

# NEIGHBORHOOD NEWS



JULY/AUGUST, 2008

Neighborhood Preservation Coalition  
of New York State, Inc.

## Annual Conference, Membership Meeting October 5-6-7!!

The Albany, NY Crowne Plaza Hotel and Conference Center will be the host site for the Neighborhood Preservation Coalition's 21st Annual Affordable Housing Conference and Membership Meeting October 5-6-7.

A brochure with specific details about the conference will be mailed to Coalition members and friends in a few weeks. The brochure will also be available on the Coalition's website, [www.npcnys.org](http://www.npcnys.org).

An all-inclusive package price of \$429.25 for single occupancy, 2 night stay has been secured by the Coalition. Other package prices have been arranged and will be detailed in the conference brochure. The Coalition has made every effort to accommodate any and all possible requests.

The Crowne Plaza Registration Form will be included with the Conference Brochure and will also be available on the Coalition's website, [www.npcnys.org](http://www.npcnys.org). Simply download the form, fill it out, and mail it directly to the Crowne Plaza Hotel. Please furnish the hotel with your tax exempt paperwork, or you will be charged tax.

Conference registration fees and any additional hotel charges will be detailed in the brochure. ***The registration fee does not include the hotel charged and a separate registration form for the hotel will be provided in the brochure.***

A fun and entertaining tour of historic Albany sites will kick-off the conference on Sunday afternoon when we board the Albany Aqua Ducks land/water tour boat! Featured sites, by land, include the Leo O'Brien Federal Building, the Ten Broeck Mansion, First Church, Court of Appeals, Albany City Hall, NYS Education Building, the Alfred E. Smith Building, Washington Park (modeled after Center Park in NYC) just to name a few. By water, sites include the USS Slater, Hudson River Way, Patroon Island Bridge, SUNY Central (old D&H Building) and more.

Additionally, a RoundTable discussion on board of director development will be held on Sunday. This will be a perfect opportunity for your board members, new and not-so-new, to reacquaint themselves with their role and responsibility as board members.

A wide variety of workshop topics has been selected for this conference, based on membership surveys and suggestions throughout the past year on what topics you want to learn about most. In addition, there will be plenty of time built into the schedule of activities to help facilitate those all-important networking opportunities.

The ***Luis Arce Success Award*** will be announced on Monday.

## *National HTF Becomes Law July 30!*

President Bush signed into law on July 30 a bill to create a national Housing Trust Fund, the first new federal rental housing production to specifically help the lowest income households in the U.S. enacted since 1974. The Housing Trust fund is one of the many provisions of the Housing and Economic Recovery Act of 2008.

The Housing Trust Fund's most important features are:

- ◆ It is a permanent program with a dedicated source of funding;
- ◆ At least 90 percent of the funds must be used for the production, preservation, rehabilitation, or operation of rental housing. Up to 10 percent can be used for the following homeownership activities for first-time homebuyers: production, preservation, and rehabilitation; down payment assistance, closing cost assistance, and assistance for interest rate buy-downs;
- ◆ At least 75 percent of the funds for rental housing must benefit extremely low income (30 percent of area median income or less) households and all funds must benefit very low income households (50 percent of area

*(Continued on Page 2)*

# National HTF Becomes Law July 30!

(Continued from Page 1)

median income or less).

Fannie Mae and Freddie Mac are required to make annual contributions to the Housing Trust Fund, which will be administered by HUD. HUD will make grants to states, which will allocate funds to qualified organizations and agencies to build and operate rental housing that is affordable to people employed in the low wage work force and to the lowest income elderly and disabled people in the country.

The amount in the Housing Trust Fund had it been fully implemented in 2008 is estimated to be about \$300 million. This amount is expected to grow over time. The bill also allows Congress to transfer, appropriate, or credit other funds to the Housing Trust Fund.

Today marks the return of the Federal government to the business of supporting the production of rental homes for families whose incomes are too low to afford to rent decent homes in today's housing market. There are 9 million extremely low income renter households in the U.S. and only 6.2 million homes renting at prices they can afford. This is a

longstanding crisis that has been ignored by the federal policy makers for too long. The enactment of the Housing Trust funds offers these families hope for more stable homes and healthier, more productive livesö said Sheila Crowley, President of the National Low Income Housing Coalition, which leads the National Housing Trust Fund campaign.

The National Housing Trust Fund campaign is deeply grateful to Representatives Barney Frank (D-MA) and Maxine Waters (D-CA), and Senators Christopher Dodd (D-CT) and Jack Reed (D-RI) for their leadership in getting the Housing Trust Fund passed,ö said Crowley. Senators John Kerry (D-MA) and Bernie Sanders (D-VT) also must be congratulated for being early and committed champions to this cause.

The National Housing Trust Fund campaign has been endorsed by more than 6,000 organizations, including the Neighborhood Preservation Coalition, and state and local elected officials.



# TD Charitable Foundation Expands Funding, Area

The TD Charitable Foundation recently announced that it has increased the funding available through the Non-Profit Training Resource Fund to \$300,000, and expanded the program to support eligible organizations based throughout Commerce Bank and TD Banknorth's combined footprint from Maine to Florida.

The Non-Profit Training Resource Fund provides donations to support job training, education and growth opportunities for employees of non-profit organizations.

The Non-Profit Training Resource Fund will provide donations of up to \$1,000 per calendar year to non-profits to cover tuition expenses for courses that will strengthen employees' job performances.

To be eligible, an organization must have 501(c)(3) status, and its focus must be to support affordable housing for low and moderate-income individuals; to promote small business development; or to provide financial literacy programs to low and moderate-income youth, individuals or families.

An online application and additional information about the Non-Profit Training Resource Fund is available at [www.TDBanknorth.com](http://www.TDBanknorth.com) and [www.commerceonline.com/communityrelations](http://www.commerceonline.com/communityrelations). Applications will be accepted on a rolling basis.

**LEGISLATIVE ACTION DAY**

**Tuesday, Feb. 17, 2009**

**The "Well"  
Legislative Office Building  
Albany, NY**

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

**The Coalition's  
Annual Conference &  
Membership Meeting  
October 5-6-7, 2008**

**Crowne Plaza Hotel  
Albany**

## Coalition Seeks Board Nominations

The Neighborhood Preservation Coalition is actively soliciting members to join the Board of Directors.

The board consists of representatives of NPCs and CHDOs throughout the state. Nomination will be presented and an election will be held during the membership meeting portion of the Coalition's annual conference October 5-6-7, 2008 at The Crowne Plaza Hotel & 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. The board 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 at (518) 432-6757.

## PSAs Promote Affordable Housing In NY

Gov. David Paterson and DHCR recently launched a statewide Public Service Announcement (PSA) campaign to promote the development of affordable housing in communities throughout New York State. The PSAs will air on broadcast television stations and radio stations throughout the state for four weeks and feature filmmaker and green affordable housing advocate Edward Norton, former NFL football player and community developer Tiki Barber and former Major League baseball player and affordable housing developer Mo Vaughn.

Affordable housing provides decent and safe homes to low-income families and is an important economic development and neighborhood revitalization tool. The commercials remind people that affordable housing is attractive, it fits into communities, and it is critical to the vibrancy of neighborhoods.

The public service announcements encourage people to visit a new web site DHCR has launched to showcase affordable housing developments across the state: [www.affordablehousingworks.org](http://www.affordablehousingworks.org). The site also includes a link to the public service announcements.

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## \$137 Million Available To Build, Preserve More Than 6,000 Units Of Affordable Housing

Gov. David Paterson recently announced \$137 million in funding awarded by DHCR that will help build and preserve 6,415 units of affordable housing - nearly twice the number of units created and preserved by DHCR last year.

DHCR Commissioner Deborah VanAmerongen said, "The dramatic increase in the number of affordable units created and preserved is due to the commitment of Gov. Paterson and the State legislature, and the unprecedented increase in funding they entrusted to DHCR in the 2008-09 state budget."

The new budget increased funding for the State's affordable programs by about \$200 million over traditional levels. VanAmerongen said she plans to conduct a second round of funding awards later this year.

The awards include grants, loans and tax credits, and fall into two general categories: Capital projects, which primarily involve new construction and major rehabilitation, and Local Program Administrator (LPA) awards, which are used to fund important DHCR programs that

help build, modify and rehabilitate housing for low income families, senior citizens and people with disabilities. This year's awards included:

**Capital Projects** - \$87 million which will leverage \$340 million in additional equity and produce 1,951 units;

**The HOME Program** - \$29.6 million to build or rehabilitate 1,481 units;

**ACCESS to Home** - \$14 million to make accessibility modifications to 917 units; and,

**RESTORE** - \$6.3 million to make emergency repairs to 2,066 units.

Commissioner VanAmerongen said because of the additional resources, DHCR was able to provide 187 LPA awards this year, more than double the 92 awards from last year. LPA awards this year totaled \$50 million, as compared to \$30 million last year, and will assist or create 4,464 units, far greater than last year's unit count of 1,734.

**A full list of all DHCR awards is available on the agency's website: [www.nysdher.gov](http://www.nysdher.gov).**

**Our Condolences Are Extended To The Family And Friends Of DHCR's**

**LESLIE ADLER**

**Who Passed Away Recently Following A Courageous Struggle With Cancer.**

# 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 Crowne Plaza Hotel & Conference Center, Albany, NY, October 5-6-7.

**APPLICATION DEADLINE: SEPTEMBER 12, 2008**

# Job Opportunities

**Program Director, External Education & Counseling Program** - wanted by NHS of New York City, Inc. Responsibilities include managing external partnerships, primarily the Center for NYC Neighborhoods housing counseling program; evaluate and assess the educational needs of the community and opportunities; develop and implement an ongoing program for communicating the program outcomes to all partners; provide ongoing training opportunities for counselors and guidance to operate an efficient program; customer-tracking system, program effectiveness, and overall customer satisfaction; produce statistical and analytical management reports; develop and implement a strategy for creating staff awareness regarding current housing trends and potential partners. Qualifications include a degree with 3 plus years experience in lending, homeownership program design and management; excellent knowledge of MS Office, and communication skills; homeownership education training experience necessary; entrepreneurial attitude. Salary is commensurate with experience. Send

resume & cover letter to Ermine McLawrence, Director of Human Resources, NHS of New York City, Inc., 307 West 36th Street, 12th Floor, NYC, 10018, or email resume@nhsnyc.org.

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**Housing Counselor/Foreclosure Prevention Program** - Greater Sheepshead Bay Development Corp. is seeking candidates for the part-time position of Housing Counselor. The successful candidate must have at least two years experience in providing one-on-one services for homeowners who are at risk of losing their homes to foreclosure; interviewing clients to identify the cause of default, arrange repayment plans including working with clients' creditors, budgeting and money management or alternatives to foreclosure and HUD programs. Bachelor's Degree in related field required. Excellent oral and written communications skills necessary. Bilingual English/Russian a plus. Part-time, 18 hours per week. Send resume/cover letter to GSBDC, 2105 East 22nd St., Brooklyn, NY, 11229.

## 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 CHDOs are eligible.

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

## A Gentle Reminder . . .

### Please Pay Your Annual Dues!!

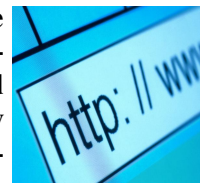
**The Coalition's 2006 Membership Drive Is Continuing.**

**Your financial support helps to keep our Legislative Advocacy on target, strong and united!**

*Thank You!*

## Coming Soon!

The Neighborhood Preservation Coalition website is undergoing major re-vamping and updating and is expected to be available to the public in a few short weeks. We hope you like our "new look" and will find our website to be much more user-friendly and timely. Stay tuned for the unveiling announcement!



***Save These Dates!!***

**October 5-6-7, 2008**

**ANNUAL AFFORDABLE HOUSING CONFERENCE & MEMBERSHIP MTG.**

@

**The Crowne Plaza Hotel  
Albany, New York**

***Look For Our Conference Brochure In The Mail!***

## 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.

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

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

## STAFF

**JOSEPH A. AGOSTINE, JR.**  
*Executive Director, x25*  
agostine@npcnys.org

**DEBORAH CLAYTON-TRUDEAU**  
*Project Coordinator, x21*  
d.trudeau@npcnys.org

**SHERISE L. GILMORE**  
*Program & Training Coordinator, x23*  
s.gilmore@npcnys.org

**CHRISTINE HMIEL**  
*Program Manager, x22*  
c.hmiel@npcnys.org

## Seminar #4 Dates, Places Announced

DHCR and the NYS Housing Trust Fund Corp. will present “*Managing Housing Rehabilitation Programs*” on the following tentative dates:

December 2 - Poughkeepsie;  
December 4 - Rochester; and,  
December 11 - Saratoga Springs.

A flier with details and online registration information for this free seminar will be forthcoming.

For more information contact your local DHCR Field Rep or visit [www.nysdhcr.gov](http://www.nysdhcr.gov).

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Crowne Plaza Hotel  
Albany**

## *In This Issue. . .*

- 1** *Annual Conference, Membership Meeting October 5-6-7!!  
National HTF Becomes Law July 30!*
- 2** *TD Charitable Foundations Expands Funding, Area Legislative Action Day 2009*
- 3** *Coalition Seeks Board Nominations  
PSAs Promote Affordable Housing In NY  
\$137 Million Available To Build, Preserve More Than 6,000 Units Of Affordable Housing*
- 4** *The Luis Arce Success Award Call for Nominations*
- 5** *The Luis Arce Success Award Application*
- 6** *Job Opportunities  
Board Position In Manhattan Remains Open  
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A Gentle Reminder . . .*

## *Coalition Joins SEFA Campaign*

The Neighborhood Preservation Coalition is now 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.