

# NEIGHBORHOOD NEWS



Neighborhood Preservation Coalition  
of New York State, Inc.

[www.npcnys.org](http://www.npcnys.org)

AUGUST, 2009

## Coalition Seeks Board Nominations

The Neighborhood Preservation Coalition of New York State, Inc., is actively soliciting members to join the Board of Directors.

The board consists of representatives of NPCs and CHDOs throughout the state. Nominations will be presented and an election will be held during the membership meeting portion of the Coalition's Annual Affordable Housing Conference and Membership Meeting October 18-19-20, 2009 at The Desmond Hotel and Conference Center in Albany, NY. A brief biographical sketch of each board candidate will be presented at the conference.

The board meets bi-monthly in Albany and is responsible for the oversight of the corporation and determines Coalition policy. Most importantly, the board reviews state housing policies and programs and actively works with DHCR staff to provide feedback and input to improve the effectiveness and efficiency of the state's housing programs.

There are position openings in all ten (10) of the Coalition's regions. Anyone interested in receiving more information about the board openings should contact Coalition Executive Director Joe Agostine, Jr. at (518) 432-6757.



**TD Banknorth, through the TD Charitable Foundation,** recently donated \$3,000 to Neighborhood Preservation Coalition of New York State as part of the bank's commitment to giving back to the community. The funds will help the organization increase management efficiency by providing technical assistance and training. The technical assistance and training will allow the organization to build the capacity of affordable housing agencies to develop succession plans, efficient operating systems, fundable programs, community engagement mechanisms and board leadership development. Pictured left to right are: **Maureen Vedder**, Upper Hudson Valley Regional Sales Manager for TD Banknorth, **Joseph A. Agostine, Jr.**, Executive Director, Neighborhood Preservation Coalition of NYS, Inc., and **Hillary Wendel**, State Street-Albany Branch Manager, TD Banknorth. *(C. Hmiel photo)*

**2009 Annual Conference & Membership Meeting**

**October 18-19-20, 2009**

**The Desmond Hotel & Conference Center**

***Conference Brochure to be Mailed Soon!!***

# More Than \$31 Million in Affordable Housing Grants Announced

<b>Applicant</b>	<b>County</b>	<b>Program</b>	<b>Award</b>	<b>Units</b>
West Hill Improvement Corporation	Albany	ACCESS	\$175,000	7
Albany County Rural Housing Alliance, Inc.	Albany	HOME	\$390,000	12
South End Improvement Corp.	Albany	HOME	\$336,000	14
South End Improvement Corp.	Albany	RESTORE	\$70,000	9
Cuba Community Development Corporation	Allegany	HOME	\$500,000	30
Bronx Shepherds Restoration Corp.	Bronx	ACCESS	\$175,000	7
Community Partnership Development Corporation	Bronx	HOME	\$600,000	12
Regional Aid for Interim Needs, Inc.	Bronx	RESTORE	\$75,000	10
First Ward Action Council, Inc.	Broome	ACCESS	\$150,000	12
First Ward Action Council, Inc.	Broome	HOME	\$500,000	23
First Ward Action Council, Inc.	Broome	RESTORE	\$75,000	20
NeighborWorks Home Resources	Cattaraugus	ACCESS	\$120,000	10
Cattaraugus Community Action, Inc.	Cattaraugus	HOME	\$500,000	35
NeighborWorks Home Resources	Cattaraugus	HOME	\$300,000	6
NeighborWorks Home Resources	Cattaraugus	RESTORE	\$75,000	22
Chautauqua Home Rehabilitation and Improvement Corp.	Chautauqua	ACCESS	\$200,000	20
Chautauqua Home Rehabilitation and Improvement Corp.	Chautauqua	RESTORE	\$50,000	12
Community Progress Inc.	Chemung	RESTORE	\$50,000	11
Opportunities for Chenango, Inc.	Chenango	HOME	\$400,000	26
City of Plattsburgh Community Development Office	Clinton	HOME	\$500,000	17
City of Cortland	Cortland	HOME	\$400,000	14
Cortland County Community Action Program, Inc.	Cortland	RESTORE	\$65,000	28
Delaware Opportunities Inc.	Delaware	HOME	\$300,000	14
Rebuilding Together Dutchess Co, Inc	Dutchess	ACCESS	\$150,000	12
HRH Homeownership Housing Development Fund Company, Inc.	Dutchess	HOME	\$500,000	10
Heart of the City Neighborhoods, Inc.	Erie	HOME	\$190,000	9
HomeFront, Inc.	Erie	HOME	\$200,000	22
Housing Assistance Program of Essex County, Inc.	Essex	RESTORE	\$50,000	12
Village of Malone	Franklin	HOME	\$400,000	16
City of Gloversville	Fulton	HOME	\$340,000	14
Genesee Valley Rural Preservation Council, Inc.	Genesee	HOME	\$500,000	23
Rural Housing Opportunities Corporation	Genesee	HOME	\$400,000	20
Catskill Mountain Housing Development Corp. Inc.	Greene	HOME	\$300,000	15
Hunter Foundation	Greene	HOME	\$300,000	15
Catskill Mountain Housing Development Corp. Inc.	Greene	RESTORE	\$50,000	9
County of Hamilton	Hamilton	HOME	\$280,000	11

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<b>Applicant</b>	<b>County</b>	<b>Program</b>	<b>Award</b>	<b>Units</b>
Village of Dolgeville	Herkimer	HOME	\$400,000	20
Village of Ilion	Herkimer	HOME	\$300,000	12
Neighbors of Watertown, Inc.	Jefferson	HOME	\$300,000	12
Community Action Planning Council of Jefferson County, Inc.	Jefferson	RESTORE	\$75,000	23
Frontier Housing Corporation	Jefferson	RESTORE	\$35,000	5
Ridgewood Bushwick Senior Citizens Council, Inc.	Kings	ACCESS	\$225,000	9
Community Partnership Development Corporation	Kings	HOME	\$600,000	12
Ridgewood Bushwick Senior Citizens Council, Inc.	Kings	RESTORE	\$75,000	10
Lewis County Opportunities	Lewis	RESTORE	\$50,000	7
Genesee Valley Rural Preservation Council, Inc.	Livingston	HOME	\$500,000	23
Stoneleigh Housing, Inc.	Madison	HOME	\$300,000	15
Village of Munnsville	Madison	HOME	\$410,000	14
Bishop Sheen Ecumenical Housing Foundation, Inc.	Monroe	HOME	\$200,000	11
South East Area Coalition, Inc.	Monroe	RESTORE	\$50,000	7
Rivercrest Development Corporation	Montgomery	HOME	\$375,000	14
Village of St Johnsville	Montgomery	HOME	\$419,580	14
United Way of LI	Nassau	RESTORE	\$50,000	8
Center City Neighborhood Development Corporation	Niagara	HOME	\$200,000	17
City of Lockport	Niagara	HOME	\$375,000	15
Greater Mohawk Valley Community & Elderwellness Council, Inc.	Oneida	ACCESS	\$200,000	53
Rebuild Mohawk Valley, Inc.	Oneida	HOME	\$378,000	7
Onondaga County Community Development	Onondaga	ACCESS	\$200,000	16
Covenant Housing Corp. of Central New York	Onondaga	HOME	\$500,000	10
NEHDA, Inc.	Onondaga	HOME	\$200,000	4
Onondaga County Housing Development Fund Company	Onondaga	HOME	\$300,000	28
Onondaga County Community Development	Onondaga	RESTORE	\$75,000	10
Bishop Sheen Ecumenical Housing Foundation, Inc.	Ontario	HOME	\$300,000	17
Rural Housing Opportunities Corporation	Ontario	HOME	\$400,000	20
Independent Living, Inc.	Orange	ACCESS	\$200,000	11
Community Action of Orleans and Genesee, Inc.	Orleans	RESTORE	\$75,000	17
City of Oswego	Oswego	HOME	\$400,000	16
Otsego Rural Housing Assistance, Inc.	Otsego	HOME	\$400,000	18
Otsego Rural Housing Assistance, Inc.	Otsego	RESTORE	\$50,000	18
Putnam County Housing Corp.	Putnam	RESTORE	\$50,000	10
Margert Community Corp.	Queens	ACCESS	\$225,000	9
Community Partnership Development Corporation	Queens	HOME	\$600,000	12

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<b>Applicant</b>	<b>County</b>	<b>Program</b>	<b>Award</b>	<b>Units</b>
NHS of Jamaica, Inc.	Queens	HOME	\$600,000	12
Margert Community Corp.	Queens	RESTORE	\$75,000	10
City of Rensselaer	Rensselaer	HOME	\$300,000	12
Rensselaer County Housing Resources	Rensselaer	RESTORE	\$50,000	23
Richmond Senior Services, Inc.	Richmond	RESTORE	\$75,000	35
Hamaspik of Rockland County, Inc.	Rockland	ACCESS	\$150,000	8
Village of Spring Valley	Rockland	RESTORE	\$75,000	21
Saratoga County Rural Preservation Co.	Saratoga	ACCESS	\$175,000	9
Village of Ballston Spa	Saratoga	HOME	\$300,000	14
Village of Schuylerville	Saratoga	HOME	\$400,000	16
Town of Glenville	Schenectady	HOME	\$300,000	12
Community Land Trust of Schenectady, Inc.	Schenectady	RESTORE	\$70,000	23
Schoharie County Rural Preservation Corp.	Schoharie	HOME	\$300,000	12
Seneca Housing, Inc.	Seneca	HOME	\$324,000	15
St Lawrence County Housing Council, Inc.	St Lawrence	ACCESS	\$150,000	15
Village of Gouverneur	St Lawrence	HOME	\$400,000	20
Village of Massena	St Lawrence	HOME	\$397,000	18
St Lawrence County Community Development Program, Inc.	St Lawrence	RESTORE	\$75,000	40
Bishop Sheen Ecumenical Housing Foundation, Inc.	Steuben	HOME	\$300,000	17
SCAP d/b/a Arbor Development	Steuben	RESTORE	\$75,000	10
Community Development Corporation of Long Island, Inc.	Suffolk	HOME	\$500,000	20
Huntington Community Development Agency	Suffolk	RESTORE	\$50,000	12
United Way of LI	Suffolk	RESTORE	\$50,000	8
County of Sullivan	Sullivan	ACCESS	\$200,000	8
County of Sullivan	Sullivan	HOME	\$400,000	17
County of Sullivan	Sullivan	RESTORE	\$70,000	9
Village of Owego	Tioga	HOME	\$400,000	15
Better Housing for Tompkins County Inc.	Tompkins	ACCESS	\$200,000	9
Bishop Sheen Ecumenical Housing Foundation, Inc.	Tompkins	HOME	\$400,000	22
County of Tompkins	Tompkins	RESTORE	\$75,000	35
City of Glens Falls	Warren	HOME	\$275,000	9
County of Warren	Warren	RESTORE	\$70,000	11
Village of Greenwich	Washington	HOME	\$400,000	16
Village of Hudson Falls	Washington	HOME	\$300,000	12
PRIDE of Ticonderoga, Inc.	Washington	RESTORE	\$70,000	14
Bishop Sheen Ecumenical Housing Foundation, Inc.	Wayne	HOME	\$300,000	17

# More Than \$31 Million in Affordable Housing Grants Announced

Applicant	County	Program	Award	Units
Family Service Society of Yonkers	Westchester	ACCESS	\$175,000	7
Housing Action Council, Inc.	Westchester	HOME	\$270,000	12
City of White Plains	Westchester	RESTORE	\$75,000	25
Wyoming County Community Action, Inc.	Wyoming	HOME	\$200,000	14
Wyoming County Community Action, Inc.	Wyoming	RESTORE	\$75,000	26
Keuka Housing Council, Inc.	Yates	HOME	\$168,665	10
Rebuilding Together	NYC Multi-County: 5 Counties of NYC	ACCESS	\$150,000	20
Andover Historic Preservation Corp.	Multi-County: Allegany, Steuben	HOME	\$400,000	28
Community Progress Inc.	Multi-County: Chemung, Schuyler	HOME	\$270,000	12
People, Inc.	Multi-Co: Erie, Niagara	ACCESS	\$240,000	14
People, Inc.	Multi-Co: Erie, Niagara	RESTORE	\$75,000	30
UCPA of the Rochester Area, Inc.	Multi-County: Genesee, Livingston, Monroe, Orleans, Ontario, Wayne	RESTORE	\$75,000	10
UCPA of the Rochester Area, Inc.	Multi-County: Monroe, Ontario, Wayne	ACCESS	\$240,000	10
Bishop Sheen Ecumenical Housing Foundation, Inc.	Multi-County: Monroe, Ontario, Wayne	RESTORE	\$75,000	30
Community Development Corporation of Long Island, Inc.	Multi-County: Nassau, Suffolk	ACCESS	\$150,000	8
Rebuilding Together Long Island, Inc.	Multi-County: Nassau, Suffolk	ACCESS	\$150,000	33
Community Housing Innovations, Inc.	Multi-County: Nassau, Suffolk	HOME	\$500,000	20
Community Action in Self-Help, Inc.	Multi-County: Ontario, Wayne	HOME	\$300,000	12
Keuka Housing Council, Inc.	Multi-County: Ontario, Yates	HOME	\$300,000	11

The \$31.4 million in grants have been awarded to not-for-profit agencies and local municipalities. These funds will be used in rural, suburban, and urban communities, across every area of the State, to make necessary repairs and modifications to the homes of eligible low income households.

These \$31.4 million in awards will be delivered through three DHCR programs:

- The [HOME Program](#) (\$25 million, 1,064 Housing Units) - The HOME program partners with local governments, private developers, and community-based non-profit housing organizations to acquire, rehabilitate or construct housing, or to provide assistance to low-income home-buyers and renters. A total of \$25 million in funding will be provided statewide to build or rehabilitate 1,064 housing units.
- [ACCESS to Home](#) (\$4 million, 307 Housing Units) - ACCESS to Home provides financial assistance to property owners to make dwelling units accessible for low- and moderate income frail elderly and persons with disabilities. These modifications allow individuals to safely and comfortably continue to live in their homes. A total of \$4 million in funding will be provided statewide to make accessibility modifications to 307 housing units.
- [RESTORE](#) (\$2.4 million, 620 Housing Units) -RESTORE (Residential Emergency Services to Offer Repairs to the Elderly) helps low-income elderly homeowners pay for emergency repairs to eliminate hazardous conditions in their homes. A total of \$2.4 million in funding will be provided statewide to make emergency repairs to 620 housing units.

## Hearing Planned On Legislative Proposals

The Commission on Public Integrity will hold a public hearing on its staff legislative proposals to amend the Lobbying Act. The hearing will be in Meeting Room C of the Legislative Office Building at 1 p.m. on Tuesday, September 8.

The proposals, which are being made by Commission staff, would change the Lobbying Act's definition of "lobbying," "expense" and "expenses;" and "gift;" impose a penalty on any lobbyist or client who fails to comply with a Commission audit; establish a civil penalty for use of illegal lobbying contingent retainer agreements; increase the time period for which lobbyists and clients must retain their records; and increase the monetary threshold that triggers filings by lobbyists and clients.

The proposed definition of lobbying – essentially, any paid effort to influence governmental action -- would include matters currently not covered, such as discussions of possible new legislative actions prior to the drafting of legislation.

The proposal to amend the definition of "expense" and "expenses" would include political contributions made by registered lobbyists and their clients. Since campaign contributions are the most common and effective tool that lobbyists and clients have to secure access to elected officials, requiring their disclosure would enhance transparency, a central objective of the Lobbying Act.

The legislative proposals and information for anyone wishing to comment on them are available on the Commission's website at [www.nyintegrity.org](http://www.nyintegrity.org).



## *Report: Housing Markets Appear To Be Stabilizing; Opportunity for Affordable Housing Exists*

Housing markets in many metropolitan areas appear to be stabilizing, but further steep drops in home prices could be seen if the broader economy does not recover, a new report by the National Low Income Housing Coalition (NLIHC) and the Center for Economic and Policy Research (CEPR) finds.

*Hitting Bottom? An Updated Analysis of Rents and the Price of Housing in 100 Metropolitan Areas*, utilizes methodology from two previously released reports to provide an analysis of the current state of the housing market. The report finds that in many markets, home prices are once again tracking more closely to rents, a sign that markets are stabilizing. However, the report also finds that in many markets, the local economy is suffering, which could put off the housing market recovery. In the long-term, the housing market will be robust only with a strong economy in which people have the incomes to afford rents and mortgages.

The report also notes that in many places even as the market stabilizes, new homeowners are likely to be underwater—that is, owing more on their home than the home is worth—for some time to come. Negative equity in a home and high loan-to-value ratios are among the best predictors of foreclosure.

"This report indicates that housing markets are stabilizing at this time," said NLIHC Research Director Danilo Pelletiere, a co-author of the study. "We need to assist this recovery by creating jobs. We should also use the bottom of the market as an opportunity to create affordable housing. Without such proactive efforts to increase the ability of Americans to afford homes, the bottom may prove false."

The report details several policy recommendations that would help strengthen the demand for housing and stabilize markets, including:

- Adequately funding the National Housing Trust Fund to capitalize on current low prices, ensure long-term affordability in a recovery, absorb excess housing, and stimulate employment.
- Stimulating the fundamental demand for housing through acting to lower unemployment and raise wages.
- Recognizing a leading role for rental housing in federal foreclosure mitigation and neighborhood stabilization policy, including allowing foreclosed homeowners to remain in their homes as renters.

The report, *Hitting Bottom? An Updated Analysis of Rents and the Price of Housing in 100 Metropolitan Areas* can be found at: [www.cepr.net](http://www.cepr.net).

## LEGISLATIVE ACTION DAY

Tuesday, Feb. 23,  
2010

Meeting At 11 A.M.  
Hearing Room A  
L.O.B., Albany, NY

*Save the date! Come to  
Albany to Support the  
Coalition's Legislative  
Agenda!!*

# The Luis Arce Success Award

## *Call for Nominations*

The Neighborhood Preservation Coalition of New York State, Inc., calls for nominations for the ***Luis Arce Success Award***. This award is given in memory of Luis Arce who passed away on June 23, 1994. Luis exemplified the best in all of us. He unselfishly gave to his family, his community, and all human kind. Luis was a strong community advocate and dedicated his work life to neighborhood revitalization efforts and providing safe, decent and accessible housing for persons with special needs such as developmental disabilities and persons with AIDS.

Luis touched many lives through his work. He was Director of the Manhattan Valley Management Company from 1984 to 1992 and also served as a member of the Board of Manhattan Valley Development Corporation. Through his many years of volunteer work at Sinergia, a non-profit human service and housing organization, Luis championed the integration of persons with disabilities and their families into mainstream housing in the community. Luis also worked at Community Service Society and Solidaridad Humana (Human Solidarity) - an alternative educational institute on the Lower East Side of Manhattan. Luis was a founding board member and remained active in the Neighborhood Preservation Coalition of New York State.

While Luis's life was cut short, his courage and commitment made a difference in his community, in New York State and in the lives of all who knew him.

### Success

*“To laugh often and much; to win the respect of intelligent people and the affection of children; to earn the appreciation of honest critics and endure the betrayal of false friends; to appreciate beauty; to find the best in others; to leave the world a bit better whether by a healthy child, a garden patch, or a redeemed social condition; to know even one life has breathed easier because you have lived. This is to have succeeded.”*

*~ Ralph Waldo Emerson*

The ***Luis Arce Success Award*** is presented to an individual who is committed to improving their neighborhood and the lives of others. In addition, candidates for the ***Luis Arce Success Award*** must:

- Be affiliated with a member organization of the Neighborhood Preservation Coalition;
- Not be a member of the Board of Directors of the Neighborhood Preservation Coalition;
- Have worked on a community level in the community development field.

***Candidates may be nominated by an organization or an individual (other than themselves) by filling out and completing the application form on Page 5.***

# Luis Arce Success Award Application

Name of Candidate: \_\_\_\_\_  
Organization: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Nominated By: \_\_\_\_\_  
Organization: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

**In the space below, describe how the candidate is committed to improving their neighborhood and the lives of others:**

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**Candidates' years of service to his/her community:** \_\_\_\_\_

**Candidates' areas of expertise:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **Completed applications should be mailed to:**

Luis Arce Success Award  
Neighborhood Preservation Coalition of NYS  
40 Colvin Avenue  
Albany, NY 12206

*For more information call the Coalition at (518) 432-6757*

The Board of Directors of the Neighborhood Preservation Coalition will review nominations and select the awardee. An award presentation will be made at the Coalition's annual conference at The Desmond Hotel & Conference Center, Albany, NY, October 18-19-20.

**APPLICATION DEADLINE: SEPTEMBER 11, 2009**



## OUR MISSION

*The Neighborhood Preservation Coalition will unify, educate, empower, and strengthen community organizations in their provision of affordable housing and community revitalization activities.*

• Gary Beasley, *President*

- Joseph G. Barden
- Delaine Cook-Greene
- Jeanne DiLascio
- Linda S. Goodman
- Dennis Hanratty
- Eduardo LaGuerre
- Judi Orlando
- \*Stephanie Simeon
- Francisco Rivera
- John Denelsbeck
- \* Helen Hogan
- Miriam M.E. Garcia
- Joseph Sluszk
- Beth Farr
- Cathy Mickens

## BOARD OF DIRECTORS PROGRAMS AND SERVICES

*Neighborhood News  
Legislative Action  
State-wide Annual Conference  
Regional Workshops and Roundtables  
Training and Technical Assistance  
Board and Staff Development  
Housing Design and Development  
Needs Assessments & Strategic Planning  
Fundraising and Organizational Development*

### Neighborhood Preservation Coalition of New York State, Inc.

40 Colvin Avenue., Albany, NY, 12206  
Phone: (518) 432-6757  
Fax: (518) 432-6758

[www.npcnys.org](http://www.npcnys.org)

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**Save This Date**  
**October 18-  
19-20, 2009**

**ANNUAL AFFORDABLE  
HOUSING CONFERENCE  
& MEMBERSHIP MTG.  
OF THE  
NEIGHBORHOOD  
PRESERVATION  
COALITION OF NYS**  
*at*

**The Desmond Hotel/  
Conference Center  
Albany, New York**

**Conference  
Brochure  
Coming Soon!!**

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*Celebrating Our  
20th Anniversary!*

## Coalition Joins SEFA Campaign

The Neighborhood Preservation Coalition is a part of the State Employees Federal Appeal (SEFA), allowing people to donate funds to the Coalition through work-place giving. The Coalition requests that members and friends with connections to state employees encourage those workers to designate the Coalition for their planned work-place giving.