



# Governor Signs Legislation On Assessments For Low Income Rentals

Governor Pataki signed [S.1999](#), the Affordable Housing Property Tax Assessment Bill on October 12th. This bill, which was developed by NYSFAH, requires local assessors to assess affordable housing projects under the income approach (excluding the value of tax credits and subsidies).

This new law should be an important tool for developers across the state. The success of this bill is due to many NYSFA members who advocated for its passage, including Bob Wilder, Bruce Baird, Duncan Barrett, Dominic Buffa, Julie Everitt, Rick Higgins, John Kelly, Matt Schwartz, Jay Seiden, Kris Rogers, and Don Halperin. Special recognition goes to colleagues at DHCR, especially Brian Lawlor, for the technical assistance that they provided. Thanks to everyone who wrote both to the legislature and the Governor, especially our friends at the Neighborhood Preservation Coalition and members of the Rural Housing Coalition.

The text of the legislation is as follows:

AN ACT to amend the real property tax law, in relation to the assessed valuation of certain real property used for residential rental purposes

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED

IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The real property tax law is amended by adding a new section 581-a to read as follows:

S 581-A. Assessment of residential real property. Notwithstanding any other provision of law, the assessed valuation of real property used for residential purposes where at least twenty percent of the residential units are subject to an agreement with a municipality, the State, the Federal government, or an instrumentality thereof, which agreement restricts occupancy of those units to tenants who qualify in accordance with an income test, shall be determined using the income approach as applied to the actual net operating income, after deducting for reserves required by any Federal, State or Municipal programs. For the purposes of this section "Net Operating

Income" shall mean the actual or anticipated net income that remains after all operating expenses are deducted from effective gross income, but before mortgage debt service and book depreciation are deducted. The assessed valuation of real property used for such residential rental purposes shall be determined using the actual net operating income, and shall not include Federal, State or Municipal income tax credits, subsidized mortgage financing, or project grants, where such subsidies are used to offset the project development cost in order to provide for lower initial rents as determined by the regulations promulgated by the Division of Housing and Community Renewal.

S 2. This act shall take effect immediately and shall apply to taxable status dates occurring on or after the first of January next succeeding the date on which it shall have become a law.

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**RD**

**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 from Conference...

### 278 Attend Conference

A total of 278 people registered for the 2005 Affordable Housing and Community Development Conference in Syracuse on October 18th and 19th. Attendees included representatives of Rural Preservation Companies, Neighborhood Preservation Companies, municipal and county officials, non-profit Board members, bankers, syndicators, developers, rehabilitation coordinators, housing counselors, caseworkers, and homeless housing providers. It is not too late to submit conference evaluation forms. Evaluations can be mailed to the Coalition at 879 Madison Avenue, Albany, NY 12208, or faxed to (518) 458-8896. The Coalition staff reviews evaluation materials very carefully, and makes every effort to incorporate evaluation comments into future training plans.

### Check Your Tickets

There are two unclaimed gift baskets from the Syracuse conference prize drawings that are up for grabs, so it's time to double check your tickets. Presumably the winners left the conference before the tickets were drawn on Wednesday, October 19th. If you have red tickets with the numbers **2393117**, or **2393103**, please get in touch with David Rustin at (518) 458-8696, ext 10. You could be a winner!

### 4th Quarter CRA Exams Announced

The NYS Banking Department has announced the banks to be reviewed for CRA performance in the 4th quarter of 2005. They include: Solvay Bank; First Central Savings Bank; Amalgamated Bank; Sawyer Savings Bank; Amerasia Bank; First Tier Bank; Rhinebeck Savings Bank; Bank of Baroda; Seneca Falls Savings Bank; and Inter Audi Bank. Comments on the CRA performance of any of these banks should be sent to: Edward Kramer, Deputy Supt. of Banks, Consumer Services Division, NYS Banking Department, One State Street, New York, NY 10004-1417, or by email to [CRA@banking.state.ny.us](mailto:CRA@banking.state.ny.us).

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.

## Advocates Schedule Annual Meeting

The New York State Rural Advocates will hold their 2005 Annual Meeting at the Otesaga Hotel in Cooperstown on November 16th and 17th. The theme of the meeting is "Community Development In The 21st Century". The program includes discussion of *new and old tools for affordable housing*; and *what works/what doesn't*. The program for November 17th includes preparation for the 2006 legislative conference, and Advocates Board elections. A block of rooms has been reserved for attendees at special rates of \$180/single occupancy, and \$127.50/double occupancy. Room prices include conference meals. For more information on the Rural Advocates fall conference, contact Nancy Berkowitz at (518) 352-7082, or by email at nbek@frontiernet.net.

## 2005 Weatherization Assistance Program Conference

The 2005 Weatherization Assistance Program Conference will be held on November 14th through November 16th at the Sheraton University Hotel and Conference Center in Syracuse (the same facility that hosted the Rural Housing Coalition Conference last month). This Conference is coordinated by the New York State Weatherization Directors Association and the Association for Energy Affordability. The room rate at the hotel is \$78/night (single); \$88/night (double). Please use group code: New York State Weatherization Conference. For reservations, call (315) 475-3000 or toll free (800) 395-2105. For more information please visit <http://hq.nyscaonline.org/nyswda/index.htm>.

Thanks to everyone who came to Conference. It was great to see you!

## HUD Requested To Stop Giving Section 8 Preferences To Katrina Evacuees

In an October 18th letter to HUD and FEMA, House Financial Services Committee Ranking Member Barney Frank (D-MA) requested that scarce housing voucher resources not be lost to current clients. He specifically asked HUD Secretary Alphonso Jackson to stop encouraging local public housing authorities to give preferences to Katrina evacuees over local people who were in need before the hurricane struck the Gulf Coast. Mr. Frank justified his position because HUD has subsequently implemented housing programs specifically for Katrina evacuees that will not have the effect of taking needed resources away from local populations.

Mr. Frank also requested that HUD reimburse PHAs for the cost of providing vouchers to Katrina evacuees that were not HUD-assisted at the time Katrina hit.

In his letter to FEMA, Mr. Frank asked that FEMA develop an agreement with HUD to reimburse PHAs for Section 8 funds made available to evacuees (who were not HUD-assisted prior to the hurricane) in the first weeks after the disaster struck. Provision of this reimbursement would avoid the unintended consequence of punishing localities that were generous in making vouchers available early on to evacuees, and ensure that families on waiting lists are not passed over due to that generosity.

The Rural Housing Coalition will be holding a series of trainings for Rural Preservation Companies scattered throughout the coming winter months. Watch your mailbox for information on these training sessions!

## New Board Members Elected To Rural Housing Coalition

At the annual meeting of the Rural Housing Coalition held on Tuesday, October 18th, five new Board members were elected to this organization's governing body. The new Board members take the place of 4 Board members who have retired: Robert Hildebrand, Jr., Brian Cassini, Charlie Kalthoff, and Lynn Cebula; and one Board member who resigned, Jane Todd. The Rural Housing Coalition is grateful for the service of these outgoing Board members.

The newly seated Board members are: Linda Stratigos of Western Catskills Community Revitalization Council; Sue Reaser of the Housing Assistance Program of Essex County; Kevin O'Connor of Rural Ulster Preservation Company; David Henderson of Fulton County Community Heritage Corp.; and Carolyn Seymour of Chautauqua Home Rehabilitation and Improvement Corporation.

At the organizing Board meeting held on Wednesday, October 19th, Peg O'Leary was re-elected Board Chair; Dale Prunoske was elected Vice Chair; Judy Eisgruber was elected Secretary; and Ken Parrotte was elected Treasurer.

## Planning Grant Applications Due

Agencies in Albany, Schenectady, Saratoga, and Rensselaer counties have until November 16th to submit applications for planning grants from the Grantmakers Alliance of Northeastern New York and the NYS Office for the Aging. The grants of up to \$5000 are designed to help agencies properly plan for the changing demographics as the population ages. For more information, contact Kristen Frederick at GANNY at (518) 446-9638.

## 2005 Community Service Awards Announced

In conjunction with the Annual Affordable Housing and Community Development Conference, the Rural Housing Coalition is pleased to announce the 2005 Community Service Awards:

**Julee Johnson** is a recipient of this year's award for her many years of dedicated service to the lower income residents of southern Onondaga County as Executive Director of



*Julee Johnson's Farewell Party*

Southern Hills Preservation Company. Julee has also selflessly given her time to the cause of affordable housing in New York through many years of activism with the New York Rural Advocates. Julee also served on the Rural Housing Coalition Board until 2003. Julee has changed careers and we wish her the best in her new endeavors.

The second 2005 Community Service Award was announced jointly to

## DHCR Announces Some Main St. Awards

The first Main St. funding awards were announced for Westchester, Sullivan, Ulster, and Orange counties on October 25th, beginning with an announcement by Governor Pataki in his hometown of Peekskill. Announce-

The Division of Housing and Community Renewal has announced the availability of the new Qualified Allocation Plan (QAP) for review and comment. Copies of the proposed amendments to the Qualified Allocation Plan may be obtained at the following locations:

DHCR New York City Regional Office, 25 Beaver Street, 7th Floor, New York, NY 10004-2319; (212) 480-7165

DHCR Capital District Regional Office, 38-40 State Street, 9th Floor,

the Dunkirk office staff of the *Chautauqua Home Rehabilitation and Improvement Corporation* (CHRIC), and **Gary Kerr**, of the Buffalo Area Office of HUD. The CHRIC staff and Gary Kerr were recognized for their efforts to rescue an ongoing community development program in the City of Dunkirk that was threatened with closure in 2000. Together, they worked to

ensure that the program would continue to serve the lower income residents of Dunkirk, and successfully carried out the funders' intent for the program funds. The CHRIC staff honored by this award are Mayra Alvarado, Melayne Curtis, Bob Ortolano, and Christine Olrogg. Our congratulations go out to John Murphy and Carolyn Seymour of CHRIC for this achievement, as well.

ments of awards in other areas of the state should be forthcoming shortly. The sole RPC award in the first announcements went to Rural Ulster Preservation Co. For more info visit DHCR's website at [www.dhcr.state.ny.us/](http://www.dhcr.state.ny.us/).

## Notice of Public Hearing

Albany, NY 12207; (518) 486-5012  
DHCR Buffalo Regional Office, Statler Towers, 107 Delaware Avenue, Suite 600, Buffalo, NY 14202 (716) 842-2244

DHCR Syracuse Regional Office, 800 South Wilbur Street, P.O. Box 1127, Syracuse, NY 13201; (315) 473-6930

In addition, copies of the proposed amendments to the QAP may be obtained at DHCR's Website: [www.dhcr.state.ny.us](http://www.dhcr.state.ny.us).

Public hearings will be held at all four of the DHCR Offices listed above to

## Lead-Safe Work Practices Training Scheduled

The Albany County Rural Housing Alliance and DHCR will sponsor a one day Lead-Safe Work Practices Course on December 6th. This free course will cover 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 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 training will be held at the Cornell Cooperative Extension, 24 Martin Road, Voorheesville. Registration forms are available at the Rural Housing Coalition website at [www.ruralhousing.org](http://www.ruralhousing.org). Click on trainings. For more information, Contact: Jessica Greiner Lutz, Program Coordinator at (518) 765-2425.

receive public comment on the proposed amendments to the QAP on November 21st from 1:30 PM - 3:30 PM. The hearing in Albany will take place in the Hampton Plaza Ballroom, in Room 609 - 6th Floor, at the New York City DHCR office, and in the D Wing of 800 South Wilbur Avenue in Syracuse.

Written comments may be submitted to NYS DHCR, Attention: Arnon Adler, 38-40 State Street, Albany, NY 12207. All comments must be received on or before November 28th.

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.

### **Fair Housing Testing Coordinator**

Westchester Residential Opportunities, Inc., a not for profit organization with a 37 year history of commitment to civil rights, seeks a Fair Housing Testing Coordinator to implement a program of fair housing testing, and to assist the Fair Housing Director in implementation of Fair Housing Laws.

Duties include recruitment and supervision of testers; administering a testing program and evaluating test results; maintenance of database and records, preparing reports; coordination with community and government fair housing organizations.

Qualifications include a college or advanced degree; two years prior experience in housing or human services, including supervising personnel; computer skills; ability to work well with people and to communicate effectively. Knowledge of the Westchester- Putnam real estate market is a plus. Salary in the \$22-\$23/hr range. Position effective November-December, 2005. WRO offers very good health insurance, in depth training on fair housing testing protocols, and an excellent opportunity for professional growth. Please send resumes to [mdavis@wroinc.org](mailto:mdavis@wroinc.org) or fax (914)428-9455. Please visit our new blog at [www.fairlending.org](http://www.fairlending.org). EOE

### **Financial/Contract Manager**

The Neighborhood Preservation Coalition of NYS seeks a Financial/Contract Manager with experience in not-for-profit accounting, excellent organizational skills, strong communication and computer skills in QuickBooks, MS Word and Excel, and the ability to manage variety of related tasks. Experience with NYS housing programs a +. Email or Fax letter and a resume to Neighborhood Preservation Coalition of NYS, 40 Colvin Ave., Albany, NY 12206 email resume to: [agostine@npcnys.org](mailto:agostine@npcnys.org). FAX (518)432-6757. EOE

## **Career Opportunities**

### **Director**

The New York Mortgage Coalition, a not-for-profit organization, is seeking a Director to manage and expand its efforts to increase affordable homeownership opportunities for low- and moderate- income families in the New York metropolitan area. The Mortgage Coalition currently has a staff of two; the Director supervises an Assistant Director and consultants, and is also responsible for some direct program services. Qualifications: The Director must be a highly creative, hard-working, self-directed individual with solid experience in affordable mortgage lending. The Director also needs to have extremely strong interpersonal skills and a commitment to the work of non-profit housing counseling organizations. The ideal candidate will have demonstrated fundraising capacity, the ability to manage multiple tasks and projects, facility at coalition-building and a strong interest in community development. A BA/BS is required, Masters preferred. Salary: \$55,000 to \$65,000 depending on experience. Women and people of color strongly encouraged to apply. Fax resume by November 15th to Irene Baldwin at (212)747-1114 or e-mail to [irene.b@anhd.org](mailto:irene.b@anhd.org) EOE

### **Community Development Professional/ Researcher**

The Federal Reserve seeks a professional to research issues and help shape and implement a strategy focused on the economic and community development needs of upstate New York with particular emphasis on low- and moderate-income (LMI) populations. Strong writing and presentation skills are required. For immediate consideration, please contact or send resume to Reggie Melson, Buffalo Branch, Federal Reserve Bank of New York, 40 Fountain Plaza, Suite 650, Buffalo, NY 14202. Or email: [reggie.melson@ny.frb.org](mailto:reggie.melson@ny.frb.org). EOE

### **Executive Director**

CAPCO, Cortland County's Community Action agency is seeking an Executive Director with a Master's degree in Human Services, Business or Government Administration or related field preferred. Bachelor's degree required. Personnel and fiscal management required with demonstrated ability to conceive, plan, execute and manage outcome based programs to meet various socio-economic needs. Excellent verbal and written communication skills required, experience in grant writing helpful. Must be proficient in the use of current computer technology. Valid NYS driver's license and acceptable driving record necessary. Salary range \$58,000 to \$70,000, commensurate with education and experience. All resumes must be received no later than November 15, 2005. Please send resumes to the attention of: Search Committee, CAPCO, 32 North Main Street, Cortland, NY 13045. AA/EOE.

### **Senior Community Development Manager**

HSBC seeks a Rochester-based Community Development professional to manage and/or participate in community development activities on a regional basis. Develop and implement programs and products to ensure the Company meets Community Reinvestment Act (CRA) goals in meeting the unique credit needs of low to moderate income communities. Work with management to develop and implement a local community development strategy including loan and investment origination, relationship management, portfolio management and community outreach within an assigned region.

This position requires an individual with a minimum of six years proven and progressive community development and/or credit experience or equivalent; a bachelors degree in business, finance, public administration, related field or equivalent experience; Strong communications, presentation, negotiations, analytical, decision-making, planning, organizational and relationship management skills; and the ability to travel. Knowledge of community development industry and the Community Reinvestment Act. Please e-mail resume and cover letter to [anthony.manna@us.hsbc.com](mailto:anthony.manna@us.hsbc.com). Please include job title in subject area.. EOE

## HUD Opens Nation's First Fair Housing Training Academy

*Academy will serve as the center of development for our nation's housing rights professionals.*

HUD Secretary Alphonso Jackson opened the nation's first National Fair Housing Training Academy recently at Howard University. The Academy is the first and only governmental institution in the US that trains advocates, lawyers, investigators and other invested parties in the prevention and elimination of housing discrimination.

"Although the Fair Housing Act of 1968 made it illegal to discriminate in selling, renting or financing housing in America, recent studies we have conducted show housing discrimination is alive and well in the U.S.," said Jackson. "Under the leadership of President Bush, our national commitment to creating equal housing opportunities for all Americans is as strong today as it was under President Johnson in 1968 when this law was passed."

The Academy, which was approved by Congress in 2003, will serve as the center of development for our nation's civil rights professionals. The Academy's doors were first opened in a temporary location on August 9, 2004.

"Since training began in the temporary location, over 500 students have successfully completed one of the five core courses," said Floyd May, HUD's General Deputy Assistant Secretary for Fair Housing and Equal Opportunity. "Once an enforcement practitioner completes the five-week core curriculum, they will receive certification that denotes a level of expertise in civil rights enforcement, embracing the core values of fairness and equal opportunity, a commitment to excellence, fairness and professionalism."

The new Academy opened in the historic Minor's Teachers College on the campus of Howard University. Minor's Teachers College is well

known for educating many of America's first African-American teachers.

"The academy aims to lead and inspire, through excellence in training and research, the education and development of the principles of fair housing and equal opportunities for all people residing in the United States, says H. Patrick Swygert, president, Howard University. "This is a timely and worthy intervention that the University is proud to be associated with."

"The National Fair Housing Training Academy will be a major component in fully enforcing the letter and the spirit of the Fair Housing Act and further ensuring that fair housing is central to the American way of life," explained Jackson.

People who believe they are the victims of housing discrimination should contact HUD at (800) 669-9777 or Dept. of Justice at (800) 896-7743 or (202) 514-4713.

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

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