Federal Budget Proposal Not Kind to Housing

President Bush's 2007 proposed federal budget was released on February 6th. The budget proposal includes a total of \$2.1 billion in reductions to the HUD budget along with programs at USDA, Treasury and Health and Human Services. A few programs (HOME, Section 8 vouchers, Section 502 Direct Loans, Self-Help Housing Grants, and homeless assistance grants) are slated for line item increases in this proposal, but for the most part, HUD and other federal housing programs are proposed for significant cuts or outright elimination. The budget victims are:

-- Section 202 Housing for the Elderly will be cut by \$200 million;

-- Section 811 Housing for the Disabled will be slashed by nearly 50%;

-- CDBG will be cut by \$1 Billion, or one third of its allocation this year;

-- The RHED program will be eliminated;

-- The Section 108 program will be eliminated;

-- The Brownfields program will be eliminated;

-- The HOPE VI program will be eliminated;

-- The USDA Section 515 rental housing program will be eliminated;

-- The Rural Community Development Initiative (RCDI) program will be eliminated;

-- The Rural Rental Assistance Program contract period will be cut from 4 years to 2 years;

-- The Section 502 Guarantee Program has been cut;

-- \$46.6 million has been cut from the Treasury Department budget for the Community Development Financial Institutions (CDFI) program, the Bank Enterprise Award program, and CDFI Native American Initiatives. Only \$7.8 million was made available to support the New Markets Tax Credit.

-- The Community Services Block Grant program at the Department of Health and Human Services is targeted for elimination.

***Contact your federal legislators and let them know how this budget proposal will negatively impact your communities! Our Senators and Representatives need to hear how their constituents will be hurt by these housing cuts!***

## Hearing Held On Military Housing

The House Financial Services Subcommittee on Housing and Community Opportunity held a hearing on February 8th on HR3186, a bill that would exclude from the income of an Armed Services member the basic allowance for housing for purposes of determining eligibility for any HUD or other federal government housing assistance program. Witnesses at the hearing all spoke in favor of the bill, saying that it provided a fix to 'added-income discrimination' that prevents military personnel from finding housing in high cost areas.

However, the National Low Income

Housing Coalition has come out in opposition to this bill, maintaining that solving the problems of military personnel is the job of the Dept. of Defense, and this issue should not be added to the already stressed programs at HUD.

In a recent workshop sponsored by the Rural Housing Coalition in Watertown, it was noted that the influx of additional military personnel into the Fort Drum region is already straining the local real estate market, as the housing allowance provided exceeds the FMR in many cases, and low and very low income families are being displaced

from the private market and causing increased demand for assisted rental housing as a result. The Dept. of Defense has no financing programs to provide for the development of additional housing resources. North Country housing agencies are all struggling to respond to this rapid increase in the population needing to be housed.

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**Rural Delivery**

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.

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**Bits and Pieces...**

**Federal Budget Slashes Farmworker Housing**

The proposed federal budget for 2007 eliminates the Department of Labor's migrant and seasonal farmworker job training activities, which include a housing program. In 2006, Congress appropriated \$4.95 million for the housing program. Budget information can be found at [www.whitehouse.gov/omb/budget/fy2007](http://www.whitehouse.gov/omb/budget/fy2007).

**NCRC Conference Scheduled**

The National Community Reinvestment Coalition will hold their annual conference in Washington, DC on March 22nd-25th. Workshops will include housing, economic development, leveraging bank financing, and predatory lending. For more information, visit [www.ncrc.org](http://www.ncrc.org), or call (202)628-8866.

**Action Possible On GSE Legislation**

Richard Shelby (R-AL), Chair of the Senate Banking, Housing and Urban Affairs Committee has made enactment of GSE legislation his top priority in 2006, according to a report in the Bloomberg News on February 8th. S190 was reported out of the Banking Committee in July of last year, and housing advocates have been urging that it be brought to the Senate floor quickly. A similar bill was approved by the House of Representatives in October. The National Low Income Housing Coalition is urging that the final legislation include an Affordable Housing Fund (which was included in last October's House version), and opposes any inclusion of an anti-democracy provision which was attached to the House bill at the last minute. For more information, visit [www.nlihc.org/news/021606.html](http://www.nlihc.org/news/021606.html).

The 2006 Affordable Housing and Community Development Conference will be held in Utica, New York on October 9th, 10th, and 11th. Watch your mail for our Save-the-Date postcards, or better yet, just block out that time slot on your calendar now! You wouldn't want to miss the foremost training event for rural community development practitioners in the state.

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.

## Symposium To Examine Lead Poisoning In New York State

The Government Law Center will host a conference on lead paint poisoning issues and policies from 8:30 AM to 4:00 PM on Thursday, March 16th, at Albany Law School. National and statewide scientists, physicians and policy experts will convene to discuss the epidemic of childhood lead poisoning, current policies that focus primarily on after-the-fact responses and legislative proposals to prevent lead poisoning in children. The morning will begin with a discussion of the scope of the lead poisoning problem in New York State, including the incidence of elevated blood lead levels in children, sources of lead, and the state's older housing stock. The challenges for property owners, as well as county perspectives in lead poisoning will be addressed. Lead poisoning and its impacts on children, schools and the state will be discussed, as well as the costs to society of lead poisoning. The afternoon session will feature a panel discussion on current laws and public policies, including an overview of federal, state and New York City lead poisoning laws and the City of Rochester's lead poisoning ordinance. Several speakers will discuss moving toward a comprehensive childhood lead poisoning prevention

## Canal Conference To Be Held In April

The NYS Canal Corporation and the NYS Department of State will hold a conference 'Quality Canals for Quality Communities' on April 26th at the Burgundy Basin Inn at Perinton, outside of Rochester. The conference will run from 8:00 AM until 4:00 PM. Workshops will include a presentation on the new Erie Canal "Greenway" proposal, as well as information on state grants. For more information, visit [www.canals.state.ny.us](http://www.canals.state.ny.us).

approach and the current legislative proposal A.4201-B (Gantt)/ S.2513-B (Robach). Confirmed speakers to date include: Matthew Chachere, Esq., Staff Attorney at the Northern Manhattan Improvement Corporation; Cordell Cleare, Chair of the New York City Coalition to End Lead Poisoning (NYCCELP); Peter Danziger, Esq., of O'Connell & Aronowitz; Michael L. Hanley, Esq., of the Empire Justice Center in Rochester; Paul J. Bottari, Esq., of Wilson, Elser, Moskowitz, Edelman & Dicker, L.L.P.; Derrick Hazle, Managing Director of the Coalition to Prevent Lead Poisoning in Rochester; Katrina Smith Korfmacher, Ph.D., Research Assistant Professor in the Department of Environmental Medicine at the University of Rochester; Bruce P. Lanphear, M.D., M.P.H., of the Cincinnati Children's Hospital Medical Center; Theodore I. Lidsky, Ph.D., of the Center for Trace Element Studies and Environmental Neurotoxicology at the NYS Institute for Basic Research in Developmental Disabilities in Staten Island; and Ralph Spezio, former Rochester school administrator.

For more information or a program brochure, contact Jennifer Schermerhorn at the GLC (518) 445-3287.

## NYSFAFH Conference Slated For May In New York City

The Grand Hyatt Hotel in New York City will be the site of the 2006 New York State Association For Affordable Housing Conference. The conference will be held from 8:00 AM to 6:00 PM on May 18th. For information on the conference program and registration fees, visit [www.nysafah.org](http://www.nysafah.org), or call (718) 432-6940.

## Grover To Provide Supportive Housing Training

John Grover, of the Rural Housing Coalition, will provide a series of trainings for supportive and homeless housing providers on "Leveraging New York State Resources for HUD Supportive Housing Program Capital Projects: The Homeless Housing and Assistance Program (HHAP)", on March 6th in Manhattan, and March 8th in Albany. The training will focus on strategies for developing a winning project proposal for submission to HHAP.

The New York City session has been scheduled for the Prince George Tea Room, 14 East 28th Street, in Manhattan. The Albany session will be held at CARES, Inc., 85 Watervliet Avenue, Albany. Both sessions will be from 10:00 AM to 2:00 PM. For more information or to RSVP, contact: Gabrielle Carlin at (212) 870-3303, ext 7 for information on the NYC training. Stephen Piasecki at (518) 465-3233 for information on the Albany session.

## Vacancy Study Released

Homeownership vacancy rates in the Northeast increased from 1.2% to 1.6% during the final quarter of 2005, driving up the national vacancy rate to 2%, according to the latest Housing Vacancy survey. The rental vacancy rate nationally was 9.6%.

Overall, the national homeownership rate remained at 69%, although it did decline in the fourth quarter for some groups, such as households between the ages of 55 - 64, black households, and all households in the midwest.

The full report is available on the Census Bureau's website at [www.census.gov/hhes/www/housing/hvs/qtr405/q405prss.pdf](http://www.census.gov/hhes/www/housing/hvs/qtr405/q405prss.pdf).

## Child Care Development Training Institute

*Affordable Housing and Child Care: The Nuts and Bolts of Successful Development* is a training institute consisting of four sequential modules designed specifically for housing developers who are considering child care operators as development partners and tenants in their projects. Participants will leave the training with a solid understanding of child care operations as well as the resources and tools necessary for co-locating child care in their developments. Through lively discussion and hands-on practice, the training institute addresses key development issues in a series of sequential, half-day sessions that are best experienced in order. These are:

\* *Module One: Assessing the Demand for Child Care*

How do you know if child care is really needed in a particular community? Learn how to find the best local resources for this kind of information and how to integrate assessment into your planning process using a workbook specially designed for use in the field by community developers.

\* *Module Two: Choosing the Best Child Care Partner*

Finding the right fit requires a thorough understanding of child care operations. Using actual RFQs and proposals, learn how to determine who makes an appropriate partner, if this

provider is ready to co-locate, and what terms to consider for a lease or MOU to help maintain a successful ongoing relationship.

\* *Module Three: Why Architecture Matters*

High quality spaces promote high quality care. From lighting to entrance placement, child care facilities benefit enormously from good design. Review site plans and a series of photos that illustrate the good and the bad to learn how to design the best space for both child care and housing.

\* *Module Four: Putting the Deal Together--Making Child Care Work for Your Agency*

In this final session, analyze the benefits and drawbacks of available financial resources and bring all of your learning together to create a useable plan for considering child care in future developments.

All housing developers are welcome to participate. The Institute is offered in New York City on March 14th and 15th as part of the Low Income Investment Fund's New York Child Care Seed Fund. Trainings are co-sponsored by affordable housing association partners. For more information, visit the LIIF website at [www.liifund.org/programs/childcare/abcd/abcd\\_devasistance\\_training.htm](http://www.liifund.org/programs/childcare/abcd/abcd_devasistance_training.htm).

## Quality Affordable Housing Design Encouraged

Visual complexity is a key element in providing curb appeal for affordable housing development projects, according to a new update on the Design Advisor website. The article explores several different approaches to creating visual complexity and how thoughtful design can add visual interest - and appeal - to affordable housing developments. The article analyzes a num-

ber of affordable housing projects, both large urban buildings and smaller village-style projects, that have used fairly simple design features to improve the appearance and marketability of the newly constructed projects. Many of the suggestions improve the buildings at no additional cost. To review the entire design article, visit [www.designadvisor.org/updates/](http://www.designadvisor.org/updates/). Look for update #17.

## Low-Interest Weatherization Loans Available

Citizens Bank is offering a Weatherization Loan designed for low and moderate income homeowners. It offers a \$1,000 to \$3,000 loan at an interest rate of 1%. The loan can go toward weatherizing or improving the energy efficiency of the home - e.g. adding insulation, installing storm windows and doors, or upgrading a heating system. The repayment period is 12-84 months and there are no fees. The loan will be available only this winter. To apply call (888)304-5400.

## Section 502 Income Calculation Change Proposed

April 18th is the deadline for comments on the Rural Housing Service's proposed rule on the Section 502 direct mortgage calculation. The proposed change would base the payment calculation on borrower income, rather than the current procedure of calculating income as a proportion of area median income. The proposed rule change was published in the Federal Register on February 17th at pages 8523-8543. The proposed rule can also be found at [www.rurdev.usda.gov/regs](http://www.rurdev.usda.gov/regs). For more information, contact Michael Feinberg at RHS at (202) 720-1474.

## Training Institute Slated For April

The Rural Housing Coalition Spring Training Institute will be held on April 18th in Rochester, and April 20th in the Capital District. Concurrent full day trainings will be held at each location on Asset Management for rental property managers, and Mortgage Counseling Issues for Housing Counselors. Save the dates, and watch your mail for registration information for this valuable training.

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.

### Assistant Project Manager

The Assistant Project Manager will provide administrative, technical, and community development services and analysis for RUPCO's real estate development program. A Bachelor's degree required with a preference for a degree in planning, business, real estate or related field and a minimum of 1 year experience in the affordable housing industry. The candidate should be proficient with MS Office Suite, and be familiar with affordable housing real estate development and with pro-formas and other financial analyses. Willingness to attend occasional evening meetings and travel throughout Ulster County is required. Responsibilities include assisting the real estate development department with: Identifying and evaluating potential projects, including site selection, market analysis, feasibility, and acquisition; Obtaining local approvals and community acceptance of proposed projects including submitting land use applications, and attending hearings and community meetings; Coordinating and negotiating with lenders, municipal, State, and Federal agencies for financing, including preparing and submitting funding applications; Creating and maintaining project pro-formas and schedules; Coordinating amongst the project team, including architects, contractors, and other consultants; Preparing reports on projects for funders and the Board; and Performing tasks required in closing projects. Competitive salary and benefits. Applications should be sent to: Jeremy Wilkening, Director of Real Estate Development, Rural Ulster Preservation Company, 289 Fair Street, Kingston, New York 12401, Fax: 845-331-6217, Email: [jwilkening@rupco.org](mailto:jwilkening@rupco.org). No phone calls, please. EOE

## Career Opportunities

### Executive Director

Reporting to the board of directors, the executive director is responsible for the complete administration of this non-profit agency's affordable housing programs and budgets. Main requirements include research funding opportunities, develop long-range plans, investigate housing needs in Tompkins County and its municipalities, manage public relations and fundraising, develop effective personnel procedures, and prepare and monitor annual budgets. Qualifications for the position include knowledge of affordable housing programs and real estate, ability to manage staff and facilitate involvement of board, ability to represent the agency effectively to the public, financial experience, and computer skills. Masters Degree in relevant field and five years of relevant experience preferred.

### Finance Manager

To manage all business affairs for three non-profit agencies and one for profit subsidiary with ~\$3.5M in total assets and an annual budget of ~\$1.2M. Process A/P and A/R, produce G/L and financial statements, and maintain bank accounts for multiple funds. Prepare grant and governmental reports. Hire, supervise bookkeeping staff. Knowledge of bookkeeping and accounting principles, computerized accounting systems (Quickbooks preferred), Windows and Excel 2000, essential. Bachelors Degree and min. two years of relevant experience preferred. Not-for-profit experience a plus.

Both are full-time positions with competitive benefits. Better Housing is a leading not-for-profit in Tompkins County, with a mission of working to improve the housing of low and moderate-income residents in Tompkins County. If you would like to be part of a team that values integrity, competence, helpfulness and achievement, we'd like to hear from you.

For either position, send cover letter and resume to either ED or FM Search, Better Housing for Tompkins County, 950 Danby Road, Suite 102, Ithaca, NY 14850. Please, no phone calls or faxes. EOE

### Director of Marketing

The Director is responsible for:

- Ensuring the clear and effective communication of the Network's mission, programs and policy agenda to a wide range of external audiences, including policy makers, industry leaders, current and potential funders and members; developing and directing the organization's fundraising strategy efforts including foundation and corporate relations and special events; enhancing the Network's public profile through developing and implementing the organization's marketing and media strategy in partnership with the Executive Director and other staff working on policy and advocacy efforts; organizing public events, including an annual fundraising benefit and statewide conference; developing and implementing communication strategies for all Network activities including member services, advocacy, funding proposals, publications, reports, website, events and conferences; providing communications support to Network staff on all materials including newsletters, event flyers, training brochures, website etc.; and developing and circulating press releases, letters to the editor, op-ed pieces and pitch letters for feature stories in collaboration with the Executive Director and policy/advocacy staff.

Desired Qualifications: Master's degree in journalism, writing, communications, marketing or related field is highly desirable and will be considered in evaluating experience; 5-7 years experience in field of fundraising/development, communications, media and/or public relations; ability to organize and implement strategic fundraising plans; knowledge of strategic communications and marketing concepts, methods and techniques. Exceptional writing and strong editing skills, preferably with experience in drafting op-eds, press releases, grant proposals; excellent interpersonal and verbal communication skills; and strong computer skills especially with Microsoft Word, Access and PowerPoint This position offers competitive compensation and benefits.

Interested candidates should submit a resume and cover letter stating salary requirements to: Paula Griffiths, Director of Operations, Supportive Housing Network of New York, 475 Riverside Drive, Suite 250, New York, NY 10115 Fax: (212) 870-3334. Email: [pgriffiths@shnny.org](mailto:pgriffiths@shnny.org). EOE

## **Affirmative Marketing Is First Subject In New HUD Newsletter**

On January 31st, HUD's Office of Affordable Housing Programs in Community Planning and Development posted *HOMEfires Vol. 7, No. 1*. It reminds HOME participating jurisdictions (PJs) of their obligation to affirmatively market HOME activities. For projects with five or more HOME-assisted units, PJs must have a written affirmative marketing plan that ensures outreach to all potentially eligible people, especially those least likely to apply for assistance. The first issue of *HOMEfires* lists the five elements that must be a part of a PJ's marketing procedure: a description of how the public will be informed; practices owners must adhere to; procedures owners must take to solicit applications; a list of records the PJ and owners will keep demonstrating their efforts; and, a description of how the PJ will annually assess its affirmative marketing and take corrective actions. *HOMEfires* also stresses devoting attention to people with limited English proficiency (LEP) and offers suggestions for marketing to LEP populations. *HOMEfires Vol. 7, No. 1* is at [www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm](http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm).

## **Energy Forum Scheduled**

NYSERDA will conduct energy forums across the state to promote various funding opportunities available to New York State commercial/industrial companies and small businesses that are considering energy efficiency upgrades and/or energy research and development. At these forums, NYSERDA executive and program staff will be available to answer questions, hand out informative literature, explain their respective programs, and help customers craft workable solutions to their energy problems.

The upstate training sessions will be held on:

Wednesday, March 8th - Buffalo 2 sessions: 1:00–4:00 PM and 5:00–8:00 PM.

Thursday, March 9th – Rochester 1:00 – 4:00 PM

Tuesday, March 14th – Syracuse 2 sessions: 1:00-4:00 PM and 5:00-8:00 PM.

Wednesday, March 15th – Watertown 1:00 – 4:00 PM.

Thursday, March 16th – Binghamton 1:00 – 4:00 PM.

Monday, March 20th – Albany 2 sessions: 1:00-4:00 PM and 5:00-8:00 PM.

Wednesday, March 22nd -Westchester 1:00-4:00 PM.

For more information, including training locations, call (866) NYSERDA (1-866-697-3732) or visit [www.nyserda.org](http://www.nyserda.org). Online registration is available at NYSERDA's website.

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*Visit our website at [www.ruralhousing.org](http://www.ruralhousing.org)*

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