

New York State Neighborhood & Rural Preservation Programs



Annual Report



**Homes and
Community Renewal**

Andrew M. Cuomo, Governor
RuthAnne Visnauskas, Commissioner/CEO

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University District Community Development Association, Inc. | Bailey Fights Blight

University District Community Development Association (UDCDA) is a NPC based in Buffalo and serves the Northeast neighborhoods of the city. Once vital centers of the community, many of these neighborhoods have been adversely impacted by blight over the years. UDCDA was contacted by the President of the Bailey Avenue Association and a few block club leaders who were interested in replicating a pilot blight removal program; which targeted graffiti in a neighboring community. The initiative, which came to be known as Bailey Fights Blight, wanted to extend the project beyond graffiti removal to include boarding up and securing vacant buildings. The project began in the summer of 2014 with a blight survey that was conducted by community volunteers consisting of business owners and residents.

Fully launched in 2015, Bailey Fights Blight took a comprehensive look at the conditions on Bailey Avenue in order to identify cost-effective ways to address them. Historically,

the Bailey-Kensington neighborhood was an important north-south thoroughfare and commercial corridor, hosting many small local businesses. The consensus among the community was that this should be preserved. In total, over 200 volunteers from the community, local schools, and businesses were involved in the effort to survey the roughly 2.5 miles of Bailey Avenue. Following the survey, the project yielded some great results, including the mulching of all the trees along the corridor and the installation of a mural; the first-ever piece of public art in the community.

The completion of additional projects succeeded in raising the community's awareness of what was possible for Bailey Avenue. Local stakeholders decided that the project should be expanded to include façade improvements and new signage. UDCDA teamed up with Buffalo LISC and made a successful application to the Better Buffalo Fund's Buffalo Main Street Initiative. The \$300,000 in funding will help small busi-

ness owners with building renovations and space enhancements. UDCDA was also awarded funding to support and promote small business growth and commercial revitalization on Bailey Avenue. With this award, UDCDA anticipates helping as many as seven small business along Bailey Avenue.

By making strategic investments in the Bailey Avenue commercial corridor, UDCDA will help drive market forces in the surrounding residential area; which has also been negatively impacted by vacancy and blight. Bailey Avenue will soon be positioned as an attractive place to invest, grow a business, and live thanks to the continued work on projects to improve lighting, signage, and general storefront appearances. Through continued collective action and partnership building, UDCDA will be able to expand its revitalization efforts and is on target to achieve its goal of ensuring that Bailey Avenue be recognized as the heart of the neighborhood.

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Commissioner's Message

Dear Members:

On behalf of Governor Andrew M. Cuomo, and in accordance with Sections 909 and 1009 of the Neighborhood and Rural Preservation Program statutes (Articles XVI and XVII of NYS Private Housing Finance Law), I am pleased to submit the 2016 Annual Report of the Neighborhood and Rural Preservation Programs (NPP and RPP). The 144 companies participating in the NPP and the 59 companies participating in the RPP make up a statewide network of community-based organizations dedicated to providing critical affordable housing and community development services. This document includes information on the 203 Neighborhood and Rural Preservation Companies and their activities around New York. On a daily basis, the companies provide quality housing and economic opportunity to working families. Whether providing housing counseling, leading a tax credit project, building parks and community centers, or protecting tenants—these organizations are often the only place residents can turn to in their region of the state.



Under Governor Cuomo's leadership, New York's investment is ensuring companies participating in the NPP and RPP have highly qualified, skilled staff implementing various programs. These investments are yielding significant results for the citizens of New York State.

Preservation Companies complete activities in three categories: Property Rehabilitation and Construction; Client Assistance; and Community Renewal. Companies develop comprehensive work plans from the ground up allowing for a grassroots approach to preservation. Often these work plans include other HCR programs. A company can, for example, enhance the community business corridor with the assistance of Main Street funds, promote homeownership with Affordable Housing Corporation (AHC) funds, and work to prevent homelessness with housing counseling support. The results, as you will see throughout this report, show that targeted and consistent funding in specific communities yields positive results.

Companies in the Neighborhood and Rural Preservation Programs have accomplished much in the past year. In FY 2015-16, Preservation Companies in the NPP and RPP were awarded over 60 percent of all awards under the Residential Emergency Services to Offer (Home) Repairs to the Elderly program (RESTORE), 53 percent under the Access to Home program, and 50 percent of all AHC awards. Additionally, more than 20 Preservation Companies participated in housing counseling programs through National Foreclosure Mitigation Counseling and HUD Comprehensive Housing Counseling. Preservation Companies were also very active in other programs including Main Street, HOME, and Access to Home for Medicaid. In total, the Companies in the NPP and RPP provide more than 50 percent of the services through HCR's Local Programs.

The Neighborhood and Rural Preservation Program funds have been critical in helping companies enhance existing programs and in providing additional services to their communities. We look forward to facilitating an enhanced network with greater capabilities to address the needs of residents across the state. Along with that support comes the expectation that not only will this network continue to set the bar for revitalization but will set it higher than ever before.

Thank you and best wishes for a productive legislative session.

A handwritten signature in blue ink, appearing to read 'RuthAnne Visnauskas', with a stylized, flowing script.

RuthAnne Visnauskas
Commissioner/CEO
New York State Homes & Community Renewal



South Wedge Planning Committee (SWPC), Rochester



South Wedge Planning Committee, Inc. | South Wedge Farmers Market

The South Wedge Planning Committee (SWPC) serves the South Wedge Urban Village community in Rochester. Since 2007, SWPC has operated the South Wedge Farmers Market (SWFM), which runs from mid-June through mid-October, annually. The market was launched in order to bring fresh, local, and sustainably-grown produce to the village and to satisfy the community's need for a fresh food option. SWPC envisioned fostering a robust relationship between producers and consumers in order to understand the who, what, where, when, and why of their food.

Over the last ten years, the farmers market has made a significant impact in the community. The market has expanded to become a neighborhood gathering place offering live music, free yoga lessons, and children's book giveaways; in addition to a wide variety of other community-building activities. In fact, for nineteen weeks out of

every year, approximately 500 residents visit the market to shop, socialize, and strengthen the fabric of their community. In developing the market, SWPC was mindful of the needs of low-income residents and has, since 2008, run a US Department of Agriculture (USDA) SNAP token program. During the 2015-16 year, SWPC grew its SNAP program by 17 percent thanks to its participation in a USDA SNAP promotion grant.

South Wedge Farmers Market is not only good for consumers, it is also good for producers. While it is difficult to pinpoint the precise economic impact of the market, its estimated that \$80,000 is spent at the market annually, a large share of which stays in the local economy. The market also acts as an entry point for new farmers and producers, as it provides them with an ability to test the waters of the market at a low cost. The farmers market also allows them

to develop relationships with people in the community, and to build and grow those relationships out into the broader community. SWPC believes this is why the market experiences a low turnover in vendors, many of whom continue on from year-to-year.

In 2015, the market changed locations, moving to the Genesee Gateway Park; a small city park that borders the Genesee River. The primary reason for the move was that SWPC decided closer proximity to a low-income housing tower, which is located next to the park, would further the market's mission. The new location helps SWPC better serve the needs of the low-income community, while providing the market room to grow and expand. SWPC diligently pursues partnerships with other community-based organizations, as well as with neighboring farmers markets in order to achieve our collective goal of creating a safe, healthy, and vital City of Rochester.

Summary of New York State Preservation Programs

THE INTENT OF THE NEIGHBORHOOD AND RURAL PRESERVATION PROGRAMS (NPP and RPP) is to promote and preserve housing for low- and moderate-income individuals by providing planning and administrative funds to community-based not-for-profit corporations known as Neighborhood and Rural Preservation Companies (NPCs and RPCs). New York State Homes and Community Renewal (HCR) administers the NPP and RPP, which were established in 1977 and 1980, respectively, under Articles XVI and XVII of the Private Housing Finance Law (PHFL).

The enactment of Article XVI creating the NPP was based on the legislative finding that such corporations, since they rely heavily on voluntary services or short-range funding, are typically underfinanced and unable to plan long-range activities or retain necessary professionals. Section 902 of Article XVI authorized a wide range of planning and administrative activities designed to preserve and promote housing opportunities for low- and moderate-income persons.

The RPP was established by Article XVII to support community-based not-for-profit corporations involved in rural preservation activities. While modeled after the NPP, Article XVII recognized the unique needs of rural areas of the state. Section 1002 of Article XVII authorized a wide range of planning and administrative activities designed to preserve and promote housing opportunities for low- and moderate-income persons in rural areas.

Included in this Annual Report are details of funding sources and categories of activities performed by the Neighborhood and Rural Preservation Companies under contract with HCR during state Fiscal Year (FY) 2015-16. You'll also find descriptions of the NPP and RPP including background and funding histories.

HCR funds a number of companies of various sizes across the state that work to provide needed services in their communities. NPCs and RPCs provide 51.1 percent of services through programs such as Residential Emergency Services to Offer (Home) Repairs to the Elderly (RE-STORE), Access to Home (ACSS), Access to Home for Medicaid (MRTL), Access to Home for Veterans (ACSV), Affordable Housing Corporation (AHC), Foreclosure Prevention and Housing Counseling Programs, New York State HOME Program, and New York Main Street program (NYMS).

PRESERVATION ACTIVITIES

SPECIFIC ACTIVITIES PERFORMED BY NPCs AND RPCs, such as housing rehabilitation and development, tenant and homeowner assistance, and housing management are cited in Section 902 of Article XVI and Section 1002 of Article XVII of the PHFL.

In FY 2015-16, NPCs and RPCs performed activities related to rehabilitation and development. The following data on preservation activities was compiled from FY 2015-16 NPC/RPC annual reports:

- ◆ Preservation Companies listed 6,087 minor repairs either in-progress or completed on residential units
- ◆ Preservation Companies listed 3,385 home improvement projects either in-progress or completed for residential units
- ◆ Preservation Companies listed 2,167 moderate rehabilitation projects either in-progress or completed for residential units
- ◆ Preservation Companies listed 2,988 substantial rehabilitation projects either completed or in-progress
- ◆ Preservation Companies listed 3,428 new residential units in-progress or completed
- ◆ Preservation Companies listed 727 non-residential construction projects in-progress or completed

LEVERAGING PROGRAMS

NEW YORK'S NETWORK OF NPCs AND RPCs are important vehicles for delivering the services of HCR's Local Programs. During these tough economic times, NPCs and RPCs have become adept at strategically accessing these programs and leveraging additional resources to help fill the needs in their communities. In fact, 51.1 percent of HCR's Local Program Awards were granted to NPCs and RPCs for work in their service areas. Specifically, NPCs and RPCs were awarded:

- ◆ 53% of Access to Home awards
- ◆ 53% of Access to Home for Medicaid awards
- ◆ 58% of Access to Home for Veterans awards
- ◆ 63% of RESTORE awards
- ◆ 50% of Affordable Housing Corporation awards
- ◆ 60% of NYS HOME Program awards
- ◆ 14% of New York Main Street awards
- ◆ 58% of NFMC awards
- ◆ 80% of HUD Housing Counseling awards

ACCESS TO HOME

The Access to Home Program (ACSS) provides financial assistance to make dwelling units accessible for low- and moderate-income persons with disabilities. These can be owner-occupied or rental units. Providing assistance with the cost of adapting homes to meet the needs of those with disabilities enables individuals to safely and comfortably continue to live in their residences and avoid institutional care.

In FY 2015, HCR's Office of Community Renewal issued 15 awards to not-for-profit organizations and local municipalities. These awards totaled \$2,250,000. Of these awards, eight were awarded to preservation companies for a total of \$1,200,000 or 53 percent of the awarded funds.

ACCESS TO HOME for Medicaid

The Access to Home for Medicaid Program (MRTL) was created in partnership with the New York State Department of Health (DOH). This program provides financial assistance to property owners to make dwelling units accessible for low- and moderate-income persons receiving Medicaid and living with a disability. These can be owner-occupied or rental units. Providing assistance with the cost of adapting

(continued on page 10)



ROUSE RPC | Breaking New Life into Brookside

In December 2015, work was completed on the renovation of Brookside Senior Housing. The majority of the funding was provided by Homes & Community Renewal's Preservation Initiative Program and by the Housing Trust Fund Corporation (HTFC). In addition to the infrastructure funding, the HTFC provided construction financing, architectural input and project monitoring assistance.

Brookside Senior Housing is a 36 unit, very low income senior apartment complex in a rural setting. Even though the community is a quiet parcel surrounded by a creek, a small lake and forest, there is easy access to local grocery shopping, pharmacy, post office, restaurants and other services. Built in 1990, this was a turn-key tax credit project and was the first community managed by ROUSE RPC. The project featured one bedroom attached cottages with a small front porch. By 2013, the complex was in need of renovation. After considerable work in planning and design, ground was broken in 2014

for the project that included foundation and roof work, updated heating and energy conservation products, complete interior renovation, and extensive site work. Residents were temporarily relocated on a rotating basis during the construction period.

The project received support from several sources. In addition to the Preservation Initiative funding of \$1.9 million, the Weatherization Assistance Program (WAP) contributed \$60,000. Brookside Senior Housing contributed \$300,000 of internal reserve funds.

Prior to the professional design and review process, the residents of the Brookside community were active participants determining what amenities would be included in the final product. As seniors, their input helped to make the community more user-friendly. Although the project was rather large in scale, the finished product maintained a friendly, rural feel and fits with the

original vision of providing a home for seniors that needed affordable housing in their hometown. A recent study by ROUSE RPC indicated that about 80 percent of the residents originally came from within 10 miles of the project.

Brookside Senior Housing became an endeavor that engaged the community beyond the residents, staff and contractors. Officials from the Town of Sand Lake were on site often to offer input and advice. Volunteers from the local Kiwanis Club provided help to the residents in packing and moving when transferring to their new apartments. ROUSE RPC sponsored a 'halfway through the renovation' picnic for the residents where staff did the cooking and provided live music. An open house at one of the newly finished apartments was attended by representatives of the local congressional office, NYS HCR, Rensselaer County, Town of Sand Lake, the local press and the board and staff of ROUSE RPC.

homes to meet the needs of those with disabilities will enable individuals to continue to live safely and comfortably in their residences and avoid institutional care. The Access to Home for Medicaid Program has a secondary goal of lowering health care costs over the long-term.

In FY 2015, HCR's Office of Community Renewal issued 17 awards to not-for-profit organizations and local municipalities. These awards totaled \$2,350,000. Of these awards, nine were awarded to preservation companies for a total of \$1,200,000 or 51 percent of the awarded funds.

ACCESS TO HOME for Veterans

The Access to Home for Veterans Program (ACSV) provides financial assistance to property owners to make dwelling units accessible for low- and moderate-income veterans living with a disability. These can be owner-occupied or rental units. Providing assistance with the cost of adapting homes to meet the needs of those with disabilities will enable veterans to stay in their homes and avoid institutional care.

In FY 2015, HCR's Office of Community Renewal issued 12 awards to not-for-profit organizations and local municipalities. These awards totaled \$1,600,000. Of these awards, seven were awarded to preservation companies for a total of \$1,050,000 or 66 percent of the awarded funds.

RESIDENTIAL EMERGENCY SERVICES TO OFFER (HOME) REPAIRS TO THE ELDERLY

Residential Emergency Services to Offer (Home) Repairs to the Elderly Program (RESTORE) funds are used to pay for the cost of emergency repairs to eliminate hazardous conditions in homes owned by the elderly when the homeowners cannot afford to make the repairs in a timely fashion.

In FY 2015, HCR's Office of Community Renewal issued 24 awards to not-for-profit organizations and local municipalities. These awards totaled \$2,689,000. Of these awards, 15 were awarded to preservation companies for a total of \$1,610,000 or approximately 60 percent of the awarded funds.

NEW YORK MAIN STREET

New York Main Street (NYMS) provides financial resources and technical assistance to communities to strengthen the economic vitality of the state's traditional Main Streets and neighborhoods. Through competitive funding rounds, the HTFC awards program funds to units of local government and not-for-profit organizations that are committed to revitalizing historic downtowns, mixed-use neighborhood commercial districts, and village centers. Main Street grants are revitalizing our downtowns through targeted commercial/residential improvements such as façade and storefront renovations, interior residential building upgrades, and streetscape enhancements.

In FY 2015, HCR's Office of Community Renewal issued 42 NYMS awards to not-for-profit organizations and units of local government. These awards totaled over \$9.6 million. Of these awards, six were awarded to preservation companies for a total of \$1,677,495.

NEW YORK AFFORDABLE HOUSING CORPORATION

The Affordable Housing Corporation (AHC), which administers the Affordable Home Ownership Development Program, was established in 1985 to provide and preserve housing that is safe and decent, while at the same time, making it affordable to low- and moderate-income families. Eligible applicants, which include municipalities and their designees, municipal housing authorities, housing development fund companies, and not-for-profit and charitable organizations, utilize Program funds for the new construction of homes for sale, the acquisition/rehabilitation of homes for sale, and the home improvements to existing, owner-occupied one- to four-unit homes, condominiums and cooperatives.



Carroll Gardens Association, Inc. | Worker Cooperative Development Program

The Carroll Gardens Association (CGA) is an affordable housing and economic development grassroots organization working in the Red Hook and the Columbia Street District neighborhoods of Southwest Brooklyn. CGA organizes with low-income residents, small businesses, and other allies to advocate for equitable economic development, permanent affordable housing, and community wealth-building policies. CGA believes that local residents are the experts in the problems that face their communities and the best guides for program design.

In 2015, CGA launched a Worker Cooperative Development Initiative. This multi-year initiative allows CGA to extend its mission of holistically improving the quality of local residents' lives by creating sustainable economic opportunities. Worker cooperatives are businesses that are owned and controlled by the workers, which helps to keep wealth in the community and creates further economic opportunity. Not only are worker cooperatives

proven to provide more sustainable jobs with higher wages, they are required to practice collective decision-making, which helps cultivate a deeper sense of empowerment for members.

CGA initially participated in the Worker Cooperative Development training to establish a foundation of technical skills needed to become a worker cooperative incubator. The training culminated with a feasibility study identifying the viability of a child care cooperative in Southwest Brooklyn. In 2016, CGA began conducting outreach to domestic workers in the community, building relationships and holding information sessions to explain the worker cooperative concept.

The first group of cooperative participants was comprised of 15 immigrant women hailing from more than 10 countries, ranging from Nepal to Brazil to Ecuador. These founding members participated in a 12-week training to equip them with a variety of skills,

including decision-making, political education, business and finance, workers' rights, and marketing skills. The cooperative, known as Hopewell Care, is poised to fully launch in early 2017. CGA believes the cooperative will bring comprehensive quality childcare to families in Southwest Brooklyn. For members, this means living wage jobs rooted in dignity and respect.

The Neighborhood Preservation Program has helped fund critical economic development activities associated with the program and will allow us to work with other Preservation Companies interested in replicating the model. Moving forward, CGA is excited to deepen our commitment to building a transformative Southwest Brooklyn. Given the construction growth in Red Hook, CGA intends to explore the possibility of a construction worker cooperative, as well as a security cooperative, and office cleaning cooperative.



Community League of the Heights | Adult Education Programming

Community League of the Heights (CLOTH) is dedicated to providing the knowledge and resources that the residents of Washington Heights need to empower themselves and their community. One of the resources that CLOTH provides is Adult Education for the primarily Spanish-speaking community that the company serves. CLOTH offers 11 classes in English as a Second Language (ESL), three in Adult Basic Education and High School Equivalency, and Computer Literacy and Workforce Development multiple times a week. CLOTH's adult education programming began in 2009 in the CLOTH Technology Center with ESL, Computer Literacy and Workforce Development.

The CLOTH Technology Center is a dedicated space for working on and learning about computers and technology. The Center doubles as an art gallery, often featuring local artists. In 2009, CLOTH offered four

classes in the Technology Center. In 2015-16, the number had increased to 15 classes and served over 160 adults. During this time, CLOTH also helped place over 350 people in permanent jobs and has built strong relationships with the Manhattan Educational Opportunity Center (MEOC), Home Health Aide Providers and several area health care agencies. As the company looks toward the future, CLOTH intends to grow with the needs of the neighborhood, where residents have expressed a desire for additional ESL class offerings.

In 2014, CLOTH opened the Lucille Bulger Center for Community Life (LBC), a building which houses the Community Health Academy of the Heights, a Community Health Network Clinic that is also the home of CLOTH's offices. During the evenings, LBC becomes CLOTH's second location for Adult Education, offering Adult Basic

Education/High School Equivalency, and an additional ESL class, provided by MEOC.

The Neighborhood Preservation Program (NPP) has been instrumental in allowing CLOTH to fund building renewals and asset management, which are essential to service delivery. Given the present demand for services, CLOTH envisions doubling the number of students served by 2020, and placing an additional 200 people in jobs by that time as well. CLOTH is presently working on a plan to provide youth activities and childcare during adult class times, in order to minimize barriers between parents and their education. CLOTH hopes that by encouraging the continued education of parents, a culture that values education will take firmer root and grow in the neighborhood, expanding educational and economic opportunity for future generations.

There were 66 awards made in FY 2015-16, 33 (50 percent) were to NPCs and RPCs, totaling \$14,224,440 in grant funds. In addition, each NPC and RPC is entitled to an administrative fee equal to 3 percent of the grant amount.

NATIONAL FORECLOSURE MITIGATION COUNSELING

The National Foreclosure Mitigation Counseling (NFMC) Program was launched in December 2007 with funds appropriated by Congress to address the nationwide foreclosure crisis by dramatically increasing the availability of housing counseling for families at risk of foreclosure.

In FY 2015, HCR's Office of Community Renewal issued 24 awards to not-for-profit organizations. Of these awards, 14 were awarded to preservation companies for a total of \$263,301 or approximately 37 percent of the awarded funds.

COMPREHENSIVE HOUSING COUNSELING

The US Department of Housing and Urban Development's Comprehensive Housing Counseling (HUD CHC) Program was created to provide counseling services to tenants and homeowners for a variety of activities from property maintenance to financial management/literacy. The program was designed to allow sub-grantees the flexibility needed to meet the needs of residents and neighborhoods by providing counseling to homebuyers, homeowners, renters, and the homeless.

In FY 2015, HCR's Office of Community Renewal issued 20 awards to not-for-profit organizations to conduct housing counseling. Of these awards, 16 were awarded to preservation companies for a total of \$452,080 or approximately 76 percent of the awarded funds.

NYS HOME PROGRAM

The New York State HOME Program is administered by the Housing Trust Fund Corporation (HTFC). The program uses federal HOME Investment Partnership Program funds to expand the supply of decent, safe, and affordable housing within the State. The HOME Program funds a variety of activities through partnerships with counties, towns, cities, villages, private developers, and community-based non-profit housing organizations. The program provides funds to acquire, rehabilitate, or construct housing, or to provide assistance to low-income homebuyers and renters.

In FY 2015, HCR's Office of Community Renewal issued 50 NYS HOME Program awards to not-for-profit organizations and units of local government. These awards totaled \$17,181,228. Of these awards, 30 were awarded to preservation companies for a total of \$9,950,700, or approximately 60 percent of the awarded funds.

TECHNICAL ASSISTANCE

To help assure the integrity of the preservation company delivery system, HCR provides technical assistance to many NPCs and RPCs on a variety of organizational development issues ranging from board training to application assistance.

HCR's first line of technical assistance is its own staff. HCR provided a number of training opportunities and technical assistance under the Housing Trust Fund Corporation (HTFC), along with its partners the Neighborhood Preservation Coalition of New York State, Inc. and the New York State Rural Housing Coalition, Inc. Under the HCR contracts, the coalitions provide certain types of short-term technical assistance to NPCs and RPCs in addition to individual training workshops as well as training at their annual conferences.

In partnership with the coalitions, HCR made technical assistance available to applicants or potential applicants to HOME, CDBG, Access to Home, RESTORE, and other programs. HCR regularly provided training to local governments, not-for-profit organizations, and others who are developing housing under these programs. Training comes in the form of workshops, webinars, and one-on-one assistance with an organization.



Southside United HDFC - Los Sures | Tenant Advocacy

Luis Cardoso is a tenant who resides in Williamsburg, where he has lived for the past 25 years. Mr. Cardoso first came into the Los Sures office in January 2016, after his landlord started a non-payment case against him in housing court. Mr. Cardoso, who worked with elevators, had fallen behind on his rent after being injured on the job and left unable to work for many months.

When Mr. Cardoso came to Los Sures for assistance, he had already signed a stipulation in court agreeing to pay \$4,000 by the end of January, an unrealistic amount to pay in such a short period of time. Los Sures advised him to go to court and ask for an Order to Show Cause, requesting more time to pay off his rental arrears. The judge granted the request.

Going to court without an attorney can be daunting; Mr. Cardoso's experience is not unique. Tenants are often coerced into entering settlement agreements with their landlords. These agreements are frequently unrealistic and/or based on false information. Tenants can be pressured to sign inflated agreements. Compounding this issue

is the language barrier for non-native speakers. The agreement Luis signed was read to him only once in Spanish by a court translator before he was prompted to sign.

Los Sures stepped in and was able to facilitate services for Mr. Cardoso; which may have been the difference between keeping his home and living on the streets. Los Sures secured critical free legal services from Brooklyn Legal Services Corporation A. Los Sures worked in partnership with the attorney to establish a four-month payment plan for Mr. Cardoso to satisfy his arrears; easing the burden of potentially losing his home. Los Sures then began reaching out to charities and organizations that offered financial assistance for eviction prevention. While taking a landlord to court alone is an option there are other solutions for tenants. During this time, Mr. Cardoso and his neighbors decided to come together as a group to address the problem of harassment and unfair treatment by forming a tenant association.

The story has a happy ending. Fortunately for Mr. Cardoso, he was soon able to return

to work, and in the end, paid off every cent he owed by himself. After his case ended, Mr. Cardoso spoke out and shared his experience with others. He spoke about the difference having an attorney in housing court makes when you are on the brink of eviction. He testified at City Hall in support of the Right to Counsel Legislation in New York City for low-income tenants facing eviction.

The staff of Los Sures was proud to work on behalf of Luis Cardoso to ensure that he can remain an active and vital part of the community. However, the case of Mr. Cardoso also highlights the lack of resources for tenants who often are one medical emergency or one lost paycheck away from living on the streets. The overwhelming response was that other organizations did not have the funding at the time, or that Mr. Cardoso's arrears would have to be brought down to one month's rent due, for them to screen his case. Los Sures will, with the assistance of Neighborhood Preservation Program funding, continue to fight for tenants like Mr. Cardoso who often don't know where to turn when crisis strikes.

Summary of Neighborhood Preservation Company Funding

FUNDING HISTORY AND HIGHLIGHTS

THE NPP WAS ESTABLISHED IN 1977 WITH 50 COMPANIES RECEIVING GRANTS OF \$10,000 EACH. In the 39 years the program has been operating, the Governor and Legislature have appropriated more than \$383.3 million to help NPCs to achieve their preservation goals. In FY 2015-16, the number of NPCs was 144.

Statistics included in this report illustrate mandatory matching funds generated from federal, state, local, and private sources, as well as in-kind services that NPCs reported in their annual reports. In FY 2015-16, \$13,329,745 in preservation program funds helped NPCs raise \$473,618,802 in match and leveraged funds. Of the total program appropriations of \$13.3 million, each NPC received an award of \$91,526 for FY 2015-16. For every preservation program dollar appropriated, the NPCs raised \$36 for their communities. The following are some highlights from the last completed contract period of FY 2015-16:

- ◆ NPCs listed approximately \$187.3 million in administrative and capital match funds of which, approximately \$71.3 million was raised from individuals, municipalities or other not-for-profit entities
- ◆ NPCs listed approximately \$286.3 million in leveraged funds, of which \$188.2 million was raised from individuals, municipalities or other not-for-profit entities
- ◆ NPCs listed capital improvements to 165 non-residential units and new construction of 11 non-residential units
- ◆ NPCs received 13 percent of the available Access to Home Program funds, totaling \$300,000
- ◆ NPCs received 16 percent of available Access to Home for Medicaid Program funds, totaling \$375,000
- ◆ NPCs received nine percent of available Access to Home for Veterans Program Funds, totaling \$150,000
- ◆ NPCs received nine percent of available RESTORE Program funds, totaling \$245,000
- ◆ NPCs received an average of 27 percent of available awards in NMFC and HUD Housing Counseling Program funds, totaling \$362,877
- ◆ NPCs received four percent of available NYMS Program funds, totaling \$412,375
- ◆ NPCs received 21 percent of available NYS HOME Program funds totaling \$3,525,000
- ◆ NPCs received 14 percent of the available AHC funds totaling more than \$4.8 million

FUNDS GENERATED UNDER PRESERVATION CONTRACTS

IN CONNECTION WITH PRESERVATION CONTRACTS, NPCs generate both a mandatory match and additional leveraged funds to support work plan activities in their contracts. Match funds are the additional funds reported by the NPCs as received and expended during the contract period to defray administrative or capital work plan activities.

Article XVI of the Private Housing Finance Law requires that at least one dollar in match be generated for every three dollars of preservation funds received. The required program match for 2015-16 is one-half the awarded amount. In addition, private funds are also generated through numerous sources including, but not limited to: banking and lending institutions; management fees; foundations; and contributions from local residents and businesses, including utilities.

NEIGHBORHOOD PRESERVATION PROGRAMS ACTIVITIES

THE CHART BELOW DETAILS THE NUMBER OF UNITS PRODUCED BY NPCS IN EACH OF THE PRESERVATION ACTIVITIES LISTED. Please note that most of the 144 Neighborhood Preservation Companies engage in multiple activities. As illustrated in the following chart, NPCs continued a strong commitment to a variety of activities listed below.

PRESERVATION ACTIVITIES PERFORMED BY NPCS

ACTIVITY.....	UNITS
Minor Repairs & Home Improvements.....	5,044
Moderate Rehabilitation.....	1,383
Substantial Rehabilitation.....	2,490
Residential New Construction.....	1,814
Property Management.....	12,798
Special Populations Affected by Activities Listed (Individuals)	2,060

SERVICES OFFERED	Individuals Assisted
Workshops	29,562
Debt Consolidation/Credit Counseling.....	3,883
Down Payment/Closing Cost Assistance.....	396
Reverse Mortgage Assistance	30
First Time Homebuyer Assistance	5,581
Relocation Assistance.....	5,529
Homelessness Diversion	4,352
Evictions Prevented	10,403
Entering/Returning to Work Force Assistance	3,712
Tenant Associations	6,755
Mortgages/Loans Obtained	\$108,527,936
Special Populations Affected by Activities Listed (Individuals)	15,430

Neighborhood/Municipality Assistance

Infrastructure Projects.....	41
Planning Projects.....	60
Grant Writing/Administration.....	199
Businesses Attracted and Retained	349
Crime Watch Programs (Individuals Served).....	4,650
Youth Programs (Youth served).....	3,777
Weed and Seed Programs (Individuals Served).....	891
Partnerships with Local Agencies	350
Partnerships with Private Sector.....	152
Partnerships with Statewide/National Non-Profits	82



PathStone, Inc. | "We Own It"

"WE OWN IT" is a powerful phrase that in order to implement often takes a great deal of time, dedication, and perseverance. PathStone recently assisted residents of two manufactured home communities in the Finger Lakes Region of NY, as they converted their investor-owned communities into resident owned communities!

PathStone's Manufactured Housing Cooperative Project (MHCP) provided technical assistance to the resident board through this unique purchase process; assisting them with

the negotiation of the purchase agreement, securing financing, and providing ongoing board development training and consultation. Lakeville Estates in Livingston County and The Woodlands Community in Steuben County now have the power to make decisions and changes that will ensure their communities are sustainable, viable, and supported by an infrastructure that will not fail them.

The 50 senior households in Lakeville Estates and 94 families in The Woodlands Community

are homeowners who now have the security of land tenure that most homeowners take for granted – and financial stability that comes from controlling their lot rents into the future.

Financing for both conversions came from the NYS Housing Finance Agency Manufactured Home Cooperative Loan Fund and ROC USA, a New Hampshire-based non-profit supporting resident-owned communities across the country.

Summary of Rural Preservation Company Funding

FUNDING HISTORY AND HIGHLIGHTS

THE RPP WAS INSTITUTED IN 1980 WITH 14 COMPANIES RECEIVING GRANTS. In the 36 years that the Rural Preservation Program has been operating, the Governor and Legislature have appropriated over \$151.6 million to provide funds to RPCs to achieve their preservation goals. In FY 2015-16, the number of RPCs was 59.

Statistics included in this report illustrate mandatory matching funds generated from federal, state, local, and private sources, as well as in-kind services that RPCs reported in their annual reports. In FY 2015-16, \$5,559,524 in preservation program funds helped RPCs raise \$115,223,765 in match and leveraged funds. Of the total program appropriation of \$5.6 million, each RPC received an award of \$91,686 for FY 2015-16. For every preservation program dollar appropriated, the RPCs raised \$21 for their communities. The following are some highlights from the last completed contract period of FY 2015-16:

- ◆ RPCs listed approximately \$56 million in administrative and capital match funds, of which \$7.7 million was raised from individuals, municipalities, or other not-for-profits
- ◆ RPCs listed approximately \$59 million in leveraged funds, of which \$13.8 million was raised from individuals, municipalities, or other not-for-profits
- ◆ RPCs listed capital improvements to 62 non-residential units and new construction of 11 non-residential units
- ◆ RPCs received 40 percent of the available Access to Home Program funds, totaling \$900,000
- ◆ RPCs received 35 percent of the available Access to Home for Medicaid Program funds, totaling \$825,000
- ◆ RPCs received 50 percent of the available Access to Home for Veterans Program funds, totaling \$900,000
- ◆ RPCs received 54 percent of available RESTORE Program funds, totaling \$1,365,000
- ◆ RPCs received more than \$6.4 million of available NYS HOME Program funds
- ◆ More than \$9.3 million in AHC funds were awarded to RPCs
- ◆ RPCs received more than \$1.26 million in NY Main Street Program funds
- ◆ RPCs received \$352,504 in NMFC and HUD Housing Counseling Program funds



SEPP, Inc. | Cardinal Cove Community

The Cardinal Cove Neighborhood Community opened in July 2016. In partnership with Two Plus Four Management out of Syracuse NY, Cardinal Cove was developed to provide affordable housing to the community with a focus on housing for those displaced by flooding. The community consists of 25 duplex style buildings. Fifty units; a combination of 1, 2 and 3 bedroom homes and a community center make up the beautiful neighborhood. Single-level, handicap accessible ranches of each bedroom size are also included within the property. Management's mission is to serve the low-income community with preference given to victims affected by the 2006 and 2011 floods.

Not only is Cardinal Cove beautiful, the residents enjoy a worry-free environment. Lawn care, trash removal, snow plowing, and maintenance requests are some of the many things that make living at our property so convenient. Additional features include 24 hour emergency maintenance, a manager on site three days each week, coin-operated laundry facilities, a beautiful community space and a playground. The residents of Cardinal Cove have already taken advantage of the community room space for family gatherings, birthday parties and hosting Thanksgiving dinners.



Near Westside Neighborhood Association, Inc. | Davis Street Restoration

The 355 Davis Street Restoration Project, completed using a combination of state and federal funds, was a community revitalization and historic preservation project that provided an opportunity for economic investment in the City of Elmira. The once beautiful 19th Century Second Empire building, built circa 1902, had previously been occupied by a painter, drayman, teamster, shipping clerk, tinsmith and plumbers. The first story occupancy has included a meat market, a confectionery, a bakery, a beauty shop and a well-known soda fountain and candy store known as Uncle Tom's.

After suffering extensive damage from a fire in 2007, the building sat vacant and continued to deteriorate for years. Recognizing that the project's location, one block from the western boundary of the City of Elmira's Business Improvement District, meant that the relatively small project would have a large impact on the way potential investors, residents, and tourists perceive the neighborhood. Near Westside Neighborhood Association, Inc. purchased the building in 2011.

In its previous state of neglect, the building negatively impacted neighboring residents and businesses. During extensive renovations, which included a complete gut of the interior as well as a great deal of work to preserve the historic features on the exterior, the project created nine construction jobs and restored space for first floor commercial use and two second floor affordable housing units. Now, 355 Davis Street, known as "Brackets & Door Knobs", attracts positive attention, contributes to and helps sustain the economy, and enhances the character of the Near Westside Historic District.



FUNDS GENERATED UNDER PRESERVATION CONTRACTS

In connection with preservation contracts, RPCs generate both a mandatory match and additional leveraged funds to support work plan activities in their contracts. Match funds are the additional funds reported by the RPCs as received and expended during the contract period to defray administrative or capital work plan activities.

Article XVII of the Private Housing Finance Law requires that one dollar in match be generated for every three dollars of preservation funds received. The required program match for 2015-16 is one-half the awarded amount. In addition, private funds are also generated through numerous sources including, but not limited to: banking and lending institutions; management fees; foundations; and contributions from local residents and businesses, including utilities.

RURAL PRESERVATION ACTIVITIES

THE CHART BELOW DETAILS THE NUMBER OF UNITS PRODUCED BY RPCS IN EACH OF THE PRESERVATION ACTIVITIES LISTED. Please note that most of the 59 RPCs engage in multiple activities. As illustrated in the following chart, RPCs continued a strong commitment to a variety of activities.

PRESERVATION ACTIVITIES PERFORMED BY RPCS

ACTIVITY	UNITS
Minor Repairs and Home Improvements	4,428
Moderate and Substantial Rehabilitation	1,282
Residential New Construction	716
Property Management	3,339
Special Populations Affected by Activities Listed (Individuals)	5,857

SERVICES OFFERED	Individuals Assisted
Workshops	5,163
Debt Consolidation/Credit Counseling	1,534
Down Payment/Closing Cost Assistance	252
Reverse Mortgage Assistance	93
First Time Homebuyer Assistance	521
Relocation Assistance	533
Homelessness Diversion.....	418
Evictions Prevented	773
Entering/Returning to Work Force Assistance.....	113
Tenant Associations	438
Mortgages/Loans Obtained.....	\$20,826,714
Special Populations Affected by Activities Listed (Individuals)	5,486

Neighborhood/Municipality Assistance

Infrastructure Projects	11
Planning Projects	53
Grant Writing/Administration	295
Businesses Attracted and Retained	41
Crime Watch Programs (Individuals Served)	63
Youth Programs (Youth served)	252
Partnerships with Local Agencies	140
Partnerships with Private Sector.....	77
Partnerships with Statewide/National Non-Profits	64



Southside United
HDFC - Los Sures |
Tenant Advocacy

Nighborhood & Rural Preservation Companies

Listed alphabetically by Region

Capital Region23

Central NY Region24

Finger Lake Region25

Long Island Region26

Mid-Hudson Region27

Mohawk Valley Region28

New York Region29

North Country Region34

Southern Tier Region35

Western New York Region36

CAPITAL REGION

NPC

Albany Housing Coalition, Inc.
278 Clinton Avenue
Albany, NY 12210
518.465.5251
County: Albany
Service Area: Arbor Hill and West Hill
Joseph Sluszk
jsluszk@ahcvets.org

Arbor Hill Development Corp.
241 Clinton Avenue
Albany, NY 12210
518.463.9993
County: Albany
Service Area: Arbor Hill /North Albany
Arlene C. Way
away@arborhilldc.org

Better Neighborhoods, Inc.
120 Emmons Street, Room 121
Schenectady, NY 12304
518.372.6469
County: Schenectady
Service Area: Hamilton Hill and Vale Area
James Flacke
jflacke@better-neighborhoods.org

Community Land Trust of
Schenectady, Inc.
1677 Van Vranken Avenue
Schenectady, NY 12308
518.372.7616
County: Schenectady
Service Area: Mt. Pleasant, Bellevue,
North Schenectady, Goose Hill,
& the Stockade
Beverly Burnett
bburnett@CLTofSchdy.org

Shelters of Saratoga, Inc.
P.O. Box 3089
Saratoga Springs, NY 12866
518.581.1097
County: Saratoga
Service Area: City of Saratoga Springs
excluding Geyser Crest and North of I-87
Michael A. Finocchi
mfinocchi@sheltersofsaratoga.org

South End Improvement Corp.
38 Catherine Street
Albany, NY 12202
518.436.8777
County: Albany
Service Area: City of Albany - South End
Cynthia Herbach
southendimprovementcorp@gmail.com

TAP, Inc.
210 River Street
Troy, NY 12180
518.274.3050
County: Rensselaer
Service Area: Troy: South, Central,
Hillside, Collar City, Mt. Ida, North Central
Sections, and Lansingburgh
Barbara Nelson
bnelson@tapinc.org

Troy Rehabilitation and Improvement
Program
415 River Street
Troy, NY 12180
518.272.8289
County: Rensselaer
Service Area: Hillside Neighborhood
Christine Nealon
christine@triplonline.org

United Tenants of Albany, Inc.
33 Clinton Avenue
Albany, NY 12207
518.436.8997
County: Albany
Service Area: Sections of Albany: South
End, Delaware Ave, Arbor Hill, North
Albany, West Hill, Pine Hills, Center
Square, Mansion, Hudson Park, Park
South
Erin Reale
erin@unitedtenantsalbany.org

Neighborhood Preservation Coalition
of New York State, Inc.
126 State Street, Suite 302
Albany, NY 12207
518.432.6757
County: Albany
Paula Gilbert
p.gilbert@npcnys.org

RPC

Albany County Rural Housing Alliance,
Inc.
P.O. Box 407; 47 Martin Rd.
Voorhesville, NY 12186
518.765.2425
County: Albany
Service Area: Townships of New
Scotland, Coeymans, Knox, Westerlo,
Berne, Rensselaerville, Village of Green
Island and City of Cohoes
Judith A. Eisgruber
jeisgruber@acrha.org

Catskill Mountain Housing
Development Corp. Inc.
448 Main Street
Catskill, NY 12414
518.943.6700
County: Greene
Service Area: Greene County
Lawrence J. Krajewski
larry@cmhdc.org

Galvan Housing Resources, Inc.
252 Columbia Street
Hudson, NY 12534
518.822.0707
County: Columbia
Service Area: Columbia County
Jason O'Toole
jotoole@galvanfdn.org

HomeFront Development Corp.
568 Lower Allen Street
Hudson Falls, NY 12839
518.747.8250
County: Washington
Service Area: Washington County
excluding Towns of Putnam,
Dresden, and Whitehall
Sharon M. Reynolds
sreynolds@homefrontdev.org

Rensselaer County Housing
Resources, Inc.
415 River Steet
Troy, NY 12180
518.272.8289
County: Rensselaer
Service Area: Rensselaer County,
excluding Troy
Gail D. Padalino
gail@trionline.org

ROUSE RPC, Inc.
99 Blooming Grove Drive
Troy, NY 12180
518.283.3435
County: Rensselaer
Service Area: Rensselaer County,
excluding Troy
William Dessingue
bdessingue@rouserpc.org

Saratoga County Rural Preservation
Co.
1214 Saratoga Road
Ballston Spa, NY 12020
518.885.0091
County: Saratoga
Service Area: Saratoga County excluding
City of Saratoga & Clifton Park
Cheryl Hage-Perez
chp@saratogarpc.org

New York State Rural
Housing Coalition, Inc.
79 North Pearl Street
Albany, NY 12207-2294
518.458.8696
County: Albany
Colin McKnight
colin@ruralhousing.org

CENTRAL REGION NPC

Homsite Fund, Inc.
60 Clark Street
Auburn, NY 13021
315.253.8451
County: Cayuga
Service Area: Auburn
Crystal Cosentino
crystal.cosentino@homsite.org

Housing Visions Unlimited, Inc.
1201 East Fayette Street, Suite 26
Syracuse, NY 13210
315.472.3820
County: Onondaga
Service Area: Salt Springs Area of City of
Syracuse
Kenyon M. Craig
kcraig@housingvisions.org

NEHDA, Inc.
101 Gertrude Street
Syracuse, NY 13203
315.425.1032
County: Onondaga
Service Area: Northeast Syracuse
Michael W. Laffair
nehda@nehda.org

Spanish Action League of Onondaga
County, Inc.
700 Oswego Street
Syracuse, NY 13204
315.475.6153
County: Onondaga
Service Area: North, West, & South Side
of City of Syracuse
Rita Paniagua
rpaniagua@laligaupstateny.org

Syracuse Model Neighborhood Corp.
1721 South Salina Street
Syracuse, NY 13205
315.475.8437
County: Onondaga
Service Area: Southwest Syracuse,
Brighton
Angela Wright
angela@syracusemnc.org

Syracuse United Neighbors, Inc.
1540 South Salina Street
Syracuse, NY 13205
315.476.7475
County: Onondaga
Service Area: Southwest Syracuse
Richard Puchalski
rich@sunaction.org

RPC

Cayuga County Homsite Development
Corp.
60 Clark Street
Auburn, NY 13021
315.253.8451
County: Cayuga
Service Area: Cayuga County, excluding
City of Auburn
Crystal Cosentino
crystal.cosentino@homsite.org

Cortland Housing Assistance Council,
Inc.
36 Taylor Street
Cortland, NY 13045
607.753.8271
County: Cortland
Service Area: Cortland County
Gary L. Thomas
gthomas@cortlandhousing.org

Oswego Housing Development
Council, Inc.
805 W. Broadway
Fulton, NY 13069
315.625.4520
County: Oswego
Service Area: Oswego County
Marion Naramore
oswegohousingdevelopmentcouncil@yahoo.com

Southern Hills Preservation Corp.
2383 Route 11 South, Unit 1
Lafayette, NY 13084
315.677.3863
County: Onondaga
Service Area: Town of Fabius, LaFayette,
Marcellus, Otisco, Pompey, Skaneateles,
Spafford and Tully
Patricia A. Smith
psmith@southernhillspc.org

Stoneleigh Housing, Inc.
120 East Center Street
Canastota, NY 13032
315.697.3737
County: Madison
Service Area: Madison County
Robert Napoli
ston@twcnny.rr.com

FINGER LAKES REGION

NPC

Coalition of North East Associations,
Inc.
471 Hudson Avenue
Rochester, NY 14605
585.325.1311
County: Monroe
Service Area: Upper Falls
Delaine Cook-Greene
cone@frontiernet.net

Group 14621 Community Association,
Inc.
1171 North Clinton Avenue
Rochester, NY 14621
585.266.4693
County: Monroe
Service Area: 14621 Zip Code
George Moses
gmoses@neadrochester.org

Isla Housing and Development Corp.
1164 North Clinton Avenue
Rochester, NY 14621
585.544.3486
County: Monroe
Service Area: Northeast/Central
Rochester
Sonia Nunez
sonia@proway.com

Marketview Heights Association, Inc.
308 North Street
Rochester, NY 14605
585.423.1540
County: Monroe
Service Area: Marketview Heights
Francisco Rivera
frivera@marketviewheights.org

NCS Community Development Corp.
275 Driving Park
Rochester, NY 14613
585.254.8090
County: Monroe
Service Area: Northwest Rochester
Linda Gonzalez
lindagonzalez@ncscdc.org

NHS Of Rochester dba NeighborWorks
Rochester
570 South Avenue
Rochester, NY 14620
585.325.4170
County: Monroe
Service Area: Northeast Inner Loop
Joanne Panarisi-Bottone
jpanarisi@nwrochester.org

North East Area Development, Inc.
360 Webster Avenue
Rochester, NY 14609
585.482.7320
County: Monroe
Service Area: Northeast Rochester
George H. Moses
gmoses@neadrochester.org

South East Area Coalition, Inc.
224 Mount Hope Avenue
Rochester, NY 14620
585.256.1740
County: Monroe
Service Area: Southeast Rochester
John Page
jpage@swpc.org

South Wedge Planning Committee, Inc.
224 Mount Hope Avenue
Rochester, NY 14620
585.256.1740
County: Monroe
Service Area: South Wedge
John Page
jpage@swpc.org

Southwest Area Neighborhood
Association
275 Dr. Samuel McCree Way
Rochester, NY 14611
585.436.8201
County: Monroe
Service Area: Southwest Rochester
JaMone Alexander
jalexander@swanononline.org

RPC

Bishop Sheen Ecumenical Housing Foundation, Inc.
150 French Rd
Rochester, NY 14618
585.461.4263
County: Monroe
Service Area: Allegany, Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Tioga, Tompkins, Wayne, Yates Counties
Allynn Smith
sheen@rochester.rr.com

Community Action in Self-Help, Inc.
48 Water Street
Lyons, NY 14489
315.946.6992
County: Wayne
Service Area: Wayne County, Northern Ontario, Townships of Phelps and Manchester
Greg Palmer
bofdcashinc@yahoo.com

Genesee Valley Rural Preservation Council, Inc.
5861 Groveland Station Road
Mount Morris, NY 14510
585.658.4860
County: Livingston
Service Area: Livingston & Wyoming Counties
Jill A. Alcorn
jalcorn@gvrpc.com

Keuka Housing Council, Inc.
160 Main Street
Penn Yan, NY 14527
315.536.8707
County: Yates
Service Area: Yates County
Renee Bloom
reeneebloom@keukahousing.org

Rural Housing Opportunities Corp.
400 East Avenue
Rochester, NY 14607
595.340.3346
County: Monroe
Service Area: Genesee, Orleans, Ontario, Seneca, Wayne & Yates Counties
John Wiltse
jwiltse@pathstone.org

Wyoming County Community Action, Inc.
6470 Route 20A, Suite #1
Perry, NY 14530
585.237.2600
County: Wyoming
Service Area: Wyoming, Genesee, and Orleans Counties
Connie Kramer
ckramer@wccainc.org

LONG ISLAND REGION

NPC

Adelante of Suffolk County, Inc.
83 Carleton Avenue
Central Islip, NY 11722
631.234.1049
County: Suffolk
Service Area: Part of Brentwood - Contact for Details
Robert Budd
rbudd@familyres.org

Bellport Hagerman East Patchogue Alliance, Inc.
1492 Montauk Highway
Bellport, NY 11713
631.286.9236
County: Suffolk
Service Area: West Bellport-Hagerman
Frederick Combs
bhepfred@gmail.com

Central Islip Civic Council, Inc.
P.O. Box 219
Central Islip, NY 11722
631.348.0669
County: Suffolk
Service Area: Central Islip
Vlene Gallagher
gallaghercivic@aol.com

Hempstead Hispanic Civic Association, Inc.
236 Main Street
Hempstead, NY 11550
516.292.0007
County: Nassau
Service Area: Hempstead
George Siberon
hca_gsiberon@optonline.net

Hispanic Brotherhood, Inc.
59 Clinton Avenue
Rockville Centre, NY 11570
516.766.6610
County: Nassau
Service Area: Rockville Centre
Margarita Grasing
margarita.grasing@hispanicbrotherhood.org

Housing Help, Inc.
91-101 Broadway, Suite 10
Greenlawn, NY 11740
631.754.0373
County: Suffolk
Service Area: Huntington, Huntington Station, Greenlawn
Susan R. Lagville
susanlagville@optonline.net

La Fuerza Unida, Inc.
1 School Street, Suite 302
Glen Cove, NY 11542
516.759.0788
County: Nassau
Service Area: Glen Cove
Alberto Munera
amunera@lfuinc.org

Suburban Housing Development & Research, Inc.
P.O. Box 5012
Bay Shore, NY 11706
631.665.2866
County: Suffolk
Service Area: Bay Shore, West Brentwood
David N. Hilgendorff
subpen@optonline.net

Wyandanch Community Development Corp.
59 Cumberbach Street
Wyandanch, NY 11798
631.643.4786
County: Suffolk
Service Area: Town of Babylon
Sondra Cochran
sondrawcdc@optonline.net

RPC

North Fork Housing Alliance, Inc.
116 South Street
Greenport, NY 11944
631.477.1070
County: Suffolk
Service Area: Towns of Greenport and Southold
Tanya J. Palmore
nfha@aol.com

MID-HUDSON REGION
NPC

Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601
845.454.5176
County: Dutchess
Service Area: Poughkeepsie
Sean Robin
srobin@hudsonriverhousing.org

Human Development Services of Westchester
28 Adea Street
Port Chester, NY 10573
914.939.2005
County: Westchester
Service Area: Port Chester
Andrea Kocsis
akocsis@hdswhd.org

Interfaith Council For Action, Inc.
138 Spring Street
Ossining, NY 10562
914.941.5252
County: Westchester
Service Area: Ossining Inner Village
Karen D'Attore
kdattore@ifcany.org

Regional Economic Community Action Program, Inc.
P.O. Box 886
40 Smith Street
Middletown, NY 10940
845.342.3978
County: Orange
Service Area: Middletown
Charles Quinn
cquinn@recap.org

Rockland County Development Council, Inc.
22 Main Street
Monsey, NY 10952
845.352.1400
County: Rockland
Service Area: Monsey
Rachel Berman
rberman1031@gmail.com

Washingtonville Housing Alliance, Inc.
136 Library Lane
Mamaroneck, NY 10543
914.698.4299
County: Westchester
Service Area: Soundshore Area of Mamaroneck & Mamaroneck Central Business District
Theresa Tilson
Theresa.Tilson@Westhab.org

Westhab in Yonkers, Inc.
8 Bashford Street
Yonkers, NY 10701
914.345.2800
County: Westchester
Service Area: Southwest Yonkers
Kenneth Belfer
ken.belfer@westhab.org

RPC

Community Services Programs, Inc.
5 Givans Avenue
Wappingers Falls, NY 12590
845.297.2004
County: Dutchess
Service Area: Southern Dutchess County
Margaret T. O'Leary
csphvhdfinc@aol.com

Orange County Rural Development Advisory Corp.
2 South Montgomery Street
Walden, NY 12586
845.713.4568
County: Orange
Service Area: Rural Orange County
Faith Moore
faithmoore@ocrdac.org

Putnam County Housing Corp.
11 Seminary Hill Road
Carmel, NY 10512
845.225.8493
County: Putnam
Service Area: Putnam County, excluding Town of Carmel
Dianne Chipman
puthousing@aol.com

Rockland Community Development
Council, Inc.
22 Main Street
Monsey, NY 10952
845.352.1400
County: Rockland
Service Area: Villages in Rockland
County
Mendel Hoffman
mhoffman@cmadc.com

The Preservation Company, Inc.
1037 Main Street
Peekskill, NY 10566
914.734.8928
County: Westchester
Service Area: City of Peekskill
Jeannette Phillips
jphillips@hrhcare.org

MOHAWK VALLEY
NPC

Utica Neighborhood Housing Services,
Inc.
1611 Genesee Street
Utica, NY 13501
315.724.4197
County: Oneida
Service Area: Corn Hill
Danielle Smith
dsmith@unhs.org

RPC

Fulton County Community Heritage
Corp.
P.O. Box 646
Gloversville, NY 12078
518.725.2114
County: Fulton
Service Area: Fulton County
David O. Henderson
fcchc@frontiernet.net

Schoharie County Rural Preservation
Corp.
349 Mineral Springs Road
Cobleskill, NY 12043
518.234.7604
County: Schoharie
Service Area: Schoharie County,
excluding Towns of Gilboa, Coneville,
Jefferson
Ronald S. Filmer, Jr.
rfscrpc@nycap.rr.com

RUPCO, Inc.
289 Fair Street
Kingston, NY 12401
845.331.2140
County: Ulster
Service Area: Ulster County
Kevin O'Connor
koconnor@rupco.org

Mohawk Valley Community Action
Agency, Inc.
9882 River Road
Utica, NY 13502
315.624.9930
County: Oneida
Service Area: Herkimer & Oneida
Counties excluding Utica, Rome, New
Hartford, Kirkland
Amy Turner
aturner@mvcaa.com

The Valley Rural Housing Corp.
178 Clizbe Avenue
Amsterdam, NY 12010
518.843.7137
County: Montgomery
Service Area: Montgomery County,
excluding Town of Amsterdam
Jeffrey L. Lazarou
jeff@lazarouinsurance.com

Rural Sullivan Housing Corp.
P.O. Box 1497
Monticello, NY 12701
845.794.0348
County: Sullivan
Service Area: Sullivan County
Shari Trust
ruralsullivanhousing@hvc.rr.com

Otsego Rural Housing Assistance, Inc.
50 West Main St.
Milford, NY 13807
607.286.7244
County: Otsego
Service Area: Otsego County
Anthony J. Scalici
orha2@stny.rr.com

NEW YORK REGION
NPC

116 Street Block Association, Inc.
55 East 115th Street, Suite 101
New York, NY 10029
212.860.4100
County: New York
Service Area: East Harlem & El Barrio
Hilda C. Vives-Vasquez
c.vives-vasquez@116blockassociation.com

163rd Street Improvement Council, Inc.
490 East 167th Street
Bronx, NY 10456
718.620.6007
County: Bronx
Service Area: Morrisania
Cassandra G. Perry
cgperry@163council.org

Allen AME Neighborhood Preservation and Development Corp.
112-04 167th Street
Jamaica, NY 11434
516.238.3639
County: Queens
Service Area: Jamaica
Patricia A. Rubens
prubens@optonline.net

Astella Development Corp.
1702 Mermaid Avenue
Brooklyn, NY 11224
718.310.5680
County: Kings
Service Area: Coney Island
Marla Simpson
msimpson@wearebcs.org

Astoria Restoration Association, Inc.
31-28 Ditmars Boulevard
Astoria, NY 11105
718.726.0034
County: Queens
Service Area: Ditmars/Astoria
Catherine Piccora
cmpiccora@aol.com

Belmont Arthur Avenue Local Development Corp.
660 East 183rd Street
Bronx, NY 10458
718.295.2882
County: Bronx
Service Area: Belmont
Consolato Cicciu
Jcicciu@belmontarthur.com

Brighton Neighborhood Association, Inc.
1002 Brighton Beach Avenue
Brooklyn, NY 11235
718.891.0800
County: Kings
Service Area: Brighton Beach
Pat Singer
bnaparser@aol.com

Bronx Neighborhood Housing Services CDC, Inc.
1451 East Gun Hill Road, 2nd Floor
Bronx, NY 10469
718.881.1180
County: Bronx
Service Area: Williamsbridge
Oscar J. Morillo
o.morillo@bronxnhs.org

Bronx Shepherds Restoration Corp.
445 E 171st Street
Bronx, NY 10457
718.299.0500
County: Bronx
Service Area: Morrisania
Rev. Anthony Lowe
alowe@bronxshepherds.org

Brooklyn Neighborhood Improvement Association, Inc.
465 Sterling Place
Brooklyn, NY 11238
718.773.4116
County: Kings
Service Area: Crown Hts., Prospect Hts.
Yahya O. Raji
yraj162@gmail.com

Carroll Gardens Association, Inc.
201 Columbia Street
Brooklyn, NY 11231
718.243.9301
County: Kings
Service Area: Redhook, Carroll Gardens, Columbia Street, Waterfront
Vilma Heramia
vheramia@carrollgardensassociation.com

Central Astoria Local Development Coalition, Inc.
25-69 38th Street Suite 1C
Astoria, NY 11103
718.728.7820
County: Queens
Service Area: Central Astoria
Marie Torniali
mtorniali@nyc.rr.com

Clinton Housing Development Company, Inc.
403 West 40th Street
New York, NY 10018
212.967.1644
County: New York
Service Area: Clinton
Joe Restuccia
jrestuccia2@clintonhousing.org

Community League of the Heights
500 W 159th Street
New York, NY 10032
212.795.4779
County: New York
Service Area: Washington Heights
Yvonne Stennett
ystennett@cloth159.org

Community Organization of Southern Brooklyn, Inc.
4006 18th Avenue
Brooklyn, NY 11218
718.435.1300
County: Kings
Service Area: Borough Park
Rabbi Avrohom Jaffe
ajaffe@sbcony.org

Cooper Square CD Committee &
Businessmen's Association, Inc.
61 East 4th Street
New York, NY 10003
212.228.8210
County: New York
Service Area: Lower East Side
Steve Herrick
steveh@coopersquare.org

Crown Heights Jewish Community
Council
392 Kingston Avenue
Brooklyn, NY 11225
718.771.9000
County: Kings
Service Area: Crown Heights
Rabbi Eliyahu Cohen
ecohen@chjcc.org

Cypress Hills Local Development Corp.
625 Jamaica Avenue
Brooklyn, NY 11208
718.647.2800
County: Kings
Service Area: Cypress Hills, Highland
Michelle Neugebauer
michellen@cypresshills.org

Downtown Manhattan Community
Development Corp.
141 Norfolk Street, Ground Floor
New York, NY 10002
212.964.2288
County: New York
Service Area: Chinatown/Lower
Eastside
Thomas Yu
thomas_yu@aafes.org

East New York Urban Youth Corps, Inc.
539 Alabama Avenue
Brooklyn, NY 11207
347.770.9601
County: Kings
Service Area: East New York
Winchester Key
wkey@enyuyc.net

Ecumenical Community Development
Organization
443 West 125th Street
New York, NY 10027
212.678.0037
County: New York
Service Area: West & Central Harlem
Janice C. Berthoud
jberthoud@ecdo.org

El Barrio's Operation Fight-Back
413 East 120th Street
New York, NY 10035
212.410.7900
County: New York
Service Area: East Harlem/El Barrio
Gustavo Rosado
gus.rosado@ebf.org

Erasmus Neighborhood Federation,
Inc.
814 Rogers Avenue
Brooklyn, NY 11226
718.462.7700
County: Kings
Service Area: East Flatbush
Yves Vilus
yves.vilus@erasmusfederation.org

Fifth Avenue Committee, Inc.
621 DeGraw Street
Brooklyn, NY 11217
718.237.2017
County: Kings
Service Area: Lower Park Slope
Michelle de la Uz
mdelauz@fifthave.org

Flatbush Development Corp.
1616 Newkirk Avenue
Brooklyn, NY 11226
718.859.3800
County: Kings
Service Area: Flatbush
Robin Redmond
redmond@fdconline.org

Fordham-Bedford Housing Corp.
2751 Grand Concourse
Bronx, NY 10468
718.367.3200
County: Bronx
Service Area: Fordham-Bedford
John M. Reilly
jreilly@fordham-bedford.org

Good Old Lower East Side, Inc.
173 Avenue B
New York, NY 10009
212.358.1231
County: New York
Service Area: Lower East Side
Damaris Reyes
dreyes@goles.org

Gowanus Canal Community
Development Corp.
104 1st Place
Brooklyn, NY 11231
718.858.0557
County: Kings
Service Area: Gowanus Canal
Michael Racioppo
mike@gowanus.org

Greater Ridgewood Restoration Corp.
68-56 Forest Avenue
Ridgewood, NY 11385
718.366.8721
County: Queens
Service Area: Ridgewood, Maspeth,
Glendale, Middle Village
Angela Mirabile
angelam@ridgewoodrestoration.org

Greater Sheepshead Bay Development
Corp.
2107 East 22nd Street
Brooklyn, NY 11229
718.332.0582
County: Kings
Service Area: Sheepshead Bay
Ellen Susnow
gsbdcorp@aol.com

Hellgate Management Corp.
413 East 120th Street
New York, NY 10035
212.410.7707
County: New York
Service Area: East Harlem
Raul Rodriguez
rodriguez@promesa.org

Hope Community, Inc.
174 East 104th Street
New York, NY 10029
212.860.8821
County: New York
Service Area: East Harlem/El Barrio
Walter M. Roberts
wroberts@hopeci.org

Housing & Family Services of Greater
New York, Inc.
415 Albemarle Road
Brooklyn, NY 11218
718.435.7585
County: Kings
Service Area: Ocean Parkway, Midwood
Junction
Larry Jayson
ljayson@brooklynhousing.org

Housing Conservation
Coordinators, Inc.
777 Tenth Avenue
New York, NY 10019
212.541.5996
County: New York
Service Area: Clinton
Sarah Desmond
sdesmond@hcc-nyc.org

Jewish Community Council of the
Rockaway Peninsula
1525 Central Avenue
Far Rockaway, NY 11691
718.327.7755
County: Queens
Service Area: Far Rockaway
Nathan Krasnovsky
nkrasnovsky@jccrp.org

LDC of Crown Heights, Inc.
230 Kingston Avenue
Brooklyn, NY 11213
718.467.8800
County: Kings
Service Area: Crown Heights
Caple G. Spence
LDCCH@LDCCH.org

Lower East Side Coalition Housing
Development, Inc.
717 East 9th Street, Office
New York, NY 10009
212.677.4772
County: New York
Service Area: Lower East Side
Kim O'Neale
koneale@leschd.org

Manhattan Valley Development Corp.
73 West 108th Street
New York, NY 10025
212.678.4410
County: New York
Service Area: Manhattan Valley
Robin Pace
rpac@mvdc.org

Margert Community Corp.
325 Beach 37th Street
Far Rockaway, NY 11691
718.471.3724
County: Queens
Service Area: Far Rockaway/ Edgemere
Joseph G. Barden
jgb@nyct.net

MBD Community Housing Corp.
1789 Southern Boulevard
Bronx, NY 10460
718.842.0256
County: Bronx
Service Area: Crotona Park East
Derrick A. Lovett
dlovett@mbdhousing.org

MFY Legal Services, Inc.
299 Broadway, 4th Floor
New York, NY 10007
212.417.3755
County: New York
Service Area: Lower East Side
Jeanette Zelhof
jzelhof@mfy.org

Mid-Bronx Senior Citizens Council
900 Grand Concourse
Bronx, NY 10451
718.588.8200
County: Bronx
Service Area: Grand Concourse
Jeanette Puryear
jpuryear@midbronx.org

Midwood Development Corp.
1416 Avenue M
Brooklyn, NY 11230
718.376.0999
County: Kings
Service Area: Midwood
Linda S. Goodman
lgoodman@middev.org

Morrisania Revitalization Corporation,
Inc.
576B East 165th Street
Bronx, NY 10456
718.589.7858
County: Bronx
Service Area: Morrisania
Claudia Nisbett
cnisbett@mrcbx.org

Mount Hope Housing Company, Inc.
2003-05 Walton Avenue
Bronx, NY 10453
718.583.7017
County: Bronx
Service Area: Mount Hope
Fritz G. Jean
fritzgjean@aol.com

Neighborhood Association For
Intercultural Affairs (NAICA)
1075 Grand Concourse
Bronx, NY 10452
718.538.3344
County: Bronx
Service Area: Morrisania, High Bridge
Eduardo Laguerre
naica981@cs.com

Neighborhood Housing Services of
Brooklyn CDC, Inc.
2806 Church Avenue
Brooklyn, NY 11226
718.469.4679
County: Kings
Service Area: East Flatbush
Tonya Ores
TOres@nhsbrooklyn.org

Neighborhood Housing Services of
Queens CDC, Inc.
60-20 Woodside Avenue, 2nd Floor
Woodside, NY 11377
718.457.1017
County: Queens
Service Area: Corona, Elmhurst, &
Jackson Heights
Yoselin Genao-Estrella
yestrella@nhsoqueens.org

Neighborhood Initiatives Development
Corp. (NIDC)
2523 Olinville Avenue
New York, NY 10467
718.231.9800
County: Bronx
Service Area: Northeast Bronx
William Foster
wfoster@nidcny.org

Neighbors Helping Neighbors, Inc.
621 DeGraw Street
Brooklyn, NY 11217
718.237.2017
County: Kings
Service Area: Sunset Park/South Slope
Michelle De La Uz
mdelauz@fifthave.org

NHS of Jamaica, Inc.
89-70 162nd Street
Jamaica, NY 11432
718.291.7400
County: Queens
Service Area: Jamaica
Lori A. Miller
Lori.Miller@nhsj.org

NHS of Staten Island, Inc.
770 Castleton Avenue
Staten Island, NY 10310
718.442.8080
County: Richmond
Service Area: West Brighton
Alfred Gill Jr.
agill@nhsosfi.org

North Brooklyn Development Corp.
148-150 Huron Street
Brooklyn, NY 11222
718.389.9044
County: Kings
Service Area: Greenpoint
Richard Mazur
nbdcl26@aol.com

Northeast Brooklyn Housing
Development Corp.
132 Ralph Avenue
Brooklyn, NY 11233
718.453.9490
County: Kings
Service Area: Ocean Hill, Brownsville,
Crown Heights, Bedford-Stuyvesant, East
New York
Jeffrey Dunston
jdunston@nebhdc.org

Northern Manhattan Improvement
Corp.
76 Wadsworth Avenue
New York, NY 10033
212.822.8300
County: New York
Service Area: Washington Heights,
Inwood
Maria Lizardo
marializardo@nmic.org

Northfield Community LDC of Staten
Island
160 Heberton Avenue
Staten Island, NY 10302
718.442.7351
County: Richmond
Service Area: Port Richmond
Joan Catalano
northfieldldc.jcat17@gmail.com

Northwest Bronx Community & Clergy
Coalition
103 East 196th Street
Bronx, NY 10468
718.584.0515
County: Bronx
Service Area: Northwest Bronx
Sandra Lobo
sandra.lobo@northwestbronx.org

Northwest Queens Housing Corp.
49 West 45th Street, 4th Floor
Manhattan, NY 10036
212.840.8005
County: Queens
Service Area: Astoria
John P. Kaiteris
jkaiteris@hanac.org

Nuevo El Barrio Para La Rehab De La
Vivienda Y La Economia (N.E.R.V.E.)
18 East 116th Street, Suite 2R
New York, NY 10029
212.427.0555
County: New York
Service Area: East Harlem
Roberto C. Anazagasti
ranerve1@aol.com

Ocean Parkway Community
Development Corp.
4006 18th Avenue
Brooklyn, NY 11218
718.435.1300
County: Kings
Service Area: Kensington, Ocean
Parkway
Rabbi Avrohom Jaffe
ajaffe@sbcony.org

Pratt Area Community Council
1000 Dean Street, Suite 420
Brooklyn, NY 11238
718.522.2613
County: Kings
Service Area: Clinton Hill/Fort Greene
Bernell Grier
bernell_grier@impacctbk.org

Queens Community House, Inc.
108-25 62nd Drive
Forest Hills, NY 11375
718.592.5757
County: Queens
Service Area: Forest Hills, Rego Park,
Corona & Elmhurst
Ben Thomases
bthomases@qchnyc.org

Richmond Senior Services, Inc.
729 Delafield Avenue, 1st Floor
Staten Island, NY 10310
718.816.1811
County: Richmond
Service Area: North Shore
Carol Dunn
richmondseniorsi@gmail.com

Ridgewood Bushwick Senior Citizens
Council, Inc.
555 Bushwick Avenue
Brooklyn, NY 11206
718.416.4550
County: Kings
Service Area: Ridgewood, Bushwick
James D. Cameron
jcameron@rbscc.org

Rockaway Development &
Revitalization Corp.
1920 Mott Avenue
Far Rockaway, NY 11691
718.327.5300
County: Queens
Service Area: Rockaway Peninsula, Broad
Channel
Kevin W. Alexander
kalexander@rdrc.org

SEBCO Development, Inc.
885 Bruckner Boulevard
Bronx, NY 10459
718.617.2800
County: Bronx
Service Area: Hunts Point, Aldus,
Longwood
Salvatore Gigante
sgigante@sebcodevelopment.org

Sinergia, Inc.
2082 Lexington Avenue, 4th Floor
New York, NY 10035
212.643.2840
County: New York
Service Area: Manhattan Valley,
Central and East Harlem
Donald Lash
dlash@sinergiany.org

Southside United HDFC
434 South 5th Street
Brooklyn, NY 11211
718.387.3600
County: Kings
Service Area: Southside, Willimasburg
Ramon Peguero
rpeguero@lossures.org

St. Nicks Alliance Corp.
2 Kingsland Avenue
Brooklyn, NY 11211
718.388.5454
County: Kings
Service Area: Central Williamsburg,
Green Point
Michael F. Rochford
mrochford@stnicksalliance.org

Strycker's Bay Neighborhood Council
105 West 86th Street #323
New York, NY 10024
212.874.7272
County: New York
Service Area: Upper West Side
Kelley Williams
kwilliams@stryckersbay.org

United Jewish Council of the East
Side, Inc.
235 East Broadway
New York, NY 10002
212.233.6037
County: New York
Service Area: Lower East Side
Betsy Jacobson
ujcadultlunch@gmail.com

Washington Heights Inwood
Preservation and Restoration Corp.
121 Bennett Avenue, Suite 11A
New York, NY 10033
212.795.7522
County: New York
Service Area: Washington Heights,
Inwood
Deborah Hes
dhes@jccwhi.com

West Bronx Housing & Neighborhood
Resources Center, Inc.
220 E 204th Street, Suite A
Bronx, NY 10458
718.798.0929
County: Bronx
Service Area: Community Districts 5 & 7
Sally Barker Dunford
sdunford@bjcconline.org

West Harlem Group Assistance, Inc.
1652 Amsterdam Avenue
New York, NY 10031
212.862.1399
County: New York
Service Area: West Harlem, Hamilton
Heights
Donald C. Notice
dnotice@whgainc.org

West Side Federation For Senior and
Supportive Housing, Inc.
2345 Broadway
New York, NY 10024
212.721.6032
County: New York
Service Area: Upper Westside
Paul R. Freitag
pfreitag@wsfssh.org

Wilson Major Morris Community
Center, Inc.
459 West 152nd Street
New York, NY 10031
212.234.4661
County: New York
Service Area: Hamilton Heights
Patricia Wilson
wmmcc152@twcmetrobiz.com

Woodside On the Move, Inc.
39-42 59th Street, Suite 5
Woodside, NY 11377
718.476.8449
County: Queens
Service Area: Woodside
Amy Paul
apaul@woodsideonthemove.org

NORTH COUNTRY REGION
NPC

Neighbors of Watertown, Inc.
112 Franklin Street
Watertown, NY 13601
315.782.8497
County: Jefferson
Service Area: Watertown
Gary C. Beasley
gary@neighborsofwatertown.com

RPC

Clayton Improvement Association, Ltd.
P.O. Box 99
Clayton, NY 13624
315.686.3212
County: Jefferson
Service Area: Towns of Alexandria,
Antwerp, Cape Vincent, Clayton, Leray,
Orleans, Pamela, Philadelphia, Teresa,
and Wilna; 1000 Islands Area
Kristi Dippel
kristi@clayton-improvement.com

Franklin County Community
Housing Council, Inc.
337 West Main Street
Malone, NY 12953
518.483.5934
County: Franklin
Service Area: Franklin County except
St. Regis Indian Reservation
Eileen Gillen
fcchc1@yahoo.com

Friends of the North Country, Inc.
P.O. Box 446
Keeseville, NY 12944
518.834.9606
County: Essex
Service Area: Towns of Chesterfield,
Ausable, Jay, Black Brook and Village of
Keeseville
Scott Campbell
scampbell@friendsofthenorthcountry.org

Frontier Housing Corp.
P.O. Box 56
Dexter, NY 13634
315.639.3940
County: Jefferson
Service Area: Town of Brownville
Deborah Cote
frontier.dcote@centralny.twcabc.com

Housing Assistance Program of
Essex County, Inc.
P.O. Box 157
Elizabethtown, NY 12932
518.873.6888
County: Essex
Service Area: Essex County
Alan S. Hipps
alan@hapec.org

Mohawk Indian Housing Corp.
P.O. Box 402
Roosevelt, NY 13683
518.358.4860
County: Franklin
Service Area: St. Regis Indian
Reservation, Roosevelt, Massena
Mary Jo Terrance
mjterrance@mohawkhousing.org

North Country Affordable Housing, Inc.
118 Franklin Street
Watertown, NY 13601
315.785.8684
County: Jefferson
Service Area: Fort Drum Impact Area of
Jefferson, St. Lawrence and Lewis
Counties
Gary C. Beasley
gary@northcountryaffordablehousing.com

PRIDE of Ticonderoga, Inc.
P.O. Box 348
111 Montcalm Street
Ticonderoga, NY 12883
518.585.6366
County: Essex
Service Area: Town of Ticonderoga,
Northern Washington & Warren Counties
Sharon M. Reynolds
sreynolds@prideofticonderoga.org

RPC of Clinton County, Inc.
P.O. Box 128
48 Ganong Drive
Saranac, NY 12981
518.293.7569
County: Clinton
Service Area: Clinton County
Mary E. Mattila
mary@clintonrpc.org

Snow Belt Housing Company, Inc.
7500 South State Street
Lowville, NY 13367
315.376.2639
County: Lewis
Service Area: Lewis County
Cheryl L. Shenkle-O'Neill
cheryl@snowbelt.org

St. Lawrence County Housing
Council, Inc.
19 Main Street
Canton, NY 13617
315.386.8576
County: St. Lawrence
Service Area: St. Lawrence County
Michelle Durham
mdurham@slchc.org

SOUTHERN TIER REGION
NPC

First Ward Action Council, Inc.
167 Clinton Street
Binghamton, NY 13905
607.772.2850
County: Broome
Service Area: First Ward
Jerry Willard
fwac@stny.rr.com

Ithaca Neighborhood Housing
Services, Inc.
115 West Clinton Street
Ithaca, NY 14850
607.277.4500
County: Tompkins
Service Area: Northside, Southside, West
Hill, Fall Creek, South Hill
Paul D. Mazzarella
pmazzarella@ithacanhs.org

Metro Interfaith Housing
Management Corp.
21 New Street
Binghamton, NY 13903
607.772.6766
County: Broome
Service Area: South End
Laura D. Rhinehart
metrolauri@aol.com

Near Westside Neighborhood
Association, Inc.
353 Davis Street
Elmira, NY 14901
607.733.4924
County: Chemung
Service Area: Elmira
Beth Farr
nearwestside@stny.rr.com

RPC

Better Housing For Tompkins
County, Inc.
115 West Clinton St.
Ithaca, NY 14850
607.277.4500
County: Tompkins
Service Area: Tompkins County,
excluding Ithaca, Lansing & East
Cayuga Heights
Paul Mazzarella
pmazzarella@ithacanhs.org

Community Progress, Inc.
147 East 2nd Street
Corning, NY 14830
607.962.3506
County: Steuben
Service Area: Chemung, Schuyler,
Southeastern Steuben
Julie Chevalier
jachevalier@stny.rr.com

Delaware Opportunities, Inc.
35430 State Highway 10
Hamden, NY 13782
607.746.1600
County: Delaware
Service Area: Delaware County
John M. Eberhard
exdir@delawareopportunities.org

M-ARK Project, Inc.
P.O. Box 516
Arkville, NY 12406
845.586.3500
County: Delaware
Service Area: Towns of Andes, Bovina,
Middletown, Roxbury; Villages of
Margaretville, Fleischmanns, Arkville
Margaret Ellsworth
peg@markproject.org

SCAP dba Arbor Housing &
Development
26 Bridge Street
Corning, NY 14830
607.776.7664
County: Steuben
Service Area: Steuben County
Jeffrey E. Eaton
jeaton@arbordevelopment.org

SEPP, Inc.
53 Front Street
Binghamton, NY 13905
607.723.8989
County: Broome
Service Area: Broome County (Rural
Towns and Villages)
Jacqueline Gerchman
jgerchman@seppmanagement.com

Tioga Opportunities, Inc.
9 Sheldon Guile Blvd.
Owego, NY 13827
607.687.0707
County: Tioga
Service Area: Tioga County
Maureen Abbott
mabbott@tiogaopp.org

Western Catskills Community
Revitalization Council, Inc.
125 Main Street, Suite A
Stamford, NY 12167
607.652.2823
County: Delaware
Service Area: Eastern Delaware,
Western Greene & Southern
Schoharie Counties
Velga Kundzins
vkundzins@westerncatskills.org

WESTERN NEW YORK REGION
NPC

Black Rock-Riverside Neighborhood
Housing Services, Inc.
203 Military Road
Buffalo, NY 14207
716.877.3910
County: Erie
Service Area: Black-Rock , Riverside,
Grant-Amherst
Edwin Jackson
ejackson@wsnhs.org

Broadway-Fillmore Neighborhood
Housing Services, Inc.
780 Fillmore Avenue
Buffalo, NY 14212
716.852.3130
County: Erie
Service Area: Fillmore
Stephen Karnath
skarnath@780fillmore.org

Center City Neighborhood
Development Corp.
1824 Main Street
Niagara Falls, NY 14305
716.282.3738
County: Niagara
Service Area: Center City, South End
John C. Drake
centercity@pce.net

Citizens Alliance, Inc.
836 East Delavan Avenue
Buffalo, NY 14215
716.597.0262
County: Erie
Service Area: Delevan-Grider
Cornelius Johnson Jr.
c_alliance836@yahoo.com

Citizens Opportunity For Development
& Equality, Inc. (CODE)
P.O. Box 3311
Jamestown, NY 14702
716.664.2044
County: Chautauqua
Service Area: Northeast and North River
Patrick Morris
pmorris@codeinc.org

Ellicott District Community
Development, Inc.
644 William Street
Buffalo, NY 14206
716.856.3262
County: Erie
Service Area: Emslie-Johnson
Erma Brown
ellicottcdc644@aol.com

Heart of the City Neighborhoods, Inc.
191 North Street, Suite 1
Buffalo, NY 14217
716.882.7661
County: Erie
Service Area: Downtown , Near East Side,
& Lower West Side of Buffalo
Stephanie J. Simeon
s.simeon@hocn.org

Highland Community Revitalization
Committee, Inc.
2616 Highland Avenue, Suite 101
Niagara Falls, NY 14305
716.282.2325
County: Niagara
Service Area: Niagara Falls
Renee Mathews
reenehomeselling@yahoo.com

Hispanos Unidos De Buffalo, Inc.
254 Virginia Street
Buffalo, NY 14201
716.856.7110
County: Erie
Service Area: Lower Westside
Eugenio Russi
erussi@hubwny.org

Lackawanna Housing Development
Corp.
640 Ridge Road
Lackawanna, NY 14218
716.823.5124
County: Erie
Service Area: First and Second Wards
Phil Lowrey
lhdcorp@aol.com

Lt. Col. Matt Urban Human Services
Center of WNY
1081 Broadway
Buffalo, NY 14212
716.893.7222
County: Erie
Service Area: Broadway-Fillmore
Marlies Wesolowski
mwesolowski@urbanctr.org

NHS of South Buffalo, Inc.
1937 South Park Avenue
Buffalo, NY 14220
716.823.3630
County: Erie
Service Area: South Buffalo
Shyrl L. Duderwick
sduderwick@nhsouthbuffalo.org

Niagara Falls Neighborhood Housing
Services, Inc.
479 16th Street
Niagara Falls, NY 14303
716.285.7778
County: Niagara
Service Area: Niagara Falls
Kathleen L. Steinman
ksteinman@roadrunner.com

Old 1st Ward Community
Association, Inc.
62 Republic Street
Buffalo, NY 14204
716.856.8613
County: Erie
Service Area: Old First Ward
Andrew Bannister
director@old1stward.org

University District Community
Development Association, Inc.
3242 Main Street
Buffalo, NY 14214
716.832.1010
County: Erie
Service Area: Kensington-Bailey
Roseann Scibilia
r.scibilia@udcda.org

West Side Neighborhood Housing
Services, Inc.
359 Connecticut Street
Buffalo, NY 14213
716.885.2344
County: Erie
Service Area: West Side
Edwin Jackson
ejackson@wsnhs.org

RPC

Alfred Housing Committee, Inc.
14 Madison Street
Wellsville, NY 14895
585.593.6353
County: Allegany
Service Area: Alfred, Wellsville
Robert Sobeck
bobsobeck@verizon.net

Allegany County Community
Opportunity and Rural Development
(ACCORD)
P.O. Box 573
Belmont, NY 14813
585.268.7605
County: Allegany
Service Area: Allegany County
Lesley Gooch-Christman
lchristman@accordcorp.org

Andover Historic Preservation Corp.
P.O. Box 713
Andover, NY 14806
607.478.8009
County: Allegany
Service Area: Town and Village of
Andover; Town of Independence
Monica R. Dean
andoverhpc@yahoo.com

Cattaraugus Community Action, Inc.
25 Jefferson Street
Salamanca, NY 14779
716.945.1041
County: Cattaraugus
Service Area: Cattaraugus County
Tina G. Zerbian
tzerbian@ccaction.org

Chautauqua Home Rehabilitation and
Improvement Corp.
2 Academy Street
Mayville, NY 14757
716.753.4650
County: Chautauqua
Service Area: Chautauqua County,
excluding City of Jamestown
Joshua Freifeld
josh_freifeld@chric.org

Chautauqua Opportunities, Inc.
17 West Courtney Street
Dunkirk, NY 14048
716.366.3333
County: Chautauqua
Service Area: Chautauqua County,
excluding City of Jamestown
Roberta Keller
rkeller@chautopp.org

Niagara Community Action
Program, Inc.
1521 Main Street
Niagara Falls, NY 14305
716.285.9681
County: Niagara
Service Area: Niagara County,
excluding cities
Suzanne C. Shears
sshears@niagaracap.org

Rural Revitalization, Inc.
209 N. Union Street
Olean, NY 14760
716.373.4100
County: Cattaraugus
Service Area: Cattaraugus County,
Southern Erie County, Southwestern
Wyoming County
Kenneth A. Magara
kmagara@rrcorp.org

Southtowns Rural Preservation
Company, Inc.
P.O. Box 153
9441 Boston State Road
Boston, NY 14025
716.941.5787
County: Erie
Service Area: Southern Erie County
Jason Heatley
southtownsrpc@aol.com



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