

# NEIGHBORHOOD NEWS



Neighborhood Preservation Coalition  
of New York State, Inc.  
[www.npcnys.org](http://www.npcnys.org)

JANUARY, 2009

## Upstate Equity Fund Created To Promote Affordable Housing

The economic downturn and collapse of the credit and mortgage markets has eroded the value and effectiveness of the Low-Income Housing Tax Credit (LIHC), making it difficult for developers of affordable housing to secure financing, especially in upstate communities.

To address the devaluation of the LIHC, DHCR partnered with the NYS Association for Affordable Housing (NYSAAFAH) and other partners in the development community to create a new Upstate Equity Fund to encourage banks to participate in the housing credit program and create affordable housing in their communities.

The fund will be managed by Great Lakes Capital fund and will pool investments from new participants in the market and secure funding for projects in Upstate communities that have become hard to finance.

DHCR Commissioner Deborah VanAmerongen, in announcing the new Fund, said the Upstate Equity Fund will be an important part of the effort to address the need for affordable housing in Upstate New York where the real estate market is not as strong as it is downstate.

“The economic crisis has jeopardized the ability of affordable housing developers to secure financing, particularly upstate. The Equity Fund model has been used successfully in other states to make it easier and

more attractive to invest in affordable housing and I’m confident it will be an effective means of keeping the affordable housing market healthy here in New York,” the Commissioner noted.

For more information about the Upstate Equity Fund, visit Great Lakes Capital Fund at [www.capfund.net](http://www.capfund.net).

## Center on Budget/Policy Releases New Report On Homelessness

The Center on Budget and Policy Priorities (CBPP) recently released a new report, Number of Homeless Families Climbing Due to Recession; Recovery Package Should Include New Housing Vouchers & Other Measures to Prevent Homelessness.

Key findings found in the report include:

- ◆ In the next few years, the na-

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## 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**

## Pass-Through Funding Available For CHDOs

Through a contract with the U.S. Dept. of Housing and Urban Development (HUD), the Neighborhood Preservation Coalition of NYS is able to provide pass-through funding for Community Housing Development Organizations (CHDOs) and prospective CHDOs in eligible downstate service areas and those with designations from New York State, regardless of location.

The objective of the pass-through funding is to build the CHDO or prospective CHDO's capacity to complete HOME set-aside projects.

A prospective CHDO is defined as a nonprofit organization (501c-3) that qualifies for CHDO status and plans to enter into a written agreement with a participating jurisdiction (PJ) to own, develop, or sponsor HOME-assisted housing within 24 months of their CHDO designation.

Complete eligibility requirements and application instructions are detailed in the Pass-Through Grant Application packet which can be found on the Coalition's website, [www.npcnys.org](http://www.npcnys.org), or by calling Christine Hmiel, Program Manager, at (518) 432-6757. Any questions regarding the application process or your organization's eligibility can be directed to Ms. Hmiel.

Applications are due to the Coalition office, 40 Colvin Ave., Albany, NY, 12206, by March 10, 2009.

### ***A Gentle Reminder . . .***

The Coalition's 2009 Annual Membership Drive Has Begun!

Please pay your dues ASAP . . . Your financial support helps to keep our Legislative Advocacy on target, strong and united!

***Thank You!***

## Center on Budget/Policy Releases New Report On Homelessness

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tion is likely to experience the sharpest increases in severe poverty in over 30 years. CBPP projects that about 1 million more families with children will fall into deep poverty and thus be at risk of housing instability and homelessness, if unemployment reaches the 9 percent level predicted by Goldman Sachs.

- ◆ **New data suggest that hardship and homelessness are already growing.** The report includes specific findings on spikes in the number of homeless families in New York City, Massachusetts, Connecticut, and Los Angeles County. Two recent national surveys support these data. In a fall 2008 survey by the U.S. Conference of Mayors, 16 of the 22 cities that provided data on the number of homeless families with children reported an increase in 2008, some of them substantial. In another national survey, one in five responding school districts reported having more homeless children in the fall of 2008 than over the course of the entire

2007-2008 school year.

- ◆ **The housing market crisis adds to the risk of increased homelessness.** Foreclosures have pushed many families into the rental market, driving up rents in many areas and making housing less affordable. National data indicate that at least 20 percent of foreclosed properties are not owner-occupied, and in many parts of the country, half or more of households living in foreclosed buildings are renters.
- ◆ To minimize the risk of large increases in homelessness, and the attendant educational setbacks and health problems, CBPP recommends that the recovery package include **(1) Funding for 200,000 additional housing vouchers, and (2) A significant funding increase for homelessness prevention assistance through HUD's Emergency Shelter Grant program.**

The report also includes state-by-state estimates of the families that would be helped and can be found at <http://www.cbpp.org/1-8-09housing.pdf>.

### **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.

### **Direct Deposit Will Facilitate Your Payments**

Neighborhood and Rural Preservation Companies are encouraged to set-up a direct deposit process for handling your N/RPP payments, if you haven't done so already.

Companies can do so by going to <http://osc.state.ny.us/epay/guide.htm>. Having direct deposit for your state funding payments can expedite funds to your organization quicker than waiting for a printed check through the U.S. Postal Service.

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*

**Pedro Espada (*Invited*)**

*NYS Senate Housing Committee Chair*

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

## 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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## Job Mart

**Executive Director** - for St. Lawrence Co. Housing Council. Successful candidate will bring track record of accomplishment, excellent communication and supervisory skills, proficiency in fund development within not-for-profit setting. Experience in financial analysis/forward planning preferred. Salary/benefits competitive to market. Send resume, letter, salary requirements in Word format to [susanm@nonprofitjobs.org](mailto:susanm@nonprofitjobs.org).

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**Program Coordinator** - to lead the *Equality in Equity Initiative* at Chhaya CDC in Queens. The Initiative is a program established to combat predatory lending practices, respond to the foreclosure crisis impacting the borough of Queens. For more info and to apply, contact **A f r e e n A l a m a t** [afreen@chhayacdc.org](mailto:afreen@chhayacdc.org).

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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.