



# Rural Delivery

New York State Rural Housing Coalition, Inc.

November, 2003

## Comprehensive Housing Legislation Introduced In State Legislature

A comprehensive housing bill has been introduced in the Senate and the Assembly for consideration in the upcoming session. The *Comprehensive Housing Production, Preservation, and Economic Stimulus Act* is based on a proposal drafted by the NY Housing Conference. It is intended to provide the authority for a variety of housing stimulus programs that are responsive to local community needs across the state.

The bill has been introduced in the Senate by Housing Committee Chair John Bonacic. The bill number in the Senate is S.3435. As of press time, an Assembly bill number had not yet been assigned.

The legislation is divided into four sections:

Part A creates a baseline of state investment in affordable housing programs to meet the state's critical housing needs, to supplement and not reduce the state's annual appropriations for housing, and to provide an immediate stimulus as well as long-term ballast for the state's economy.

Part B establishes new statewide housing rehabilitation, preservation, and improvement programs flexible enough to meet the needs of renters and homeowners in all communities.

Part C establishes a new statewide multi-family housing production pro-

gram reaching middle-income households in all 62 counties.

Part D establishes new state tax credits for businesses that make contributions to non-profit neighborhood assistance organizations.

The original draft legislation called for raising some of the funds needed for these programs through dedication of a portion of the state real estate transfer tax and mortgage recording tax excess revenues received by SONYMA. However these provisions were not included in the introduced legislation. Other sources that were included in the legislation introduced include an increased limit on the state's low income housing tax credit, and excess annual debt service reserve funds from Housing Finance Agency Bonds.

In addition to creating additional sources of financial support for affordable housing, the proposed legislation expands the population eligible for housing assistance within the state. Under the Part C provisions, eligible tenants may have incomes as much as 150% of area median and up to 250% of area median in communities where development costs are at least 50% above the state average. The definition of rehabilitation is also expanded to include

improvements that adapt or retrofit a housing unit to enable it to be occupied by the frail elderly or residents with mobility disabilities.

The New York Housing Conference made a presentation on the proposed legislation at the recent conference of the NY Rural Advocates in Cooperstown. Advocates in attendance at the meeting raised concerns regarding the provisions expanding the definition of eligible beneficiaries up to and beyond median income, expressing fear that this provision might dilute the availability of housing assistance for needier families. This provision was intended to address the 383,000 moderate income working families paying 50% or more of their income for housing in 9 downstate counties and the Rochester region. There is an estimated shortage of 130,000 affordable homes and apartments just in the 9 suburban New York City counties.

The proposed legislation is expected to generate significant tax revenue to the state, generating \$333 million in local wages during construction. During thirty years of occupancy, these new/rehabilitated units are expected to generate \$634 million in revenue for the state, recouping its investment in just 13 years.

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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. Rural Delivery has a distribution of 255 copies per issue.

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## Bits and Pieces...

### Coalition Members Win RHED Grants

Two members of the Rural Housing Coalition have been awarded grants under the 2003 funding round for the Rural Housing and Economic Development Program of the Department of Housing and Urban Development. Community Unified Today and Rural Opportunities received awards of \$150,000 and \$400,000 respectively. RHED is one of the competitive programs available to rural housing agencies within HUD's annual SuperNOFA application process. RHED funds can be used for a variety of initiatives, including capacity building of the the applicant agency.

### OTDA Commissioner Resigns

Brian Wing, Commissioner of the State Office of Temporary and Disability Assistance has resigned to take a position in the private sector. Commissioner Wing has led the agency since 1997, and served as Commissioner of the Department of Social Services (the predecessor to OTDA) for 2 years prior to the restructuring of the State's social service programs.

### Land Trust Conference Slated For Syracuse

The Institute for Community Economics will sponsor the National Community Land Trust Conference at the Oncenter in Syracuse from November 13th through the 15th. For more information, contact Julie Orvis at (413) 746-8860, or email [julie@iceclt.org](mailto:julie@iceclt.org).

### Financial Literacy Survey

A representative of the NYS Attorney General's Office participated in the 2003 Affordable Housing and Community Development Conference by holding a roundtable to discuss training needs for rural housing counseling agencies on the issue of financial literacy. Financial literacy is a critical issue for lower income families attempting to purchase a home of their own.

The roundtable was supplemented by a survey. Anyone wishing to weigh in on the subject of unmet training needs for financial literacy for their clients may obtain a copy of the survey by calling Anne Patnode at the Rural Housing Coalition as soon as possible at (518) 458-8696, ext. 13.

## Columbia Foundation Deadline Next Month

The Columbia Foundation's deadline for proposals under its sustainable communities and economies program is coming up on December 1. The foundation's program strategies include the following:

- Approach grantmaking with a long-term perspective;
- Engage in partnerships that will lead to systemic change;
- Take risks, support new programs, and be willing to experiment when appropriate;
- Consult with community leaders about the highest and best use of grant funds;
- Provide opportunities for feedback from the public on the foundation and its programs;
- Assess and revise the foundation's grants program as needed.

See <http://www.columbia.org/> for more information.

## Minority Leader Joins Housing Trust Fund Bill

House Minority Leader Nancy Pelosi added her name to the list of co-sponsors of HR 1102, the National Housing Trust Fund bill, in mid-October. She joins 206 other members of Congress in co-sponsoring the legislation. The trust fund seeks to create a dedicated funding stream at the national level for affordable housing. At the same time, the number of endorsing organizations for the legislation passed 4,500 (the New York State Rural Housing Coalition is an endorsing organization). For more information on this legislation, visit [www.nhtf.org](http://www.nhtf.org).

## Reinventing America's Older Communities

A conference sponsored by the Federal Reserve Bank of Philadelphia and the Brookings Institution, will be held on January 14-16 in Philadelphia. Co-sponsored by LISC, The Reinvestment Fund, Smart Growth America, and the William Penn Foundation, it will explore the face of older communities as they become part of regional strategies and take advantage of redevelopment tools like brownfield remediation, mixed-use development, mixed-income housing, productive use of vacant properties, and retail revitalization. For more information, email [yvette.cooper@phil.frb.org](mailto:yvette.cooper@phil.frb.org) or [jseward@liscnet.org](mailto:jseward@liscnet.org).

## CSH To Host Teleconference On November 5th

The Corporation for Supportive Housing will host a national teleconference, *Creating Homes (Without Building Them) for Chronically Homeless People with Co-Occurring Disorders* on November 5th, beginning at 1:00 PM. Co-Sponsored by the International Association of Psychosocial Rehabilitation Services, this national teleconference seeks to increase understanding about strategies and promising practices to help people who have been living on the streets in our communities for long-periods of time move into permanent supportive housing. Supportive services can be linked with affordable housing that can be found in local markets and through partnerships with public and affordable housing operators. For more information, visit <http://www.csh.org> and click on the *First Wednesdays* icon.

## Homeless Conference Slated For December

The Homeless Programs Branch of the Center for Mental Health Services invites you to attend SAMHSA's National Training Conference, *HOPE: The Key to Ending Homelessness for People with Mental Illnesses and/or Substance Use Disorders*, being held December 3 - 6, 2003, at the Pointe South Mountain Resort, in Phoenix, AZ.

For detailed information on training sessions, registration and lodging, visit the National Resource Center on Homelessness and Mental Illness' website at: <http://www.nrchmi.samhsa.gov/conference>.

Please note that the early registration deadline is Monday, November 3. The fee for registrations post-marked by November 3 is \$250. To register for the conference, visit [http://www.nrchmi.samhsa.gov/pdfs/2003\\_brochure\\_a.pdf](http://www.nrchmi.samhsa.gov/pdfs/2003_brochure_a.pdf) or contact the National Resource Center on Homelessness and Mental illness at (800) 444-7415.

## HUD Multifamily Assisted Housing Manager Training Scheduled

Quadel Corporation will sponsor *HUD Multifamily Program: HUD Multifamily Assisted Housing Manager (AHM) and Occupancy Training and Certification* in Syracuse from February 7th to 9th, 2004.

The training will take place at the Holiday Inn Carrier Circle. For more information or to register, contact Michelle W. Jones at (202) 789-2500 or email [training@quadel.com](mailto:training@quadel.com). For hotel reservations, contact the Holiday Inn at (315) 437-2761.

## **FCC Rule On Faxing May Impact Non- Profits**

Recent publicity about the federal Do Not Call Registry may have obscured the FCC's recent Do Not Fax regulations. If your nonprofit faxes clients and members (and potential ones), this ruling will affect how you do business. The National Council of Nonprofit Associations offers information on this matter at <http://www.ncna.org/index.cfm?fuseaction=Page.viewPage&pageID=370>.

The rules do not apply to all faxes—only those promoting the commercial availability of products and services. Many of the activities that nonprofits do will fit (or may fit) under the FCC's definition of "commercial advertisements." For instance, a fax promoting an organization's upcoming conference or workshop, the sale of a new book or study, or even membership recruitment and renewal information, will qualify.

## **Brownfields Grants Available**

The United States Environmental Protection Agency (EPA) began to accept proposals for the National Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants on October 16, 2003. These grants address contamination by petroleum and hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum). The brownfields assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites. The brownfields revolving loan fund grants provide funding for a grant recipient to capitalize a revolving loan fund and to

## **Assembly Housing Forums Upcoming In Chili And Oneonta**

Building For Our Future, Funding for Affordable Housing- a forum sponsored by the New York State Assembly Republican Conference, will be held in Chili, Monroe County, on November 24th, and in Oneonta on December 17th. To date, similar sessions have been held in Middletown, Watertown, and Fredonia.

Panelists will include representatives from DHCR, the Fannie Mae Partnership Office, Governors Office for Small Cities, and NYS Housing Finance Agency/SONYMA. The panelists will discuss current and new governmental programs and the mechanics of accessing housing dollars available to both non-profit and for-profit housing providers.

The Monroe County session will be held at the Chili Town Hall, 3333 Chili Avenue, Chili, from 3:00 to 5:00 PM. Rochester area realtors, builders, bankers, and local officials are expected to attend. A reception will follow the forum.

For more information, contact the Assembly Republican Office of Public Affairs at (518) 455-5073.

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provide subgrants to carry out cleanup activities at brownfield sites that are owned by the subgrant recipient. The brownfields cleanup grants provide funding for a grant recipient to carry out cleanup activities at brownfield sites that are owned by the grant recipient.

The proposal guidelines are available via the Internet: <http://frwebgate.access.gpo.gov/cgi-bin/leaving.cgi?from=leavingFR.html&log=linklog&to=http://www.epa.gov/brownfields/>. Copies of the Proposal Guidelines will also

## **OTDA Issues NOFA For Homeless Funds**

The New York State Office of Temporary and Disability Assistance (OTDA) announced on October 14th a supplemental funding opportunity for the Supplemental Homelessness Intervention Program (SHIP). OTDA will make funds available under the New York State Fiscal Year 2003/2004 Aid to Localities Budget. Federal financial assistance will be awarded to successful applicants under this Request for Proposals (RFP) for services and expenses of the Supplemental Homelessness Intervention Program (SHIP) for families.

The RFP solicits not-for-profit corporations including faith-based organizations with experience, knowledge and skills in the delivery of homelessness intervention services in the State of New York to submit proposals. SHIP services shall mean services that are designed to stabilize at-risk and homeless households by helping them to avoid homelessness or assisting households to secure permanent and habitable housing. The eligible population to be served under the provisions of this RFP is families, including non-custodial parents whose incomes do not exceed 200% of the federal poverty level who are eligible for federal temporary assistance for needy families (TANF). For more information, see the NOFA online at [http://www.otda.state.ny.us/cgo/ship\\_2003/SHIP\\_nofa\\_2003.htm](http://www.otda.state.ny.us/cgo/ship_2003/SHIP_nofa_2003.htm).

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be mailed upon request. Requests should be made by calling the U.S. EPA Call Center at the following numbers: (703)-412-9810; Toll free at 1-800-424-9346; and TDD for the Hearing Impaired at 1-800-553-7672.

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.

## Construction Management Services

Snow Belt Housing Company, Inc. in Lowville, New York is soliciting an individual or firm to provide specification writing and construction management services as a consultant on a case-by-case basis. The projects are single-family owner occupied dwellings located in the County of Lewis. Approximately two to four houses each month will need work specifications and construction management services. The size of the rehabilitation jobs will vary from less than \$1,000 up to as much as \$40,000. Proposals from minorities and women are encouraged. For a copy of the proposal, please contact Cheryl L. Shenkle, Executive Director, Snow Belt Housing Company, Inc., 7500 S. State Street, Lowville, New York 13367, (315) 376-2639.

*The 2004 Affordable Housing and Community Development Conference will be held in Binghamton, NY at the Binghamton Regency Hotel and Conference Center. The conference dates are October 4th, 5th, and 6th. For reservations, call 607-722-7575.*

# Career Opportunities

## CEO/ Executive Director

Primavera Foundation, a broadly-respected nonprofit providing a continuum of affordable housing ranging from homeownership and affordable rental to emergency housing/relief services for the poor, seeks a talented CEO to sustain the corporation's position of community leadership & service excellence following a merger with sister corporations Primavera Builders & Primavera Services. The agency has a 60-person staff, operates from 9 facilities; \$5.1M budget; \$5.5M asset base.

A full description of the position can be found at <http://www.nonprofitjobs.org> Fax resume to (520)623-6434 or email to: [admin@primavera.org](mailto:admin@primavera.org) EOE

## Development Director

Friends of the North Country has been serving the community development needs of Clinton, Franklin and Essex Counties of New York since 1981. The Development Director's primary responsibility is to develop diverse funding sources to meet the programmatic mission/goals of the organization, and includes grant writing.

A secondary component is to assist the Executive Director in carrying out contractual work programs, including research, analysis, interpretation, writing, and presenting information on a wide variety of projects. This includes organizing and facilitating grassroots activities, and representing the organization at local meetings, attending regional events, and acting as a liaison to the Board of Directors with regard to Fundraising events. Experience in

## Construction Coordinator

Working closely with the Construction Manager, duties include inspection, work write ups, and oversight of housing rehabilitation projects, inspection of houses for first time home buyers, and possible new construction oversight. Must have knowledge of building techniques and NYS Residential Building Code, experience in cost estimating, good people skills, and proficiency in Microsoft Word and Excel. F/T, min. 1-2 year position, strong likelihood of longer term. Salary range DOE.

Mail cover letter, resume and references to Better Housing for Tompkins County, Inc., 225 S. Fulton, Suite A, Ithaca, NY 14850. No phone calls or FAXs. EOE

economic and small business development is desired. This includes working with potential small business entrepreneurs and conducting market analyses.

Qualifications for the position are a Bachelors Degree in the Arts or Sciences, Social Sciences or a related field, and at least 3 years of experience in government or consulting development or similar work. Community Planning experience or education preferred. Demonstration of project management, writing and communication skills required.

Please send a letter of interest, resume and writing sample to Victoria Zinser Johnson, AICP, Executive Director, Friends of the North Country, Inc., PO Box 446, Keeseville, NY 12944.

Position will remain available until filled. EOE

## Non-Profit Questions Answered Online

A number of online resources are available to assist non-profit agencies to improve their operation and management:

\* *The Evergreen State Society's Internet Nonprofit Center* at <http://www.nonprofits.org/npofaq/> features a wide array of information in five areas: organizational structure, management, advocacy, resources and development.

\* *The Nonprofit Genie*, run by the California Management Assistance Partnership, offers information at <http://www.genie.org>.

\* *Groundspring* keeps an online archive of materials on the topic of online fundraising. See <http://www.groundspring.org/techniques/presentations.cfm>.

## Lead-Based Paint Training: One-Day Lead-Safe Work Practices Training Classes

DHCR's Office of Community Development in cooperation with sponsoring HOME Local Program Administrators will conduct full-day HUD-approved training for renovators and remodelers. The course will cover safe work practices for the identification and handling of lead-based paint hazards in government-owned or rent-subsidized housing. 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 on the following dates:

### **November 13, 2003**

RPI Lighting Research Center, Corner of Fulton and Fifth Streets, Troy, NY 12180.

For directions visit: <http://www.lrc.rpi.edu/aboutus/visitus.asp>.

To register, or for more information, contact: Martin Morey, Rehabilitation Specialist, Rensselaer County Housing Resources, 251 River St. Troy, NY 12180, (518)690-0020 Ext. 223.

### **December 2, 2003**

37 John Street, Kingston, NY 12401. For more information or to register, contact: Robyn Awand, Director of Homeownership, Rural Ulster Preservation Company, (RUPCO), (845) 331-2140 ext. 312 E-mail: [rawand@rupco.org](mailto:rawand@rupco.org).

The training will be presented by Cliff Olin, President of EcoSpect Inc. For more information, visit [www.ecospect.com](http://www.ecospect.com).

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

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## AFL-CIO Unveils 2 Reports: “The Crisis Of Affordable Housing For Long Island’s/Hudson Valley’s Working People”

### Study Finds Vast Affordability Gaps For Most Middle Income Residents and Offers Solutions to Crisis

The New York State AFL-CIO released comprehensive studies detailing the affordable housing crisis facing middle income residents of Long Island and the lower Hudson Valley. The report analyzes the affordability gaps of residents by profession and offers concrete solutions to this growing crisis.

The report strongly debunks the notion that affordable housing is only a problem for poor and low-income workers. The study clearly indicates that middle-income residents in the counties surrounding New York City also face a growing crisis.

This report is the first in a series commissioned by the State Labor Federation examining the needs of working people in New York State’s regional labor markets. Said AFL-CIO President Dennis Hughes, “This study clearly shows that the occupational image many people have of those in need of affordable housing is wrong and misguided. Affordable housing, in particular, is a problem for thousands of hard working middle-income residents of Long Island and the Hudson Valley. The New York State AFL-CIO is working day and night to put an end to this growing crisis.”

As a result of this report and others to follow, the New York State AFL-CIO was successful in having a bill introduced during the recently ended legislative session in the State Legislature. The bill, S.3435, known as the Comprehensive Housing Production, Preservation and Economic Stimulus Act, would dedicate certain revenue streams to stimulate hous-

ing production and redefines who needs affordable housing so that middle income working families qualify. The New York State AFL-CIO sees this as a very positive first step toward addressing this growing crisis and looks forward to revisiting this issue at the start of the 2004 legislative session.

#### Study Findings Include:

- One third of Long Island households - 292,000 homeowners and renters- must use 30% and more of their income to cover their housing costs. This is up 12% from ten years ago. For homeowners, it is up nearly 17% since 1990.

- No household making less than \$41,000 a year can afford an apartment at the 2002 median gross rents (estimated at \$1,041 in Nassau and \$1,021 in Suffolk), meaning half the rental apartments on the island are beyond their reach.

- No household making less than \$50,000 a year can afford a two bedroom apartment at the 2002 fair market rent (\$1,230 in Nassau and Suffolk), meaning 60% of the existing two bedroom units on the island are beyond their reach.

- No household making less than \$68,000 in Nassau or \$64,000 a year in Suffolk can afford the median monthly costs of owning an existing home with a mortgage.

- Single income working women, who generally make less than men, have a hard time paying for a house. The average middle-income single working woman, making \$38,950 a year, would have to use at least 52% of her income or work 70 hours a week to pay the median monthly costs of owning a house with a mortgage.

- The elderly population, which has

grown at 2.5 times the rate of the total population on Long Island over the past ten years, cannot pay the median rent for apartments if their only income is social security or a similar retirement income.

- 78% of Hudson Valley households (599,000) could not qualify for a conventional 90% mortgage to purchase the median priced house in their county in the second quarter of 2002.
- Wage earners cannot afford the median monthly cost of owning a home with a mortgage in their county unless they earn more than the estimated: \$42,720 a year in Sullivan; \$45,960 a year in Ulster; \$55,920 a year in Dutchess; \$56,200 a year in Orange; \$65,200 a year in Putnam; \$68,400 a year in Rockland; and \$77,440 a year in Westchester.

- 28% of Hudson Valley households (216,000) cannot afford the median gross rent in their county. Wage earners cannot afford the median gross rent in their county unless they earn more than an estimated: \$22,530 a year in Sullivan; \$25,860 a year in Ulster; \$30,530 a year in Dutchess; \$30,860 a year in Orange; \$39,420 a year in Putnam; \$38,170 a year in Rockland; and \$36,225 a year in Westchester.

In order to solve the crisis of affordable housing across the state the AFL-CIO recommends several solutions: a baseline of annual state capital investments in affordable housing programs; new statewide housing rehabilitation, preservation and improvement programs; and a new statewide multi-family housing production program that reaches middle income households.

The AFL-CIO reports can be downloaded at: [www.nysaflcio.org](http://www.nysaflcio.org).

## DHCR Issues Request For Proposals

Application packages will be available beginning the week of November 3, 2003. Separate applications will be used for locally administered programs funded under the New York State HOME Program (HOME) and 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 will be held during the month of November 2003 in Albany, Syracuse, Buffalo, New York City and Long Island.

Applications for locally administered programs funded under HOME or RESTORE must be received by HTFC by **5:00 PM, Monday, February 9, 2004**. 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, March 22, 2004**.

Application workshops will be conducted at the following times and locations:

**Capital District-** Thursday, November 6th at 10:00 AM Quality Inn - Glenmont, Rte. 9W (I-87 Thruway Exit 23), Albany (Glenmont), NY.

**Syracuse-** Thursday, November 13th at 10:00 AM, Martha Eddy Room, The Art and Home Center, NYS Fairgrounds, Gate 2, Rte 690 (Fairgrounds Exit), Syracuse, NY.

**Buffalo-** Friday, November 14th at 10:00 AM, Erie Community College - City Campus, Minnie Gillette Auditorium, 121 Ellicott Street Buffalo, NY.

**New York City-** Wednesday, November 19th at 10:30 AM Adam Clayton Powell State Office Bldg., 2nd Floor Art Gallery, 163 West 125th Street, New York, NY.

**Long Island-** Thursday, November 20th at 10:00 AM, York College, Rm 1M06, 94-20 Guy Brewer Boulevard Jamaica, NY.

Application materials will be distributed starting one half-hour before each workshop.

The workshops will include a discussion of project application requirements, program application requirements and the Unified Funding process. A workshop agenda will be posted on the New York State Division of Housing and Community Renewal web site on November 3, 2003. Interested parties should refer to the web site to familiarize themselves with the agenda items.

Application clinics may be scheduled with the staff of the DHCR Regional Offices to provide applicants with an opportunity to discuss a project or program application. Staff will be available from November 24, 2003 through the respective application due dates.

*Note: Technical Assistance, including program design, application review, and grantwriting guidance is available to Rural Preservation Companies from the staff of the Rural Housing Coalition. Call (518) 458-8696 for details.*

## Notice of Credit Availability Issued

The New York State Division of Housing and Community Renewal (DHCR) recently announced the availability of federal tax credit under the Low-Income Housing Credit Program (LIHC) which is authorized under Section 42 of the Internal Revenue Code.

DHCR expects to have approximately \$20 million available for LIHC reservations. The maximum amount of annual tax credit allocation per application that may be requested is \$1.0 million. Applicants requesting LIHC for projects in which a majority of the units (50% or more) will serve large families or special needs populations may request up to \$1.2 million. Of the \$20 million available, up to \$2 million may be made available for preservation projects as defined in DHCR's Low-Income Housing Credit Qualified Allocation Plan (QAP) dated April 17, 2001. Additionally, an amount of up to \$2 million may be made available for redevelopment of public housing.

Applications for LIHC must be delivered to DHCR by 5:00 p.m., March 22, 2004 at: NYS Division of Housing and Community Renewal Low-Income Housing Credit Program, Hampton Plaza - 6th Floor 38-40 State Street, Albany, New York 12207. No applications will be accepted after this date.

Persons/firms that construct and/or rehabilitate rental housing that is reserved for low-income households may apply for LIHC. The LIHC amount is based upon the actual cost of acquisition, rehabilitation and/or construction of rental properties for low-income households. For more information, visit <http://www.dhcr.state.ny.us/ocd/nofas/noca03.htm>.