Neighborhood Preservation Coalition of New York State

Housing Is Infrastructure Annual Conference

Celebrating 40 Years of the Neighborhood Preservation Program!

Empire State Plaza
Meeting Rooms 3-6
November 2-3, 2017
About the Neighborhood Preservation Coalition of NYS, Inc.

126 State Street, Suite 302
Albany, NY 12207
Tel: (518) 432-6757; Fax: (518) 432-6758
www.npcnys.org

Founded in 1989, NPCNYS is strengthened by a network of community-based organizations that are creating social change and ensuring the supply of safe, decent affordable housing, and in revitalization, economic development, and historic preservation in neighborhoods struggling with disinvestments, poverty, abandonment, environmental hazards and displacement. NPCNYS is supported primarily through membership, federal and state government contracts and charitable donations. The organization’s 143 members in the State include affordable housing and community development organizations, college and university professors; planners, architects, and many individuals committed to ensuring vibrant communities throughout New York State.

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Cara Long Corra, Executive Director
Abigya Eshete, Urban Policy Communications Coordinator

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Sondra Cochran, Downstate Vice President
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Tonya Ores
NHS of Brooklyn

Cassandra Perry
163rd Street Improvement Council

Roseann Scibilia
University District CDA

Joseph Sluszka
Albany Housing Coalition, Inc

Yvonne Stennett
Community League of the Heights (CLOTH)
Letter from the Executive Director, Cara Long Corra

Friends and Colleagues,

I would like to personally welcome each of you to the 2017 Neighborhood Preservation Coalition of New York State’s Annual Meeting and Conference! We are excited to be celebrating the 40th anniversary of the Neighborhood Preservation Program with you. This is an important milestone for New York State and our network, as we have been afforded the unique opportunity to reflect on what 40 years of neighborhood preservation has meant to our state and to its residents. Without this program, our neighborhoods wouldn’t be as strong, nor our communities as vibrant. The road to economic prosperity truly does begin in our neighborhoods, and each of our members, through the Neighborhood Preservation Program, has ensured that everyone can access that road. That’s something we can all be proud of!

The theme of this year’s conference is Housing is Infrastructure because housing is at the very center of American life. Without access to safe, decent, and affordable housing, our society suffers. This conference affords participants the opportunity to reflect on the depth, breadth and importance of the work they do, and reconnect with the principles that drive the field forward. Over the next two days, attendees will hear from scholars, practitioners, and experts in the housing and community development fields about emerging trends and practices that can strengthen our work. We are excited to share this event with you, and hope you will enjoy it and take something away with you.

Before I close, I’d like to thank each of you for attending this conference, and for bringing your expertise, ideas, and commitment to the field and to our gathering. You, as organization leaders, have the vision, knowledge and the experience to help us expand housing opportunities to residents throughout our great state. I’ve said it before and I will say it again: there is no nobler cause than helping people achieve the American Dream. Thank you for the work you, your staff, and your organizations do on behalf of our residents and communities.

Thank You To Our Conference Sponsors

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**CONFERENCE AGENDA**  
**THURSDAY, NOV. 2ND**

**8:30 AM**  
Registration Opens

**9:15 AM**  
Welcome [Meeting Room 6]

**9:30 AM**  
Opening Remarks [Meeting Room 6]  
**Lynne M. Patton**, Regional Administrator, HUD Region II

**10 - 11:30 AM**  
Partnering with Universities for Community Development [Meeting Room 3]  
**Ruth Hassell-Thompson**, Special Advisor for Policy & Community Affairs, NYSHCR  
**George Moses**, Executive Director, North East Area Development/Group 14621  
**Dr. Joyce Duckles**, Assistant Professor, Counseling & Human Development, University of Rochester

Senior Housing Needs: Naturally Occurring Retirement Communities [Meeting Room 4]  
**Jennifer Unser**, Aging Services Program Coordinator, NYSOA  
**Carmen Perez**, NNORC Program Director, Cooper Square Committee  
**Bonne Lumagui**, Director Co-Op Village NORC, Education Alliance  
**Alana Rosenstein**, NNORC Director, Mid-Island Y Jewish Community Center  
**Moderator**: Assemblyman Steven Cymbrowitz (D-45)

The Joint Ownership Entity: Increasing the Viability of Not-for-profit Developers [Meeting Room 5]  
**David A. Goldstein**, Managing Partner, Goldstein Hall PLLC  
**Peter Madden**, Executive Director, Joint Ownership Equity NYC  
**Marc Jahr**, Senior Advisor, Forsyth Street

**11:30 - 1:30 PM**  
**KEYNOTE & AWARDS LUNCHEON** [Meeting Room 6]

Keynote Address  
**Tom Rinaldi & Rob Yasinsac**, Hudson Valley Ruins

Herman D. Farrell, Jr. Policy Leader Award  
**Assemblywoman Crystal D. Peoples-Stokes**

**1:30—3:30 PM**  
Evictions in Upstate Cities: what’s going on? [Meeting Room 3]  
**Sally Curran**, Executive Director, Volunteer Lawyers Project of Onondaga County

Community Land Trust Models for Different Markets & Neighborhoods [Meeting Room 4]  
**Tony Hernandez**, Director of Operations & Stewardship, Dudley Street Neighborhood Initiative  
**Bruce Whitney**, Lending and Special Projects Manager, Windham & Windsor Housing Trust  
**Moderator**: Roger Markovics, Co-Director (Retired), United Tenants of Albany

Affordable Housing as an Economic Driver [Meeting Room 5]  
**Rich Nightingale**, President & CEO, Westhab  
**Roseann Scibilia**, Executive Director, University District CDA  
**Moderator**: Greg Maher, Executive Director, Leviticus 25:23 Alternative Fund

**3:15 PM**  
**Lynne M. Patton**, Regional Administrator, Region II, HUD  
**Joan Strausman Brandon**, Vice President, Northeast Region, NeighborWorks  
**Rachel Fee**, Executive Director, New York Housing Conference  
**Sarah Mickelson**, Public Policy Director, National Low Income Housing Coalition  
**Moderator**: Dina Levy, Sr. Vice President of Single Family & Community Development, NYSHCR

**5:15 PM**  
Networking Reception and Luis Arce Awards [NYS Museum]
8 - 9:00 AM
Advocacy Training, Part I [Meeting Room 6, NPCs Only]
The Wright Group

9:15 - 10:45 AM
Plenary: The Future of Lending in Low-and-Moderate-Income Neighborhoods
[Meeting Room 6]

Kelli Arnold, SVP, Director, Corporate Responsibility, KeyBank
Karen D’Attore, Executive Director, Interfaith Council for Action
Hubert Van Tol, Sr. Director of Economic Development, Pathstone
Moderator: Barb Van Kerkhove, Researcher/Policy Analyst, Empire Justice Center

11:00 - 12:30 PM
Working with Local Health Departments and Organizations to Advance Affordable Housing Preservation and Development [Meeting Room 3]

Aliana Havrilla, Community Coach, County Health Rankings & Roadmaps
Andrew Goodman, Director of Community Engagement, New Kensington CDC

Affirmatively Furthering Fair Housing in New York State [Meeting Room 4]
Lindsey Counts, Senior Attorney, NYSHCR
Danny Sternberg, Attorney, NYSHCR

Energy Funding: Challenges and Opportunities [Meeting Room 5]
Elizabeth Derry, Manager of Sustainability Programs, Community Preservation Corp.
Dave Wilson, Senior Project Manager, Dynamic Building Solutions
Matt Evans, Senior Engineer, Newport Ventures

12:45 - 2:00 PM
Advocacy Training, Part II/ Working Lunch [Meeting Room 6]

2:00 PM
Annual Meeting [Meeting Room 6, NPCs Only]
**If you are not an NPC, please grab a boxed lunch. You are welcome to enjoy it in Meeting Room 5, or out on the Concourse. Thank you.
Federated National Land is proud to provide support for the Neighborhood Preservation Coalition of New York State and we are pleased to sponsor their 2017 Housing is Infrastructure Conference.

Our FNL team believes in the NPC’s efforts to enhance affordable housing and community revitalization by working with their members providing programs and initiatives that unify, educate, empower and strengthen their work.

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<th>New York Office</th>
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<tr>
<td>501 Seventh Avenue, 6th Floor</td>
<td>100 Lakeview Avenue, Suite 1</td>
</tr>
<tr>
<td>New York, NY 10018</td>
<td>Jamesburg, NJ 08831</td>
</tr>
<tr>
<td>Tel: 212-796-4280</td>
<td>Tel: 732-722-1850</td>
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Come experience the difference of our team at Federated National Land. www.federatednl.com

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RICH SCHAEFFER
SUPERVISOR

TOWN OF BABYLON
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Getting involved is important.

At M&T Bank, we know how important it is to support those organizations that make life better in our communities. That’s why we offer our time and resources, and encourage others to do the same. Learn more at mtb.com.

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Congratulations on 40 years of incredible work!

Senator Betty Little

Congratulations to Neighborhood Preservation Coalition for their 40 year Anniversary. Your organization is vital to our community as it continues to make a positive change in affordable housing.

Kimberly Jean-Pierre
Assemblywoman of the 11th District of New York
Our Sincerest Thanks to the Neighborhood Preservation Coalition Staff, Board, and Member Agencies and Staff for 40 Years of tireless advocacy on behalf of safe, decent and affordable housing in New York State.

The Board of Directors and staff of Margert Community Corporation

Joseph G. Barden, Executive Director
Stephanie Lawes, Housing Director
Rev. Francis (“Father Frank”) Shannon, Chairman of the Board
Best Wishes to Everyone at the Neighborhood Preservation Coalition of New York State!

Congratulations to NEAD on 40 Years of Success. Thanks for all that you do for the Rochester community!

Senator Joe Robach
56th District
2300 West Ridge Rd
(585) 225-3650
Robach@nysenate.gov
www.robach.nysenate.gov

The Board & Staff of Human Development Services of Westchester join in the celebration of 40 Years of Neighborhood Preservation Programs!

Linda Goodman
Executive Director
1416 Avenue M, Brooklyn, NY 11230
718-376-0999 ext. 101
lgoodman@middev.org
www.middev.org
www.facebook.com/midwooddevelopmentcorporation

Best wishes and thanks to the Coalition’s dedicated
Since 1974, Assemblyman Farrell has been a tireless advocate for affordable housing, education and the environment.

Assemblyman Farrell’s outstanding accomplishments includes the Neighborhood Preservation Companies Act, pioneer legislation that enables the state to fund community groups to provide tenant advocacy and fight housing abandonment in their neighborhoods. He also strengthened anti-redlining laws by requiring stricter enforcement of community reinvestment provisions and was successful in passing legislation to monitor bank branch closings.

Assemblyman Farrell served as Chair of the Assembly Ways and Means Committee from 1994 until his retirement in 2017.

The selected recipient demonstrates, through their activities, a commitment to improving the lives of low-and-moderate income individuals and families.

The Herman D. Farrell Jr. Policy Leader Award honors a dedicated and highly-respected public servant who works to create and/or preserve affordable housing and help spur neighborhood revitalization.

The Board and Staff of the
NEIGHBORHOOD PRESERVATION COALITION OF NEW YORK STATE

Honors

ASSEMBLYWOMAN CRYSTAL D. PEOPLES-STOKES
NEW YORK STATE ASSEMBLY, DISTRICT 141
With the

2017 HERMAN D. FARRELL, JR. POLICY LEADER AWARD
Luis Arce Success Award

The Luis Arce Success Award honors the memory of Luis Arce, who was a tireless advocate for the rights of low-income families in his neighborhood. His dedication to those less fortunate in his neighborhood and the meaningful work he accomplished throughout his short lifetime is a statement of Luis’ courage, conviction and passion for social justice.

While working at Community Service Society, Solidaridad Humana and then as Director of the Manhattan Valley Management Company, Luis was a tireless advocate and a natural leader. Luis continued his commitment to Manhattan Valley Development Corporation as a member of the Board while also serving as the Director of Housing at Sinergia, championing the integration of persons with disabilities and their families into mainstream housing.

Luis had the skills and personal traits to bring people together around a common cause. It is these skills, as a founding Board Member of the Neighborhood Preservation Coalition of NYS and then as an active supporter, that Luis lent to the Coalition until his death in June 23, 1994.

In remembering Luis’ compassion, energy, zeal, and dedication, we created the Luis Arce Success Award to celebrate the contributions of neighborhood activists in the area of affordable housing and community development.

The Luis Arce Success Award honors an individual who has made a difference in the lives of low- and moderate-income families and who embodies Luis Arce’s compassion, energy, zeal, and dedication.

The Board and Staff of the
NEIGHBORHOOD PRESERVATION COALITION OF NEW YORK STATE

Honors

ROSE GONZALEZ
Of
NEIGHBORHOOD ASSOCIATION FOR INTER-CULTURAL AFFAIRS, INC.

With the
2017 LUIS ARCE SUCCESS AWARD
NEIGHBORHOOD HOUSING SERVICES OF JAMAICA, INC.

CONGRATULATES

NEIGHBORHOOD PRESERVATION COALITION OF NEW YORK STATE

FOR 40 YEARS OF PRESERVING AND REVITALIZING NEIGHBORHOODS IN NEW YORK

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EMPOWERING PEOPLE | BUILDING COMMUNITIES | STRENGTHENING SOUTHEAST QUEENS SINCE 1974
We are proud to support Neighborhood Preservation Coalition on 40 years of the Neighborhood Preservation Program.

Congratulations to this year’s recipient of the Herman D. Farrell, Jr. Policy Leader Award!
The strength of our community is its greatest asset.

When people work together, anything is possible. It’s why we support organizations that bring people within our community closer. They reinforce the bonds we share and help us celebrate the traditions we hold dear. It’s just one part of our investment in our neighbors and the community.

KeyBank thanks the Neighborhood Preservation Coalition of NYS for making a difference.

ALBANY HOUSING COALITION INC.

VHS
VETERANS HOUSING AND SERVICES

HOUSING AND EMPLOYMENT
PEER SUPPORT AND BENEFITS

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We Proudly Support
The Work of the Neighborhood Preservation Coalition of NYS

Our Congratulations to the Award Recipients

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(518) 465-5251 ~ Fax (518) 465-6499
Web: www.alhcvets.org

Bernard T. Carr
SVP for Affordable Housing
222 Bloomingdale Road, Suite 102
White Plains, NY 10605
P: 914.250.2400
D: 914.250.2431
C: 917.638.2120
bcarr@BenchmarkTA.com
Neighborhood Preservation & Revitalization Helps Our Communities Thrive!

Thank you to each and every one of the 143 Neighborhood Preservation Companies for enriching and improving the lives of our residents & congratulations on celebrating 40 years of the Neighborhood Preservation Program!

~ From the staff of NPCNYS
NEIGHBORHOOD PRESERVATION COALITION
OF NEW YORK STATE

Our best wishes to you

For 40 Years of NPP!

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communityp.
Thank you to New York State for 40 wonderful years of NPP! Thanks to the Coalition for supporting NYS neighborhood preservation companies.
November 2, 2017

Neighborhood Preservation Coalition
126 State Street, Suite 302
Albany, NY 12207

Dear Friends:

Greetings to all those gathered this week for the Annual Conference hosted by the Neighborhood Preservation Coalition of New York State, which this year celebrates the 40th Anniversary of the Neighborhood Preservation Program. Since 1989, the Neighborhood Preservation Coalition has worked to support Neighborhood Preservation Companies (NPCs) and other nonprofit, community-based housing organizations in their efforts to promote affordable housing and revitalize communities.

Created through landmark legislation authored by New York State Assemblyman Herman “Denny” Farrell Jr. in 1977, the Neighborhood Preservation Program fosters practical, locally led, strategic responses to the challenges faced by areas struggling with poverty and disinvestment. New York’s 143 NPCs, operating in conjunction with other nonprofit agencies and preservation advocates, provide an array of services including housing renovation, counselling for homeowners and tenants, homelessness prevention, community renewal, employment assistance and more. As an umbrella organization, the Coalition provides a strong voice for NPCs at the State and local levels, speaking up for sound public policies to generate opportunities and encourage local development, as well as offering technical assistance and resources to members. The dedicated officers, board, staff and members of the Neighborhood Preservation Coalition of New York State are strengthening urban and suburban neighborhoods from the ground up, and building a brighter future for all New Yorkers.

Best wishes for a joyful celebration and continued success.

Sincerely,

Thomas P. DiNapoli
State Comptroller
The 116th Street Block Association, Inc. board and staff would like to congratulate the Neighborhood Preservation Coalition for 40 years of work and dedication to the Neighborhood Preservation Program.

Thank you Neighborhood Preservation Coalition of NYS and the legislative members for your hard work and continuous support.
163rd St. Improvement Council, Inc.
Adelante of Suffolk County, Inc.
Albany Housing Coalition, Inc.
Allen Neighborhood Pres. & Development Corp.
Arbor Hill Development Corporation
Astella Development Corporation
Astoria Restoration Association, Inc.
Bellport, Hagerman, East Patchogue Alliance
Belmont Arthur Avenue LDC
Better Neighborhoods, Inc.
Black Rock-Riverside NHS, Inc.
Brighton Neighborhood Association, Inc.
Brooklyn Neighborhood Improvement Association
Carroll Gardens Association, Inc.
Central Islip Civic Council, Inc.
Citizens’ Alliance, Inc.
Coalition of North East Associations, Inc.
CODE, Inc.
Community Land Trust of Schenectady, Inc.
Community League of the Heights, Inc.
Cooper Square Committee
Crown Heights Jewish Community Council
Downtown Manhattan CDC
East New York Urban Youth Corporation, Inc.
Ellicott District Community Development
Erasmus Neighborhood Federation, Inc.
Fifth Avenue Committee, Inc.
Flatbush Development Corporation
Fordham Bedford Housing Corporation
Good Old Lower East Side, Inc.
Greater Ridgewood Restoration Corporation
Greater Sheepshead Bay Development Corporation
Group 14621 Community Association, Inc.
Heart of the City Neighborhoods, Inc.
Highland Community Revitalization Committee
Hispanic Brotherhood Inc.
Hispanics United of Buffalo, Inc.
Homsite Fund, Inc.
Hope Community, Inc.
Housing & Family Services of Greater New York
Housing Conservation Coordinators, Inc.
Housing Help, Inc.
Housing Visions Unlimited, Inc.
Hudson River Housing, Inc.
Human Development Services of Westchester
IMPACCT Brooklyn
Interfaith Council for Action, Inc.

2017 NPCNYS Memberships

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La Fuerza Unida, Inc.
LDC of Crown Heights
LESCHD., Inc.
Margret Community Corp.
Marketview Heights Association, Inc.
MBD Community Housing Corporation
Metro Interfaith Housing Management Corp.
Midwood Development Corporation
Mobilization for Justice, Inc.
Montgomery Neighborhood Center, Inc.
Morrisania Revitalization Corporation
Mount Hope Housing Company, Inc.
Mt. Vernon United Tenants
NCS Community Development Corporation
Near Westside Neighborhood Association, Inc.
NEHDA, Inc.
Neighbors Helping Neighbors, Inc.
Neighbors of Watertown, Inc.
NeighborWorks Rochester
NHS of Brooklyn
NHS of Jamaica, Inc.
NHS of North Bronx
NHS of Queens CDC
NHS of South Buffalo, Inc.
Niagara Falls NHS, Inc.
North Brooklyn Development Corporation
North East Area Development, Inc.
North Yonkers Preservation & Dev. Corp.
Northern Manhattan Improvement Corporation
Northfield Community LDC of Staten Island
Northwest Bronx CCC
Northwest Queens Housing Corporation
Ocean Parkway CDC
Old First Ward Community Assoc.
Pathstone, Newburgh
RECAP, Inc.
Richmond Senior Services, Inc.
RiseBoro Community Partnership
Shelters of Saratoga, Inc.
Sinergia, Inc.
South East Area Coalition, Inc.
South End Improvement Corporation
South Wedge Planning Committee, Inc.
Spanish Action League of Onondaga County, Inc.
St. Nick’s Alliance
Suburban Housing Development & Research, Inc.
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Syracuse United Neighbors
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TRIP, Inc.
UNHS NeighborWorks
United Jewish Council of the East Side, Inc.
United Tenants of Albany, Inc.
University District CDA
WHI Preservation & Restoration Corp.
Washingtonville Housing Alliance, Inc.
West Bronx Housing and NRC
WSFSSH, Inc.
West Side NHS
Westhab, Inc.
Wilson Major Morris Community Center
Wyandanch CDC