

NPC Outreach

Neighborhood Preservation Coalition of NYS

Volume 2, No. 11, November 2023

Annual Board Meeting IN REVIEW

Board Election Results

The NPC Annual Meeting took place on Thursday, November 2nd.

One of the key highlights of the meeting was the announcement of the Board Election results.

By the deadline of noon on October 30th, we received more than 55 valid ballots for the Board of Directors, roughly 42% of the NPC membership.

The ballot (sent out on October 16th) listed three candidates — Walter Dixie, Mike Evans and Joe Barden — with an option for write-in candidates.

Those three, along with four write-in candidates were successful and will join the Board.

The successful candidates, listed below, will join the current Directors (See next page.) Joe Barden will return as a Board Director.

The Board of Directors will now consist of 18 members: Most regions will have two directors, with region 6 and 7 having one director each:

Region 2: Theresa Rivera

Region 4: Joseph Barden
Yoselin Genao-Estrella

Region 8: Walter Dixie
Emily Essi

Region 9: Mike Evans

Region 10: Alissa Venturini

In this month’s newsletter we’re profiling two of the Candidates listed on the ballot. Next month we’ll profile the remaining new members.

Walter Dixie Jubilee Homes of Syracuse

Region 8: Syracuse, Central, Mohawk Valley, North Country, and Southern Tier

Walter Dixie has served as Executive Director of Jubilee Homes of Syracuse, Inc. for 37 years.

Jubilee Homes is a not-for-profit community development agency whose mission is to revitalize the Southwest side of Syracuse through affordable

Continued on page 5

Message from Board President Cassandra Perry



It is with a profound sense of honor and privilege that I address you in my capacity as the President of the Board of Directors for this remarkable coalition of nonprofit, community-based housing professionals. As I told some of you earlier this year, this sense of “honor and privilege” is heartfelt and sincere.

The Neighborhood Preservation Coalition’s mission to unify, educate, empower, and strengthen our Companies serves as a bridge, supporting and preserving communities to make them stronger.

Our communities in New York – in downstate or upstate regions, urban or suburban locales, or within any of the Coalition’s ten defined regions within NY State – no matter where they are, are confronted with a critical shortage of clean, safe, and affordable housing, particularly for those individuals with low to moderate incomes.

Continued on page 2

IMPORTANT DATES

November 2023

			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Election Day

Veterans Day (observed)

Veterans Day

Thanksgiving Day

**Neighborhood Preservation Coalition
2023 Board of Directors**

LONG ISLAND

Sondra Cochran

Wyandanch Community Development Corp.

Pilar Moya-Mancera

Housing Help, Inc.

MANHATTAN

Yvonne Stennett

Community League of the Heights (CLOTH)

BROOKLYN, STATEN ISLAND

Tonya Ores

Board Vice President, Downstate NHS Brooklyn Community Development Corporation, Inc.

Robin Redmond

Flatbush Development Corporation

QUEENS

Joseph G. Barden

Margert Community Corp.

BRONX

Derrick Lovett

MBD Community Housing Corp.

Cassandra Perry

Board President
163rd Street Improvement Council, Inc

WESTCHESTER, HUDSON VALLEY

Dennis Hanratty

Board Secretary
Mt. Vernon United Tenants

CAPITAL DISTRICT

Christine Nealon

Board Vice President, Upstate TRIP, Inc.

ROCHESTER

Clara A. Forbes

Coalition of North East Associations, Inc.

BUFFALO, NIAGARA

Roseann Scibilia

Board Treasurer
University District Community Development Association

President's Message *(continued)*

To fulfill our mission, it's imperative that we not only possess the necessary resources, but also allocate them judiciously to service all our member companies.

I'm pleased to report that, per a recent audit, our Coalition maintains a sound fiscal position.

This year, we marked a significant milestone: we saw an historic 37% increase in NPP funding. This increase substantially bolsters each NPC, with HCR grant funding now totaling \$129,723.88 for this fiscal year.

However, our support for NPCs extends beyond financial investments. Equally crucial is the presence of strong leadership within our Board of Directors, guiding and steering the Coalition towards success.

Most of you either serve on or report to Boards. As such, then you can only imagine the tremendous gratitude I have for each member of the Board for their invaluable support, not just during my transition into the role of president, but in their unwavering support as I transitioned into the presidency this past year.

The strong camaraderie we've nurtured throughout our years of collaboration has made this experience professionally fulfilling. Service on this Board is also a source of personal (and hopefully our collective) pride. In contrast to what is sometimes the tedium of our day-to-day, when I consider our work together,



Save the date:

**Wednesday,
February 14th**

More info to come.

I eagerly anticipate our continued efforts – and successes – as we enter 2024.

Back in February, Advocacy Day in Albany marked my first event as NPC Board President. As I addressed the gathering that day, I remember feeling a profound sense of pride to be associated with an organization that has garnered unwavering support from the New York State Legislature for many years.

In addition to recognizing the matchless contributions of our steadfast advocates in both the Assembly and the Senate, we would be remiss not to acknowledge the pivotal role played by our partners such as HCR and all the other critical agencies and associations at the local, state, and federal levels.

However, it is the members who are the backbone of Neighborhood Preservation Coalition. YOU are the reason we exist.

Warm wishes to all.

Cassandra Perry.

Annual Board Meeting IN REVIEW

Executive Director Mark Streb

Technical Assistance:

Provided technical assistance on HCR contract renewal, audit issues, Charities Bureau challenges, grants gateway, HCR contract compliance and other HCR programs.

Communications:

In our ongoing efforts to foster collaboration, we've improved our communications to ensure that vital messages and opportunities reach our members on a consistent basis.

Significantly, we focus on items concerning our three sources of funding: HCR Grant, Membership Dues, and the Annual Conference.

States, regional, and national housing-related new items are included, as well as information that may interest either/both small and large NPCs.

To date in 2024, we've sent 54 unique emails, including the monthly *NPC Outreach* and the weekly *NPC eNews*. Special editions were also sent for webinar information and legislative updates on the NYS Budget.

The majority of emails were sent to supporters and other advocacy groups, in addition to NPP members. The open rate averaged 45%, a key metric of email performance.

If your NPC has specific ideas regarding content, please contact jbeckmann@npcnys.org or execdir@npcnys.org.

The **Regional Meet and Greets** for the ten Regions of the NPP had roughly 75% of NPCs participating.

The meet-ups proved to be a positive experience for both our staff and members. Conversations about services, programs, and specific areas of interest provide invaluable information that helps guide us in serving all members.

Conference Committee Report



The 2023 Conference was an overall success with 111 members attending. Financially, the profit from the conference is one of three sources of income for our Coalition. (See Treasurer's Report for more information.) This year we netted \$18,000.

Post-conference Survey:

While member satisfaction remained high, a post-conference survey of 90% of those attended revealed some recurring thoughts about our next conference.

The main takeaways:

- ▶ Locating a new venue
- ▶ Making the conference longer
- ▶ Designing ice-breaking activities and networking, providing a bit more structure for initiating
- ▶ Increased interaction with HCR staff

Treasurer's Report

As of October 1st, we have assets of \$351,186.

To contextualize the NPC budget, we depend on three primary sources of income: HCR Grant, Membership Dues, and the Annual Conference.

HCR Grant:

Per the NYS Budget for 2023-24, the HCR grant remains consistent at \$250,000, mirroring the funding level from the previous year.

Membership Dues:

We have collected \$46,600 for 2023. This collection rate is a 5% increase from last year.

Annual Conference:

Through the annual conference, our revenue was \$51,000 with expenses of \$33,000, leaving us with a profit of \$18,000, an increase of 10% from last year.

VOTE TODAY

Tuesday November 7

Election Day!

CLICK HERE FOR CLICKABLE MAP OF COUNTY BOARDS OF ELECTIONS



MPA Online Survey will Guide Policy Proposals

New York is seeking input from older adults, individuals with disabilities and caregivers.

Under the leadership of Governor Kathy Hochul, New York State has embarked on a State Master Plan for Aging (MPA). The MPA is designed to ensure that older adults and individuals of all ages can live healthy, fulfilling lives while aging with dignity and independence.

The survey input will play a pivotal role in gathering insights from individuals across New York State regarding their priorities for the Master Plan for Aging.


The deadline for completing the survey is set for December 31st. This timeline affords the opportunity to critically analyze the collected data and use it to guide policy proposals.

The first survey of its kind since 2005: Sixth census survey of nonprofit Community-Based Development Organizations (CBDOs) 2019-2021

NACEDA commissioned the Urban Institute to conduct this survey, which includes questions about community-based development organizations' production, programs, leadership, needs, and services.

[VIEW REPORT @ NACEDA.ORG](https://www.naceda.org)

[DOWNLOAD FACTSHEET](#)



The State of US Community-Based Development Organizations, 2019–2021

Results of the Sixth National Community Development Census Survey
 Corianne Payton Scally, Will Curran-Groome, Alexa Kort, and Shubhangi Kumari
 September 2023

KEY CHARACTERISTICS OF THE CBDO FIELD

CBDO POPULATION
 Total CBDOs: 6,225

- Urban-serving: 48 percent
- Rural-serving: 14 percent
- Urban- and rural-serving: 39 percent
- Female director: 51 percent
- Director of color: 32 percent
- LGBTQ+ director: 5 percent

RENTAL UNITS
 Developed/rehabbed: 278,911

OWNER-OCCUPIED UNITS
 Repaired/weatherized: 144,988
 Rehabilitated: 52,038
 Developed: 38,527

OTHER HOUSING PRODUCTION
 Sweat equity units: 14,924
 Emergency shelter beds: 13,747
 Transitional housing units: 13,217

COMMERCIAL AND COMMUNITY FACILITIES
 Office/retail: 2,352
 Community facilities: 865
 Industrial/warehouse: 248

Notes: Rehabilitated units are those for which \$20,000+ was spent per unit. Sweat equity units are those for which residents provided in-kind services to support unit development.

Urban Institute researchers conducted the sixth census survey of nonprofit community-based development organizations (CBDOs), the first survey of its kind in almost 20 years. This fact sheet summarizes findings about CBDOs operating in the US from 2019 to 2021.

DEMOGRAPHICS AND ORGANIZATION CHARACTERISTICS

- The average CBDO is 35 years old.
- The directors of CBDOs are on average 55 years old.
- Two out of three (68 percent) directors identify as white and not Latine.
- Half (51 percent) of directors identify as female.
- The median organization has a total of 14 paid staff.
- Directors have led their organizations for an average of seven years.

HOUSING DEVELOPMENT

- Two-thirds (67 percent) of CBDOs produced housing, for a total of 556,000 units.
- A majority of CBDOs that develop housing developed rental units (59 percent).
- Almost half (45 percent) engaged in home repair/weatherization.
- Over a third engaged in owner-occupied construction (38 percent) or rehabilitation (35 percent).
- Fewer CBDOs produced emergency shelter, transitional housing, or sweat equity units.
- CBDOs developed or substantially rehabilitated a total of 123,000 rental and owner-occupied units per year. This reflects a 43 percent increase compared to 2005, consistent with the growth in the population of CBDOs.

COMMERCIAL AND COMMUNITY FACILITIES DEVELOPMENT

- One quarter (26 percent) of CBDOs developed commercial or community facilities, constructing almost 3,500 facilities.

Urban Institute | 500 L'Enfant Plaza SW | Washington, DC 20024 | 202.833.7200 | www.urban.org

[TAKE SURVEY](#)

Printable surveys are available.

[NACEDA WEBSITE](#)

**National Alliance of Community
Economic Development Association.**

NACEDA's mission is to lead the community development field and its partners in shaping and influencing strategies that advance community prosperity.

Election Profiles... (continued from page 1)

housing opportunities, workforce and entrepreneurship programming, economic development and youth development programing.

Projects and programs include:

- ▶ built and rehabbed over 100 units of affordable owner-occupied housing;
- ▶ created a Southwest Economic Business Resource Center;
- ▶ created Urban Delights, a youth agricultural workforce training program;
- ▶ operated a federally funded YouthBuild USA program;
- ▶ created the Build to Work program, a pre-employment workforce training program for adults;
- ▶ and brought Price Rite Supermarket to the community.

Visit www.jubilee-homes.org to learn more.

Mike Evans

South East Area Coalition
From Region 9: Rochester

Mike Evans has been the Executive Director of the South East Area Coalition (SEAC) in Rochester for three years. He says it as his dream job, with the perspective that the more he can do to influence the world to be more like “Star Trek: The Next Generation,” the better the world can be.

His travels have exposed him to diverse populations, both racially and economically. However, Rochester is the first place he’s really felt “at home,” even though he’s lived in Wyoming, Nebraska, California, Montana, and New Jersey.

As a fierce advocate for equality, humanity, and empowerment, he leads SEAC to engage in initiatives and programs to revitalize and strengthen neighborhoods and communities, rather than tearing them down and gentrifying them. Mike attends numerous Neighborhood and Merchant Association meetings, as well as City meetings to keep a pulse on the southeast area of Rochester and beyond.

He’s passionate about his work, having led the redesign of the Mission Statement, as well as creating the Four Pillars of Focus, a strategy that guides all activities of SEAC.

SEAC activities include providing food, clothing, and housing for the homeless. Nearly 33% of Rochester’s population exists below the poverty line, compared to the national average of 13%.



DOWNLOAD THE FOUR PILLARS & SEAC'S IMPACT SUMMARY

A special project, and a very successful one, was the opening of [The Tool Shed](#) in April 2021, which provides affordable tool rental to Rochesterians.

The programs at SEAC are numerous and continue to grow, much like the organization itself.

For more information, you can visit <https://seacrochester.org> or download the impact summary.

LINKS2Partners

Click on buttons
to visit Websites >

HCR NPP WEBSITE

NLIHC WEBSITE

The National Low Income Housing Coalition (NLIHC)

is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice.



Veterans Day

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Veterans Day is a time for us
to show our appreciation
for those who
have served the United States
in times of
both peace and war.

Originally known as
“Armistice Day,”
November 11 marks
the anniversary
of the end of World War I.