

NEIGHBORHOOD

NEWS



Neighborhood Preservation Coalition
of New York State, Inc.

www.npcnys.org

DECEMBER, 2008

NPP/RPP Slashed Yet Again!

Gov. David Paterson announced his proposed Executive Budget December 16, calling for deep cuts across many areas including the Neighborhood and Rural Preservation Programs. The Neighborhood Preservation Program, funded last year at \$13.47M, is funded at \$8.15M in the executive proposal, a cut of \$5.32M overall. Similarly, the Rural Preservation Program, funded at \$6.09M last year, is funded at \$3.54M, a cut of \$2.54M.

For NPCs and RPCs, these cuts, if passed, will result in DHCR contracts for FY'09-10 in the amount of \$52,000!

Programs such as Urban Initiatives, Rural Revitalization Program, Lead Poisoning Prevention, Main Street Program, and Urban Homeownership Assistance were not funded at all in the proposal. RE-STORE was cut by \$4M.

Funding for the Neighborhood Preservation Coalition and the NYS Rural Housing Coalition, used to provide technical assistance and training to NPCs and RPCs, was also cut dramatically.

Proposed funding for other state programs includes:

Affordable Housing Corp., \$25M, a decrease of \$20M;

Housing Trust Fund, \$29M, a decrease of \$31M;

Rural Rental Assistance, \$16M, a decrease of \$2.6M;

Public Housing Modernization, \$12.8M, a decrease of \$5M;

Homes for Working Families, \$7M, a decrease of \$10M; and,

Periodic Subsidies, \$12.4M, a decrease of \$2.9M.

The budget also proposes to close three of the eight Rent Administrative Offices, those located in Nassau, Rockland, and Staten Island.

Coalition members and friends will be called upon to urge their

State elected representatives to restore funding to these vital and necessary affordable housing programs. They need to hear from their constituents that the NPP/RPP funding cut **IS NOT ACCEPTABLE** and **MAKES NO SENSE** at a time when low- and moderate-income families are desperately seeking help with their affordable housing problems and have nowhere else to go except to NPCs and RPCs.

LEGISLATIVE ACTION DAY

Tuesday, Feb. 24, 2009

Gathering At

Emmanuel Baptist Church Hall

275 State St., Albany

(1/2 block west of L.O.B.)

11 a.m. Sharp!

Be Here To Show

Your Support For The Neighborhood

Preservation Program

Home Depot Foundation Announces Housing Built Responsibly Program

Through the Affordable housing Built Responsibly grant program, the Home Depot Foundation administers funding to nonprofit organizations whose missions align with the foundation's interests in supporting the production and preservation of affordable, efficient, and healthy housing.

The foundation makes grants to 501(c)(3) tax-exempt public charities in the United States.

To better support its mission, the Home Depot Foundation awards most of its grants by directly soliciting proposals from high-performing nonprofit organizations with demonstrated ability to create strong part-

nerships, impact multiple communities, and leverage grant resources.

In order to identify potential nonprofit partners or respond to unique community revitalization opportunities, a limited amount of unsolicited grant funding is set aside to be awarded through a competitive process.

Preference is given to proposals that encourage community involvement and result in the production, preservation, or financing of housing units for low- to moderate-income families.

The most promising proposals will incorporate a number of "green" building design practices. Also, in 2009, preference will be given to proposals that clearly demonstrate how urban forestry strategies will be utilized to create healthier, more vibrant communities.

Grants typically range from \$50,000 to \$125,000 and letters of inquire are due on March 1, and on July 1, 2009.

Visit <http://homedepotfoundation.org> for complete program guidelines.

HUD Releases New Report On Hsg. Counseling

A recently completed study commissioned by HUD's Office of Policy Development and Research, *The State of the Housing Counseling Industry: 2008 Report*, is now available.

In 2007, approximately 1.7 million individuals and families throughout the country received housing education and counseling from HUD-approved nonprofit housing counseling agencies.

Services available from these agencies cover a range of housing issues, such as providing help with purchasing a first home, home maintenance, refinancing to avoid foreclosure, assisting with fair housing complaints or financial management, and locating housing for people experiencing or about to experience homelessness.

This study explores the types of education and counseling services provided by housing counseling agencies. It reviews how these organizations work with intermediaries and state housing finance agencies, the funding sources and costs of housing counseling, the characteristics of clients and their housing counselors, and client outcomes.

Challenges the housing counseling industry faces and how HUD can best support quality housing education and counseling are also discussed.

Those interested in the complete report can download it from HUD USER, free of charge, at www.huduser.org/publications/affhsg/hsg_counseling.html.

HPD's Shaun Donovan Going To HUD

President-elect Barack Obama has named Shaun Donovan, New York City's Commissioner of Housing Preservation and Development, to be the next Secretary of the U.S. Dept. of Housing and Urban Development (HUD).

Donovan was appointed Commissioner of the New York City Department of Housing Preservation and Development (HPD) in March 2004 by Mayor Michael R. Bloomberg.

Before joining the Bloomberg administration, Donovan worked at Prudential Mortgage Capital Company as managing director of its FHA lending and affordable housing investments.

Prior to Prudential, Donovan was a visiting scholar at New York University, where he researched and wrote about the preservation of federally-assisted housing. He was also a consultant to the Millennial Housing Commission on strategies for increasing the production of multifamily housing.

Board Position In Manhattan Remains Open

The Neighborhood Preservation Coalition continues to seek a representative from Manhattan to serve on the board of directors.

The board meets bi-monthly and is charged with establishing policy, legislative advocacy, and fundraising to support the Coalition's varied technical assistance activities.

NPC executives and/or executives of CHDO's are eligible.

For any questions, more details, or to express your interest in serving contact Executive Director Joe Agostine, Jr. at (518)-432-6757.



Come To Albany For

LEGISLATIVE ACTION DAY

Tuesday, February 24, 2009

Emmanuel Baptist Church Hall
275 State Street, Albany, New York

11:00 a.m.

Featured Speakers:

Vito J. Lopez

NYS Assembly Housing Committee Chair

and

Deborah VanAmerongen

NYS DHCR Commissioner

* * *

Educate Your Local Legislators About
The *Important and Vital* Work You Are
Doing to Revitalize Your Neighborhood

Call the Coalition For More Details At (518) 432-6757

Sponsored By The

Neighborhood Preservation Coalition of New York State

40 Colvin Avenue, Albany, NY, 12206

www.npcnys.org

HFA Issues

RFP For

Rehab Grants

The NYS Housing Finance Agency recently issued a Request for Proposals to enable local governments, nonprofits and other providers to apply for \$64.5 million in State and Federal funds to buy, renovate and then resell or rent foreclosed and abandoned properties.

The funds, provided under the Neighborhood Stabilization Program (NSP), are aimed at helping neighborhoods hardest hit by the foreclosure and subprime crisis. More than \$54.5 million will come from Federal funds authorized by the Housing and Economic Recovery Act of 2008 passed by Congress in July. Another \$10 million in State funds will be made available by the NYS Affordable Housing Corporation (AHC), a subsidiary of HFA. HFA is overseeing the distribution of NSP funds in New York State.

“The Neighborhood Stabilization Program is a vital tool in our efforts to protect communities at risk and to confront the growing problem of vacant and abandoned homes in New York,” said Priscilla Almodovar, President and CEO of HFA and AHC. “This program reinforces Gov. Paterson’s goal of utilizing our scarce resources as efficiently as possible during these difficult economic times. I encourage local governments and not-for-profits to consider applying for these funds.”

Proposals must be submitted to HFA by February 10, 2009. A copy of the RFP is available at the agency’s website, www.nyhomes.org. Questions concerning NSP should be sent to nsp@nyhomes.org.

It is expected that most of the NSP funds will be used to purchase and rehabilitate foreclosed and abandoned residential properties, as well as to redevelop vacant sites. A lim-

2009 Tax Credit Outreach Campaign Kit Available

The Center on Budget and Policy Priorities recently announced the availability of the 2009 Tax Credit Outreach Campaign Kit. This resource is intended to provide community groups, housing and social service agencies and employers with the materials and information needed to conduct community outreach efforts promoting the Earned Income Credit (EIC) and the Child Tax Credit (CTC).

EITC payments do not affect rent obligations in the federally-assisted housing programs.

An increasing number of low- and moderate-income working families and individuals are struggling financially and, more than ever before, are likely to need help from two federal tax benefits, the Earned Income Credit and the Child Tax Credit.

This year, eligible families can get as much as \$4,824 from the EIC, and more if they also qualify for the CTC. Many will need to rely on these credits to help them keep up with household bills and to help stave off more dire situations, such as mortgage foreclosure

Workers who have been holding jobs that have long provided security for their families may now be grappling with unemployment and do not know where to turn. They may not realize they could qualify for th3 credits. These and other pressing circumstances have pushed

ited portion of the funds will be used for demolition and to recreate local land banks. However, these uses must be part of comprehensive plans for revitalization or redevelopment of the sites for affordable housing.

Under Federal guidelines, priority will be given to areas with the greatest percentage of home foreclosures, areas with the highest per-

to the forefront the need for effective outreach to ensure that eligible workers know about the credits and how to claim them.

In 2007, 23.1 million eligible families and individuals claimed EICs worth \$44.6 billion. Yet, millions more eligible individuals did not file for the credits and ended up forgoing millions of dollars for which they qualified. Comprehensive outreach can help ensure that these vital benefits do not go unclaimed.

In addition to exploring six key elements of an effective Outreach Campaign, the Kit contains full-color posters, flyers, fact sheets, a full stock of outreach strategies and examples of where they are being used successfully, and a guide to finding more information on the Tax Credit Outreach Campaign website, www.cbpp.org/eic2009.

A free copy of the Kit can be ordered by email at eickit@cbpp.org or by calling the Center on Budget and Policy Priorities at 202-408-1080. The Center will work with organizations to enable Kits to be distributed to their own networks and is ready to help facilitate that process. The Center can provide technical assistance and training to help start or bolster an Outreach Campaign.

Contact the Center’s Tax Credit Outreach team at 202-408-1080 if you have any questions or would like to order additional materials.

centage of homes financed with subprime mortgages, areas with the greatest amount of vacant homes, and areas likely to face a significant increase in the rate of home foreclosures.



Fannie Mae, Freddie Mac Suspend Foreclosure, Eviction Proceedings

Mortgage giants Fannie Mae and Freddie Mac have directed their network of servicers to halt all foreclosure and eviction proceedings from late November to January 9, 2009, meant to give a recently announced rescue plan time to work.

The Streamlined Modification Program, launched December 15th, enables delinquent borrowers to get a modified mortgage that lowers payments to no more than 38 percent of their gross income.

That's accomplished by reducing mortgage rates, extending the term of the loans, or deferring mortgage principals, or a mix of all three.

"Until the Streamlined Modification Program is fully implemented, we felt it was in the best interest of both borrowers and Fannie Mae to take this extra step to ensure that homeowners with the desire and ability to prevent a foreclosure have an opportunity to stay in their homes,"

said Fannie Mae president and CEO Herb Allison.

Freddie Mac has told its servicers to contact immediately the 6,000 borrowers who already have auction sales or evictions scheduled for between those dates to tell them the sales are postponed. Fannie Mae estimated that 10,000 of its borrowers will be affected.

The action is the latest in a series of foreclosure rescue efforts that include expanding authority of servicers to do more mortgage modifications, increasing the cash incentives paid to servicers for successful workouts, and enlisting and funding non-profit organizations to help in reaching out to at-risk borrowers.



Finance Agency Approves \$64.2M For 426 Units

New York State recently approved \$64.2 million in financing to preserve and create 426 affordable housing units throughout the state. The approvals were made by the NYS Housing Finance Agency (HFA) and its subsidiary, the NYS Affordable Housing Corporation (AHC).

Priscilla Almodovar, President and CEO of HFA and AHC, said, "I am proud that we are able to continue financing affordable housing in these difficult economic times. Our projects will help create and preserve homes and improve communities all over our state, from New York City to Buffalo."

The projects are:

To **NYC Housing Partnership Development Corp.**, \$720,000 for 18 condo units in Harlem; and \$1.32 million for 11 3-family homes in Ocean Hill/Brownsville, Brooklyn.

In **Westchester County**, \$37.7 million for 152-unit mixed-income rental apartment building in Yonkers; and \$13.5 million for capital improvements at Wesley Hall, a senior citizen Mitchell Lama project in Peekskill.

In **Ulster County**, \$10.3 million to construct 67-unit senior citizen development.

To the **Friends of the North Country**, for eight single-family homes in Clinton County.

To **Old 1st Ward Community Assoc.**, for improvements to 30 affordable rental units in Buffalo.



LEGISLATIVE ACTION DAY

Tuesday, Feb. 24, 2009

Meeting At 11 A.M.

Emmanuel Baptist Church Hall

275 State St., Albany, NY

(a short 1/2 block west of LOB)

**Then march to LOB for your
Legislative appointments**

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

OUR MISSION

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

BOARD OF DIRECTORS

• Karen Mallam, *President*

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

PROGRAMS AND SERVICES

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

Neighborhood Preservation Coalition of New York State, Inc.

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**Happy Holidays
and
Happy New Year**

**to all our
Members & Friends
from all of us
at the**

**NEIGHBORHOOD
PRESERVATION
COALITION**

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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.