

NEIGHBORHOOD NEWS

Neighborhood Preservation
Coalition of New York State

Vol. I, Issue 7



RENT

Tenant associations have been an important part of housing for more than a century. State and city laws specifically establish the right of tenants to organize, forbidding landlords from harassing or punishing tenants for exercising that right, and permitting tenants to meet in a public space of their building at reasonable hours.

From its origins in 1943 through 1950, New York City rent-control policy was exclusively the federal government's responsibility. In 1950, managing the city's rent regulations became the responsibility of the state of New York.

The decade following World War I is one of the most significant periods in the history of tenant activity due to the extent that renters organized against landlords as well as the gains achieved through such mobilization. Lack of construction, increased demand for apartments, and rampant speculation in New York's tenement neighborhoods led to increasing landlord-tenant bitterness during

the last years of the war. In the face of repeated rent increases, many families organized to resist. Tenants built effective building- and neighborhood-level organizations and forced hundreds of landlords to rescind rent increases or improve building conditions. Tenant leaders were much less successful, however, in achieving broader goals such as legislative limits on rent increases and stronger code enforcement provisions.

Housing and Rent Act of 1947

With service personnel returning home in droves and seeking places of their own to live after the war, a genuine housing shortage occurred in all parts of the country, but notably in densely populated urban centers. A rising chorus of economists and politicians placed blame on federal rent controls for stifling investor initiative in new housing construction. Responding to the housing shortfall and capitalist concerns,

(Continued on page 4)

Retaining Talent

One of the most critical issues facing community-based organizations is how to retain the employees they want to keep. It is difficult for nonprofits to retain talent during tight economic times. Layoffs, furloughs, and turnovers are costly and affect your organizations performance. Each cost an organization time, money, and other resources.

Employee departures also affect organizational performance, including not meeting contractual objectives and reducing staff morale. In a small nonprofit, the departing employee is more likely to be the only one possessing a particular skill or knowledge set. Then there is a smaller pool of workers to cover the lost employee's work and provide a replacement.

STRATEGIES

Compensation (Salary). Many community-based programs are challenged to provide reasonable compensation. Low salaries narrow the pool of applicants to those who can afford low salaries— or have no other choice. During tough economic times, many organizations reduce staff hours and pay. As you create a fund development plan, incorporate staff salary increases into the plan. If the *executive* is underpaid, recruiting a successor will be more difficult within the budget. If you know you will not be able to provide adequate compensation for the position, consider implementing some of the other strategies listed below.

Non-Salaried Compensation. Review and consider implementing retirement benefits, provide an extra week of vacation, dental insurance, vision plans, flexible benefit spending plans, or other benefits which are important to attracting and keeping talent.

Work Environment. Consider implementing flexible schedules or telecommuting.

Career Development. Support and encourage the continued educational and professional development of your employees. Encourage them to participate in relevant webinars, teleconferences, workshops, and conferences related to the work of the organization. ■

Dear Colleague,

Our sincere thanks to all of the people, organizations, agencies, and companies, that participated and supported our annual affordable housing conference, *Revitalization: Building New York's Future*. The knowledge exchange and networking that took place was inspiring and educational.

One can never stop learning, and so we continue to learn and share information on the challenging, rewarding and innovative work of CDC's throughout the State, and we highlight some of the practices and resources in this newsletter.

2011 will be a challenging year for NPCNYS. We will need to raise significant funds to maintain our services and also have a challenging appropriations and legislative session with staggering state budget deficits and expiring Rent Stabilization Laws.

Let us know how else we can be of assistance. I look forward to seeing you at our next event.

Sincerely,

Jessica



MEMBER SPOTLIGHT

Mount Vernon United Tenants

Mount Vernon United Tenants

2 Gramatan Ave, Suite 312

Mt Vernon, NY 10550

Tel. (914) 699-1114

County: Westchester

Executive Director:

Dennis Hanratty

Staff size: 3

Est. 1988

MVUT provides a variety of services for tenants in Westchester.

Homeless Prevention Program: MVUT provides intensive case-management for tenants at-risk of eviction. These services include assistance in securing rent arrears; landlord/tenant mediation and negotiation; preparation of meritorious defenses for court cases; assistance in file Order (s) To Show Cause (ODC); collaboration and cooperation with Legal Services of the Hudson Valley. MVUT also helps stop over 150 evictions annually. They are also able to help re-house approximately 36 families or individuals annually.

Tenant Action Program: MVUT organizes unorganized tenants within individual buildings to fight for increased services; a lessening of landlord harassment and more affordable rents. Working closely with the local code-enforcement office to monitor complaints; and where applicable (those buildings covered under the New York State Tenant Protection Laws) we assist tenants and tenant associations in filing administrative complaints to the Division of Housing and Community Renewal (DHCR). They also work with Legal Services of the Hudson Valley to assist tenants and tenant associations in organizing to file affirmative court motions and/or organize rent-withholding efforts designed to force landlords to maintain services via court orders.

Policy Advocacy: MVUT advocates on all government levels for policies that benefit tenants and all low to moderate income residents.

Local –successfully pushed the Mt. Vernon City Council to increase the benefit level of a complete exemption for eligible seniors under the State Senior Citizen Rent Increase Exemption (SCIE) Program.

County—Initiated and led the campaign to push the County Board of Legislators to pass a non –discrimination ordinance in renting based upon “Source of Income” e.g. Section 8, Dept of Social Services, etc... Provide testimony and organize tenants to go to annual Westchester Rent Guidelines Board (WRGB) Public Hearings/Meetings.

Statewide– Main suburban group in the state Real Rent Reform (R3) Campaign to renew the State Rent Laws a year early and to strengthen them by removing ‘vacancy decontrol’ the mechanism that has been used to escalate rents throughout the region.

Federal– Works with both the National Low-Income Housing Coalition (NLIHC) and the National Alliance of HUD Tenants (NAHT) to address Federal housing policy issues to protect local tenants in Federally-assisted housing. ■

Mount Vernon United Tenants (MVUT) a grassroots community-based organization has been providing principled and effective tenant assistance for over 30 years. As the only funded and staffed Tenants Association in Westchester County, MVUT is essential in protecting and extending tenants rights.

Mission

MVUT is a city-wide tenant membership organization whose mission is the use and/or control of the housing stock in Mt. Vernon for low and moderate income people. ■

President Harry Truman signed into law the Housing and Rent Act of 1947, which excluded all new housing structures from rent controls.

In 1953, rent controls were removed from all one-and two-family houses. In 1971, after administration of rent laws had been transferred to Albany and while Republican Nelson Rockefeller was governor, rent regulations were repealed altogether. In 1974, after hundreds of thousands of apartments had already been decontrolled, rent laws were re-enacted under the Emergency Tenant Protection Act, which put in place the regulations that exist today, known as "rent stabilization." ("Rent control" is still in place for a small number of apartments in New York City, mostly for older people who did not abandon their apartments when the law was abolished in 1971.)

How Is Rent Stabilization Different From Rent Control?

Passed in response to rapidly rising rents on non-rent-controlled properties, the Rent Stabilization Law of 1969 regulated many properties built after the 1947 federal rent-control exemptions. In addition, it enabled most vacated rent-controlled apartments to assume a new status: rent-stabilized. Like rent control, rent stabilization establishes ceilings on rents and requires landlords to provide certain upkeep.

The Rent Regulation Reform Act of 1997

New York State's Rent Regulation Reform Act of 1997 significantly altered the trajectory of the city's rent-controlled and rent-stabilized apartments. Now, when apartment rents surpass \$2,000 based on maximum base rent calculations and are vacated for any reason, they automatically become deregulated---no

longer subject to governmental edicts. Also, if the adjusted gross income of tenants in rent-regulated units tops \$250,000 for two years consecutively, their units, too, become deregulated.

Around the time that the Emergency Tenant Protection Act came about, Albany Republicans promulgated the Urstadt Law, which made it impossible for New York City to have rent regulations stricter than those passed in Albany. This was a far cry from the times when New York City simply enacted its own rent controls and applied them to virtually all rental units.

The Emergency Tenant Protection Act was written so that it is not permanent and must be renewed by the New York State Legislature at intervals that the Legislature itself decides. In 1997, when the laws were expiring, New York City was completely at the mercy of Albany. A "compromise" allowed for "vacancy decontrol" of New York City apartments, whereby rents increase by 20% every time a tenant moves out of an apartment. Rent regulations were kept in place for existing tenants. However, the vacancy increase meant that rent protections were going to be denied to the following generation of renters. This legislation is set to expire June 15, 2011.

Today, approximately 50 percent of New York City apartments are rent-regulated, with only 2 percent rent-controlled. New York City rent controls are the longest-running, uninterrupted laws of their kind.

The Protecting Tenants at Foreclosure Act of 2009

The Federal Protecting Tenants at

Foreclosure Act (PTFA), effective as of May 20, 2009, provides residential tenants in all 50 states with new protections when landlords lose rental properties to foreclosure. While residential leases in New York used to be extinguished at foreclosure and tenants could be evicted quickly, tenants now have the right to stay in their homes after foreclosure for at least 90 days, or, if they have a one or two year lease, they may stay in the home throughout the entire remaining term of the lease.

The PTFA applies to foreclosures of all residential property such as single family houses, 2 to 4 unit houses, and condos. This includes tenants with month-to-month leases, without formal leases but verifiable rent payment history, and with Section 8 leases. Protections are limited to "bona fide" leases where the tenant is not the mortgagor or the mortgagor's relative, the lease is the result of an arms-length transaction, and the rent is not substantially less than market rent unless reduced by a subsidy.

Although leases are protected by the PTFA, a lease (except for Section 8 leases) can be prematurely terminated upon 90-days notice if the purchaser of the foreclosed property intends to reside in the property.

New York State legislation signed in December 2009 provides further protections for New York tenants residing in foreclosed properties. Most notably, the legislation requires that New York tenants receive written notification of the foreclosure action and the change in ownership of the property.

Renters make up 44.4% of households in New York State. (Renters make up 32.9% of households nationally – almost 38 million households.) ■

IN PRACTICE

United Tenants of Albany (UTA)

Last year, UTA received nearly 6,000 requests for housing assistance from walk-in clients and their housing hotline. The housing hotline is a one-stop call center for community residents in need of assistance with landlord/tenant issues such as poor building conditions, unfair rent increases and landlords in foreclosure. UTA housing counselors provide clients with information and referrals that address their concerns while explaining the rights and responsibilities of tenants in New York State. The organization's Homeless Prevention Program assists tenants at risk of eviction with landlord/tenant mediation, court advocacy and emergency rent assistance. Court advocacy helps tenants resolve disputes with their landlords and prevent evictions by ensuring proper code enforcement, negotiating payment plans for delinquent rent and providing tenants with support and knowledge during court hearings. UTA also hosts training sessions for tenants and landlords on pressing issues to help create an understanding of the responsibilities, rights and relationships involved in a fair rental agreement. ■

Hispanic Brotherhood of Rockville Center

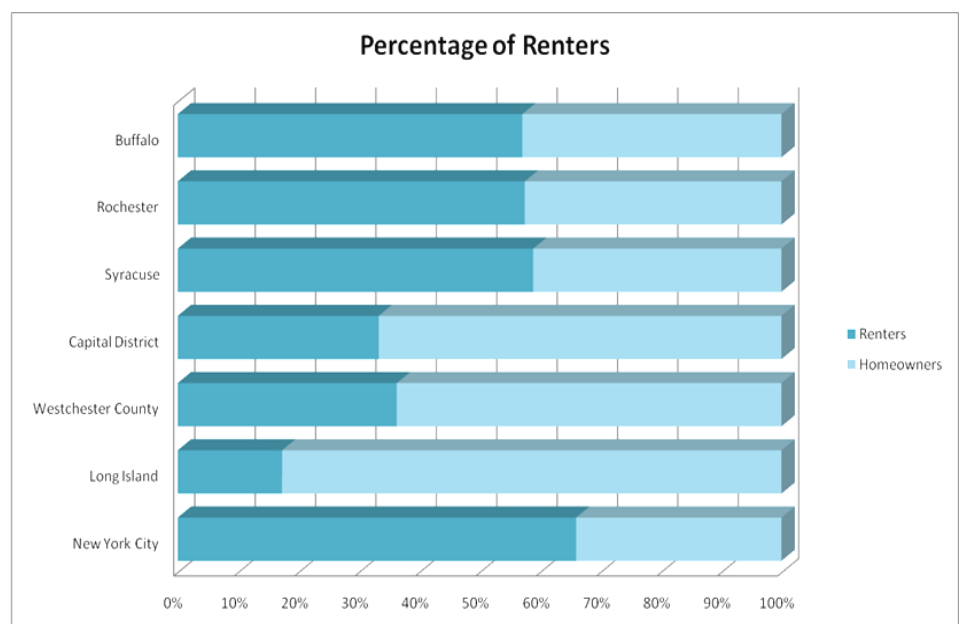
For non-English speakers, landlord conflicts and housing court are particularly difficult to navigate. Hispanic Brotherhood provides housing assistance

services to many non-English speakers via housing counseling, landlord/tenant mediation, eviction prevention and investigating housing discrimination cases. Through its housing program, Hispanic Brotherhood helps to ensure that immigrants and other members of the Hispanic community have access to safe, fair and affordable housing and are not intimidated or discriminated against because of their language barrier. ■

Brooklyn Housing and Family Services

Building-wide advocacy and organizing is a major component of Brooklyn Housing and Family Services' approach to landlord/tenant issues. Since its inception 38 years ago, the organization has held workshops in more than 1,000 buildings, helped or-

ganize over 1,000 new tenant associations and more than 100 block and neighborhood associations. A multi-lingual staff offers immigrant tenants as well as other minority, elderly and low-income tenants with a variety of services including landlord/tenant mediation, housing court assistance, training workshops and organizing assistance. BHFS investigates fair housing complaints and assists in the formation of tenants' organizations to educate and inform tenants of their rights under the fair housing laws and housing code. A commitment to building-wide organizing has allowed Brooklyn Housing and Family Services to effectively focus their resources to preserve and improve multi-family dwellings in Brooklyn, Staten Island and Queens. ■



New York Policy Updates

NYS HOMES AND COMMUNITY RENEWAL TARGETS RESOURCES TO PRESERVE AND UPGRADE EXISTING AFFORDABLE HOUSING

HCR launched a new \$25,000,000 Preservation Initiative Program that uses existing funds and leverages multiple program resources to preserve and upgrade New York's existing stock of affordable housing. The program will provide financing to upgrade the physical conditions of this aging portfolio.

A Physical Needs Assessment identified 53 affordable housing projects funded by the HCR's Turnkey, Housing Trust Fund, and HOME programs that currently have physical needs such as roofs, windows, accessibility and building code issues that must be addressed immediately or in the near future.

The program also focuses on improvements that will reduce overall operational costs, such as reducing building maintenance and improving energy efficiency. Eligible projects will be invited to apply for Low Income Housing Tax Credits (LIHC) through a Notice of Funding Availability.

Funding is limited to the Housing Trust Fund per unit cap of \$125,000. Awardees, other than Turnkey Projects, must enter into an additional 30 year compliance period. Proposed improvements and replacements are to comply with the agency's Design Handbook and utilize our Green Criteria, if applicable or practical.

View the eligible projects [here](#). View NOFA [here](#). ■

GOVERNOR-ELECT ANDREW CUOMO'S TRANSITION TEAM

The transition team is important as they help fill in the leadership positions in the Cuomo Administration. Governor-Elect Andrew Cuomo's transition committee is chaired and directed by Lieutenant Governor-Elect Robert Duffy. Congresswoman Nydia Velazquez, Onondaga County Executive Joanie Mahoney, former New York State Comptroller Carl McCall, and former Chairman of the Municipal Assistance Corp Felix Rohatyn serve as the transition co-chairs. He has named teams to all of his committees: Human Services & Housing; Public Safety; Environment & Energy & Recreation; Economic Development and Labor; Education and Health; Transportation and Infrastructure; and State and Local Government Reform.

Human Services & Housing Team members include friends and supporters of affordable housing and the Neighborhood Preservation Program.

Stuart Appelbaum, President, Retail, Wholesale and Department Store Union; *Charles Bell*, Programs Director, Consumers Union; *Karim Camara*, New York State Assembly; *Vivian Cook*, New York State Assembly; *Susan Hagar*, President, United Way of New York State; *Carl Heastie*, New York State Assembly; *Nancy Hollander*, Doctoral Candidate in School Clinical

Child Psychology at the Serkauf Graduate School of Psychology of Yeshiva University; *Chung-Wha Hong*, Executive Director, New York Immigration Coalition; *Christopher Kui*, Executive Director, Asian Americans for Equality; *Ross Levi*, Executive Director, Empire State Pride Agenda and Foundation; *Kevin Leyden*, Immediate Past President, Parsons Child and Family Center; *Duncan Mackenzie*, C.E.O., New York State Association of Realtors; *Grace Meng*, New York State Assembly; *Christine Quinn*, Speaker, New York City Council; *Rossana Rosado*, Publisher, El Diario.

To view the full list of transition team members visit <http://www.andrewcuomo.com/worksforny/press> ■

NYC POLICY UPDATE

The NYC Dept of Finance will now give registered property owners, lienors, or their designees email notification whenever a deed, deed-related document, mortgage, or mortgage-related document has been recorded against a specific property by the Office of the City Register or the Richmond County Clerk. You can sign up for this program at www.nyc.gov/finance ■

Federal Policy Updates

SMALL BUSINESS JOBS ACT OF 2010

On Sept 27, President Obama signed into law this Act. This will provide critical resources to help small businesses to drive economic recovery & create new jobs. The new law extends the successful SBA recovery loans while offering billions more in lending support and tax breaks for entrepreneurs and small business owners. To read the legislation visit http://frwebgate.access.gpo.gov/cgi-bin/getdoc.cgi?dbname=111_cong_bills&docid=f:h5297enr.txt.pdf ■

MIDDLE CLASS TASK FORCE

On Nov. 19, co-hosted by the Department of Justice's Access to Justice Initiative, Vice President Biden announced a series of steps designed to help middle class and low-income families secure their legal rights. These actions include strengthening foreclosure mediation programs, helping veterans secure the legal help they need, and making it easier for workers to find a qualified attorney when they believe their rights have been violated. [View article.](#) ■

HOUSING & DOMESTIC VIOLENCE

U.S. Housing and Urban Development Secretary Shaun Donovan announced new, stronger affordable housing regulations that protect victims of domestic abuse as the nation concluded National Domestic Violence Awareness Month. [View article.](#) ■

NATIONAL HOUSING TRUST FUND

Congress has been in a lame duck session since Nov. 15. There are another 3 weeks of session left this year. This session will be the last opportunity to fund the National Housing Trust Fund (NHTF) this year. Funding for the NHTF is included in S. 3793, the Job Creation and Tax Cuts Act of 2010 (also known as the tax extenders bill). Projects funded by the NHTF will create jobs and provide housing for those most in need (those with incomes at or below 30% AMI).

To learn more about the NHTF visit <http://www.nlihc.org/template/page.cfm?id=132> ■

NOV. HOUSING SCORECARD

The U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of the Treasury released the November edition of the Obama Administration's Housing Scorecard (www.hud.gov/scorecard). The latest housing figures show continued signs of stabilization in house prices and high home affordability due in part to record low mortgage interest rates. The housing scorecard is a comprehensive report on the nation's housing market. ■

MUTUAL MORTGAGE INSURANCE (MMI) FUND

The Federal Housing Administration (FHA) released its annual report to Congress on the financial status of its Mutual

Mortgage Insurance (MMI) Fund, FHA's principal insurance account that includes all single-family and reverse mortgage activity. FHA's study finds that since last year, the capital reserve ratio held steady, insurance claims declined significantly, and the economic value of FHA's single-family insurance program grew by more than \$1 billion, from \$3.6 billion in 2009 to \$4.7 billion in 2010. [View article.](#) ■

LEGAL SUPPORT FOR WORKERS

The Department of Labor and the American Bar Association (ABA) announced a collaboration to help workers resolve complaints received by DOL's Wage and Hour Division, such as not getting paid the minimum wage or not being paid overtime, or being denied family medical leave. Beginning on December 13, 2010, complainants whose cases cannot be resolved by DOL because of limited capacity will be given a toll-free number to a newly created system where they are connected to an ABA-approved attorney referral provider if there are participating attorneys in their area.

In addition, if DOL has conducted an investigation, the complainant will be given information about the findings to provide to an attorney who may take the case, including the violations at issue and any back wages owed. DOL has also developed a special process for complainants and representing attorneys to obtain relevant case information and documents when available. ■

Resources & News

TURNING AROUND CHALLENGED CITIES

It's time for a municipal turnaround. A new multiyear effort designed to advance successful models for effective urban investment looks to revive some of the nation's most challenged urban areas. [Read more](#) about what is happening in five targeted cities: Baltimore, Cleveland, Detroit, Newark and the St. Paul/Minneapolis Twin Cities area. ■

HARASSMENT AND BULLYING IN OUR SCHOOLS

Tragic events have underscored the devastating impact of harassment and bullying in our nation's schools. The recent succession of suicides provides a stark reminder that we must continue our work to ensure that all students have the right to go to school. ■

THE FAIR HOUSING FIVE: A NEW BOOK FOR CHILDREN

Samaria and her friends like everything about their clubhouse except the haunted house across the street. But when Samaria and her mother need to find a place to live, they realize they are dealing with a much bigger problem than ghosts or monsters.

Join the Fair Housing Five as they work together to take creative action against housing discrimination in their community.

For more information visit www.fairhousingfive.org. ■

SEWERS & WASTEWATER

New York City will utilize green infrastructure to improve the quality of waterways and reduce sewer overflows. Storm water and wastewater in New York are collected in the same sewage system, which can overflow during heavy storms and force officials to release the overflow into New York Harbor. Under NYC Green Infrastructure the city will install blue and green roofs to slow roof water drainage, parking lots with porous materials that allow water to seep through, and swales near roadways that will allow water to collect in underground areas until it can seep into the ground. The plan is expected to reduce sewer overflows by 40% and reduce sewer management costs by \$2.4 billion over the next 20 years. ■

MAKEOVERS

Using a grant from a foundation, a judge from the Cleveland Housing Court in Ohio is working with a craftsman [to board vacant houses](#) in an attractive manner. For example, broken windows are replaced with boards painted to resemble windows, which both secures the house and makes it look better. The initiative aims to limit the harm that these buildings have on surrounding property values until they are demolished or renovated. ■

LONG-TERM LOW INCOME HOUSING TAX CREDIT

The publication of a new policy brief, *Long-Term Low Income Housing Tax Credit Policy Questions* can be downloaded and read online at:

<http://www.jchs.harvard.edu/publications/governmentprograms/long-term-low-income-housing-tax-credit-policy-questions.pdf>

The Low Income Housing Tax Credit (LIHTC) program is the nation's premier affordable housing production program. Under this program, state housing finance agencies award tax credits to for-profit and nonprofit affordable housing developers. By reselling the tax credits to investors, developers raise equity to construct or rehabilitate affordable housing units. *Long-Term Low Income Housing Tax Credit Policy Questions*, a policy brief released by the Joint Center for Housing Studies at Harvard University, and supported by the What Works Collaborative, draws on existing analyses and a series of interviews with LIHTC industry practitioners to discuss issues facing the LIHTC program beyond the immediate problems engendered by the financial crisis. In particular, it looks at policy issues, including income and geographic targeting, the nature of the LIHTC investor base, and the adequacy of mechanisms for funding ongoing capital needs of LIHTC properties. ■

TENANT RESOURCES

[A Tenants Guide to the New York City Housing Court in English \(pdf\)](#)

[A Tenants Guide to the New York City Housing Court in Spanish \(pdf\)](#)

A guide on [How to Prepare for a Landlord-Tenant Trial](#), published by the NY Court System .

Philanthropy Announcements & Grants

YOUTHBUILD GRANTS

Deadline: December 3, 2010

Funder: The Employment and Training Administration (ETA), U.S. Department of Labor (DOL), announces the availability of up to approximately \$130 million in grant funds for YouthBuild Grants (the final amount available depends upon the amount of funds appropriated for YouthBuild in the Fiscal Year (FY) 2011 Department of Labor Appropriations Act).

These funds are from separate appropriations and will be awarded separately. Thirty million dollars in FY 2010 funds are available for immediate award and will be reserved for awards to organizations that did not receive funding in the FY 2009 YouthBuild competition [SGA/DFA PY 08-07]. Awards from the FY 2011 appropriation will be selected after April 1, 2011, pending availability of funds. NOFA can be viewed at <http://www.doleta.gov/grants/pdf/SGA-DFA-PY-10-02.pdf>

NEW YORK HEALTHY FOOD & HEALTHY COMMUNITIES FUND

Deadline: Rolling

Funder: NYS Empire State Development \$30 million is now available for the New York Healthy Food & Healthy Communities Fund to finance the building of food markets in underserved communities. Administered by Empire State Development (ESD), the fund includes a \$20 million commitment from The Goldman Sachs Group, Inc. and a \$10 million commitment from ESD. For more information, visit

www.liifund.org/healthyfood, to download an application or to learn more about the New York HFHC Fund.

NYC DYCD YOUNG ADULT INTERNSHIP PROGRAM

Deadline: December 15, 2010

Funder: The New York City Department of Youth and Community Development (DYCD) has released a Request for Proposals (RFP) for its Young Adult Internship Program (YAIP). There is \$4.6 million available for up to 16 YAIP programs (not including wages). YAIP serves disconnected youth through short-term paid internships; placements in jobs, education, or advanced training; and follow-up services. The anticipated term of contracts will be for one year, from July 1, 2011 to June 30, 2012, with an option for DYCD to renew for up to two additional years and nine months. RFP can be viewed at [DYCD website](#)

NY HOMES & COMMUNITY RENEWAL UFA

Deadline: Various in 2011

Funder: New York Homes & Community Renewal has published its Notice of Funding Availability for the 2011 Unified Funding Round. This includes the Housing Trust Fund, NYS HOME Capital, and both Federal and State Low Income Housing Credit programs. The NOFA can be viewed at <http://nysdhcr.gov/Funding/UnifiedFundingMaterials/2011/>

Conference Highlights

October 28-29, 2010
New York Law School
New York, New York



What a success!

Photos are being uploaded to our website and the conference materials will become available only to conference attendees.

We will see you next year!



Upcoming Events

NPRC

Date: December 1, 2010

Event: Evolution in Brownfields: from Policies to Partnerships

Location: 1 Metro Tech center, Brooklyn

For more information visit: www.nprc.net

NEIGHBORWORKS AMERICA: SYMPOSIUM

Date: December 8, 2010

Event: The Mind of the Homebuyer: How Consumers Decide and Act

Location: Gaylord National Hotel & Convention Center, DC

For more information visit: http://www.nw.org/network/training/upcoming/DC_NTI_Symposium2010.asp

NEIGHBORHOOD PRESERVATION COALITION OF NEW YORK STATE

Date: March 1, 2011

Event: Legislative Awareness Day

Location: Albany, Legislative Office Building, "The Well"

Save the Date
Save the Date

Neighborhood Preservation Coalition of New York State

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Albany, New York 12206

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www.npcnys.org

The Neighborhood Preservation Coalition of New York State is a statewide membership organization of community-based, not-for-profit housing companies and other interested parties committed to revitalizing New York State's urban and suburban areas. The Coalition provides information on state and federal housing policies, networking opportunities, advocacy services and technical assistance.

Neighborhood News newsletter is published monthly by the Neighborhood Preservation Coalition of New York State. The newsletter is available to individuals and organizations concerned with preserving and increasing the supply of affordable, low-income housing for residents of New York State.

Neighborhood News welcomes news items and written contributions. Please send information of interest to:

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Albany, NY 12206

Or via Email to:

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