

New York State Neighborhood & Rural Preservation Programs



Annual Report

2017



**Homes and
Community Renewal**

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



Hudson River Housing, Inc. | Poughkeepsie Underwear Factory

For the last decade, Hudson River Housing, Inc. (HRH), a Poughkeepsie-based Neighborhood Preservation Company, has focused its revitalization efforts on what it calls the Middle Main neighborhood. Established as a Local Development District by the City of Poughkeepsie Common Council, Middle Main is located in the heart of Poughkeepsie's Main Street. HRH's revitalization efforts developed into the Middle Main Initiative (MMI). The initiative was designed to bring residents, businesses, government and other key stakeholders to make Middle Main a strong, sustainable and inclusive neighborhood of choice. In 2014, MMI was named a priority project by the Mid-Hudson Regional Economic Development Council.

In 2015, HRH began renovations on the Poughkeepsie Underwear Factory (PUF), one of the last remaining mill buildings in the Poughkeepsie area, and the anchor project in HRH's work to revitalize the Middle Main Street corridor. At that time, the building was vacant and had suffered from many years of neglect. The window openings were boarded up, creating an eyesore in the neighborhood. The renovations needed were extensive, but it was important to HRH and the community that historical features be preserved wherever possible. HRH knew

the project held a lot of hope for the community, and it planned for the mixed-use space to be two-thirds work-live and studio apartments, and one-third as the commercial community hub.

In order to ensure inclusivity, HRH's Community Building and Engagement staff held community meetings in Middle Main throughout the concept and design phases of the project. The meetings were held to gain input and knowledge about what the businesses and residents wanted to see in their neighborhood. HRH wanted the community to be invested in the project and the redevelopment of the 143-year old, 22,000 sq. ft. building. The meetings allowed HRH to learn what the community was interested in seeing emerge from the project: space for food, the arts, education, and an accessible community-oriented area for gatherings, meetings, and workshops. HRH was excited to begin work on the project, and looked forward to helping bring the rich bounty of arts and food in the Hudson Valley into the city, and to the PUF's role as a community connector.

Work on the PUF was completed in 2017, with a grand opening held on March 31, 2017. In May 2017, the residential space

opened. The first floor of the PUF is home to the Poughkeepsie Open Kitchen, a shared-use commercial kitchen; North River Roasters Coffee House & Community Hub, a coffee roaster that also serves up tasty treats, and; Earth, Wind & Fuego, an eatery serving healthy and affordable meals. The second floor boasts studios for artists and artisans, and printmaking studios and art classes for the public. The third floor includes affordable studio and one-bedroom apartments for individuals and families, as well as space for youth arts programming. Every floor and every unit is ADA accessible. Inclusion is at the center of HRH's work, and ensuring that community members feel connected to the space and the project was of the utmost importance. The PUF is now fully occupied by both residential and commercial tenants.

The Poughkeepsie Underwear Factory was made possible with funding by: Historic Tax Credits, NYS ESD, NYS DEC, NYS HCR-Urban Initiatives, NYS EPF, NeighborWorks America, Dutchess County HOME, Central Hudson, TD Bank, Leviticus Fund (permanent loan), HRH equity, and private donors.

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TAP, Inc. | Breathing Lights

As the Community Design Center for the Capital Region, TAP, Inc. works to promote livable communities and encourages community development that is inclusive and sustainable. Since 1969, TAP has been an advocate for the value of good design, participatory planning, and public engagement. TAP's mission is to assist people in improving the places where they live and the policies that impact their environment. TAP is governed by a seven-member board of directors whose membership represent Troy's neighborhoods.

TAP has long witnessed the struggle of new property owners who are contemplating buying homes without sufficient knowledge of the real-estate process and who struggle with the repairs, particularly if they've bought dilapidated homes through city or bank foreclosures. In 2015 and 2016, TAP Executive Director, Barbara L.

Nelson, led the massive Breathing Lights public art project, which sought to literally shine a light on vacancy by lighting from within hundreds of abandoned homes in Albany, Schenectady and Troy. During the months of October and November of 2016, Breathing Lights transformed abandoned structures from pockets of shadows into places of warmth.

The project was a winner of the Bloomberg Philanthropies Public Art Challenge which seeks to engage mayors to collaborate with artists on developing innovative public art projects that enrich communities and attract visitors. Breathing Lights illuminated the windows of hundreds of vacant buildings in the Capital District's tri-city region. The stunning array also served as a backdrop used by Breathing Lights to incorporate public art into education and advocacy to combat urban blight. To this end, the

Breathing Lights team hosted a series of Building Reclamation clinics in each of the three cities to educate participants about the hard work of purchase; the grants and loans to help with renovation; and the correct paths to permitting, hiring reputable contractors and ultimately making their home their best investment.

TAP, Inc. partnered with fellow NPCs in this effort, including TRIP (Troy Rehabilitation and Improvement Project) and Better Neighborhoods, Inc., and also with colleague organizations such as the Albany Land Trust, Affordable Housing Partnership and Unity House. Approximately 270 people attended the three reclamation clinics held in each of the cities. This result will have a lasting impact on TAP's core mission in its NPC service area, which encompasses most of Troy.

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Commissioner's Message

Dear Members:

On behalf of Governor Andrew M. Cuomo, I am pleased to share with you the 2017 Annual Report of the Neighborhood and Rural Preservation Programs. Thanks to the efforts of the New York State Legislature, which passed Articles XVI and XVII of the Private Housing Finance Law that established the NPP and RPP in 1977 and 1980, this statewide network of grassroots organizations has been on the front lines making a difference in communities for more than 40 years.

By accessing multiple HCR programs and implementing grassroots strategies, the 202 community-based preservation companies have revitalized distressed communities in urban, rural and suburban areas around the state—increasing economic opportunity and making the dream of a safe, affordable home a reality for thousands.

From providing housing counseling to building parks and community centers, or protecting tenants—these organizations have achieved a great deal. The companies continuously assess the needs in their communities, develop partnerships and grassroots strategies, and work tirelessly to get the job done. And they've risen to new challenges put before them, stepping up, for example, to help homeowners recover from devastating Lake Ontario floods.

As we move forward with Governor Cuomo's unprecedented \$20 billion, five-year housing plan to create or preserve more than 100,000 affordable homes and 6,000 supportive housing units, preservation companies will play an increasingly important role, leveraging HCR resources and working to meet the demand for housing and revitalization in their regions.

I thank the Neighborhood and Rural Preservation Companies and their associations, the Neighborhood Preservation Coalition and the Rural Housing Coalition, for their dedication to New York's communities. I look forward to continuing our work with the preservation companies as we strive to achieve the Governor's vision of quality affordable housing and strong neighborhoods for all New Yorkers.

Thank you,



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



UNITED TENANTS OF ALBANY



United Tenants of Albany, Inc.

United Tenants of Albany (UTA) is a community-based nonprofit organization that works to improve housing conditions, both in terms of physical conditions and of tenants' rights for security and equity. UTA responds to calls throughout the Capital District and concentrates its activities in low- and moderate-income neighborhoods in Albany.

Greater Sheepshead Bay Development Corporation | Housing Counseling

Greater Sheepshead Bay Development Corporation is a community-based, HUD-approved Housing Counseling Agency whose mission is to improve the lives of multi-cultural, low- and moderate-income tenants, co-op owners, and homeowners by preserving and updating the housing stock, social environment, and maintaining housing affordability.

GSBDC provides one-on-one homeownership counseling services that include mortgage delinquency resolution, financial management, budget counseling, home improvement, first-time home-buying, and reverse mortgage. In addition, they provide senior citizen services and process housing exemption applications for tenants, co-op owners and homeowners to reduce monthly housing costs. GSBDC's goal is to improve the quality of life in the service area and beyond.

GSBDC serves the communities of Sheepshead Bay, Gerritsen Beach, Gravesend, Homecrest, and Manhattan Beach, and provides services in adjoining neighborhoods upon request. To date, GSBDC has assisted over 40 homeowners who suffered losses due to Superstorm Sandy, often going door-to-door to provide services.

Mr. and Mrs. C (name changed) own a home in GSBDC's service area. Their home was severely damaged by Superstorm Sandy and needed significant repairs, including emergency repairs needed immediately after the storm. The lower floor had flooded up to the ceiling, and all the appliances, the hot water heater, and furnace were destroyed and needed to be replaced. Due to the severe flooding, the walls of the first floor also had to be replaced because of the presence of mold. As seniors with limited income, the money they received from homeowners' insurance was not enough to complete the restoration.

Mr. and Mrs. C. were current on their mortgage payments before the storm, but after Sandy they struggled to make timely payments. The couple had registered with "NYC Build It Back", which provides construction funds to homeowners whose homes were damaged by Sandy, and were advised that additional repairs were needed, including raising their home several feet off the foundation. On top of these costs, some of which were not covered by either insurance or FEMA, Mr. and Mrs. C. also had the added expense of having to relocate to an apartment while their home was undergoing all the necessary repairs. They fell behind on their mortgage payments and owed one years' worth of payments to their lender.

Mr. and Mrs. C. contacted GSBDC, which assisted them by submitting several loan modification applications and additional follow-up documentation requested by their bank. All in all, GSBDC spent more than 50 hours – excluding time spent on calls to the bank and insurance company - helping Mr. and Mrs. C. out of their financial crisis. GSBDC helped the couple secure a HAMP loan modification, and the money saved on the mortgage payments now helps pay for the added expense of their rental apartment and their mortgage at the same time. It took almost 3 years of GSBDC's assistance to bring about this positive outcome, but Mr. and Mrs. C. are now back on the right track.



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) 2016-17. You'll also find descriptions of the NPP and RPP including background and funding histories.

HCR funds companies of various sizes across the state that work to provide needed services in their communities. NPCs and RPCs provide 55 percent of services offered through programs such as Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE), 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 2016-17, NPCs and RPCs performed activities related to rehabilitation and development. The following data on preservation activities was compiled from FY 2016-17 NPP/RPP annual reports:

- ◆ Preservation Companies listed 5,570 minor repairs either in progress or completed on residential units
- ◆ Preservation Companies listed 3,609 home improvement projects either in progress or completed for residential units
- ◆ Preservation Companies listed 2,527 moderate rehabilitation projects either in progress or completed for residential units
- ◆ Preservation Companies listed 1,347 substantial rehabilitation projects either completed or in progress
- ◆ Preservation Companies listed 2,920 new residential units in progress or completed
- ◆ Preservation Companies listed 503 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, 55 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:

- ◆ 56% of Access to Home awards
- ◆ 44% of Access to Home for Medicaid awards
- ◆ 58% of Access to Home for Veterans awards
- ◆ 75% of RESTORE awards
- ◆ 42% of Affordable Housing Corporation awards
- ◆ 69% of NYS HOME Local Program awards
- ◆ 10% of New York Main Street awards
- ◆ 40% of Buffalo Main Streets awards
- ◆ 82% 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 2016-17, HCR's Office of Community Renewal issued nine awards to not-for-profit organizations and local municipalities. These awards totaled \$1,325,000. Of these awards, five were awarded to preservation companies for a total of \$750,000 or 57 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 homes to meet the needs of those with disabilities enables individuals to safely and comfortably con-

(continued on page 10)



Congratulations HOA Grads

Western Catskills Community Revitalization Council, Inc. | Home Ownership Academy

Western Catskills Community Revitalization Council, Inc. (WCCRC) operates programs to replace older, substandard mobile and manufactured housing units with new, energy efficient units. These programs are administered by WCCRC and funded with Community Development Block Grant (CDBG) funds from NYS Homes and Community Renewal.

WCCRC became aware of the need for extensive counseling education for the program participants while developing the mobile home replacement program model. The education required for participants to

move forward with the program included money and credit management, home ownership issues, property tax implications of replacement, and other related financial capability topics. WCCRC launched the Home Ownership Academy on March 7, 2017. The curriculum is modeled on home ownership training used in many housing counseling and homebuyer education programs, supplemented with manufactured housing-specific content. Local professionals, including insurance agents, bankers, and appraisers, have donated their time to participate in the trainings. Nine households enrolled in the first Academy class and eight

families successfully completed the course.

The first graduation round from the Home Ownership Academy saw six families that moved forward with applications for replacement funding. One family took the information from the course and negotiated a \$600 savings on their home owners' insurance policy. One applicant received assistance from the Catskill Watershed Commission (CWC) to replace their septic system, and another graduate has applied for CWC assistance for the same work. In the Towns of Conesville and Stamford, a total of \$444,550 will be used to assist Academy graduates.

tinue to live 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 2016-17, HCR's Office of Community Renewal issued nine awards to not-for-profit organizations and local municipalities. These awards totaled \$1,275,000. Of these awards, four were awarded to preservation companies for a total of \$525,000 or 41 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 disabled veterans. 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 disabled veterans to safely and comfortably continue to live in their residences and avoid institutional care.

In FY 2016-17, HCR's Office of Community Renewal issued 12 awards to not-for-profit organizations and local municipalities. These awards totaled \$2,350,000. Of these awards, seven were awarded to preservation companies for a total of \$1,225,000 or 52 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 2016-17, HCR's Office of Community Renewal issued 32 awards to not-for-profit organizations and local municipalities. These awards totaled \$3,526,500. Of these awards, 24 were awarded to preservation companies for a total of \$2,703,500 or 77 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 Housing Trust Fund Corporation (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 2016-17, HCR's Office of Community Renewal issued 20 NYMS awards to not-for-profit organizations and units of local government. These awards totaled over \$6.2 million. Of these awards, two were awarded to preservation companies for a total of \$261,235.

BUFFALO MAIN STREETS INITIATIVE

Buffalo Main Streets Initiative (BMSI) is a program modeled on New York State Homes & Community Renewal's New York Main Street (NYMS) program. BMSI is offered as an activity within the Buffalo Billion's Better Buffalo Fund and targeted to neighborhoods within the City of Buffalo. The Better Funding Fund is an initiative aimed at creating vibrant, mixed-use, high-density neighborhoods and is focused on giving all residents of the City of Buffalo greater access to the major employment hubs.

In FY 2016-17, HCR's Office of Community Renewal issued five BMSI awards to not-for-profit organizations and units of local government. These awards totaled over \$1.3 million. Of these awards, two were awarded to preservation companies for a total of \$600,000.

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.



Bishop Sheen Ecumenical Housing Foundation | Lake Ontario Flood Recovery

Bishop Sheen Ecumenical Housing Foundation is a Rural Preservation Company offering housing opportunities in 13 counties in New York State: Allegany, Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Tioga, Tompkins, Wayne and Yates Counties. Sheen Housing offers safe, decent, affordable housing to very low- to moderate-income families, seniors, veterans and persons with disabilities.

In the spring of 2017, Lake Ontario overflowed its banks, damaging homes and businesses along the shoreline running from Niagara County to Jefferson County. Governor Cuomo declared a state of emergency and made available \$45 million for recovery efforts. Bishop Sheen Ecumenical Housing

Foundation was one of the three Rural Preservation Companies that were selected by the state to administer housing rehabilitation programs to assist homeowners impacted by the Lake's surging waters. In addition to significant shoreline erosion, homeowners experienced damage to their homes, including flooding of basements, damage or destruction of furnaces, water heaters, and wiring exposed to the flood waters. Some homes experienced structural damage to foundation walls, support beams and sills.

Bishop Sheen is an experienced administrator of housing rehabilitation programs in a multi-county service area. Sheen's leadership used that expertise to immediately set up a response team to address home and

property damage claims in Monroe, Wayne, and Cayuga counties.

Sheen staff inspected the affected homes and documented damage per the recovery program requirements; prepared work specifications for the needed repairs; put the projects out to bid; and worked with the homeowners to select the contractor to make the needed repairs. As construction work gets under way, the inspectors will be back on the job site until the work is completed, ensuring that the repairs are completed in accordance with the contracts, and to the satisfaction of the homeowners.

The impact of this program has been huge, with 1400 cases in pipeline, and 600 homes inspected and in progress of repair.

Jewish Community Council of the Rockaway Peninsula

The Jewish Community Council of the Rockaway Peninsula (JCCRP) works to improve the cultural, educational, and social well-being within its community, city and state.

The JCCRP assists impoverished members of the Rockaway Community by providing and coordinating access to resources for residents in need of housing, food, healthcare, financial counseling, career coaching, emergency assistance and crisis intervention. To best fulfill its mission, the JCCRP collaborates with governmental and non-governmental organizations to improve crime prevention, housing and living conditions, access to health care and social services.

JCCRP's financial counseling service is helping community members better understand and manage their finances. The focus of this program is to help clients reach financial stability, beginning with an intake process that assesses the client's finances and begins a plan for financial independence. The program includes assistance to apply for government benefits and lessons to teach clients how to prioritize bills, manage cash flow and control spending. JCCRP stresses the importance of saving, and provides coaching and tips for saving, even small amounts, to prepare for emergencies.

One of JCCRP's clients, Martin, is a US army veteran who works two part-time jobs. Last summer, Martin was hospitalized in the VA hospital, and missed 8 weeks of work. Martin found himself in debt from a hospital bill and \$6,000 spent on credit cards during that period. Martin's car was in jeopardy of being repossessed, and the high 19% APR allowed him only to pay the interest. With nothing in his savings account, he approached the JCCRP for help. The JCCRP assisted him to seek help from the NY Legal Assistance Group's veteran's project and the NYC Human Resources Administration. Those efforts left a \$2,000 credit card balance and hospital bill. The JCCRP case manager (with the assistance of a pro bono credit counseling company) negotiated with the credit card company to lower the APR to 1% and arranged a 12-month payment plan. Additionally, an 18-month payment plan was arranged with the hospital. After combining and reducing these debts and arranging payment plans, Martin could live a financially balanced life.



There were 36 awards made in FY 2016-17, 15 (42 percent) were to NPCs and RPCs, totaling \$6,717,000 in grant funds. In addition, each NPC and RPC is entitled to an administrative fee equal to three percent of the grant amount.

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 resident and neighborhoods by providing counseling to homebuyers, homeowners, renters, and the homeless.

In FY 2016-17, HCR's Office of Community Renewal issued 22 awards to not-for-profit organizations. Of these awards, 18 were awarded to preservation companies for a total of \$502,835 or approximately 80 percent of the awarded funds.

NYS HOME PROGRAM

The New York State HOME Program is administered by the New York State 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 home-buyers and renters.

In FY 2016-17, HCR's Office of Community Renewal issued 54 NYS HOME Local Program awards to not-for-profit organizations and units of local government. These awards totaled over \$21.5 million. Of these awards, 37 were awarded to preservation companies for a total of \$14,616,610 or 68 percent of the awarded funds.

MOBILE & MANUFACTURED HOME REPLACEMENT PROGRAM

The Mobile & Manufactured Home Replacement Program (MMHR) is administered by the Housing Trust Fund Corporation (HTFC) through the Office of Community Renewal (OCR). MMHR funds are used to assist homeowners replace dilapidated mobile or manufactured homes that are sited on land owned by the homeowner, with a new manufactured, modular or site built home. Program funds may be used to pay for demolition, removal and disposal of the unit to be replaced, acquisition and installation of the new unit, and other hard and soft costs related to modular or site built construction.

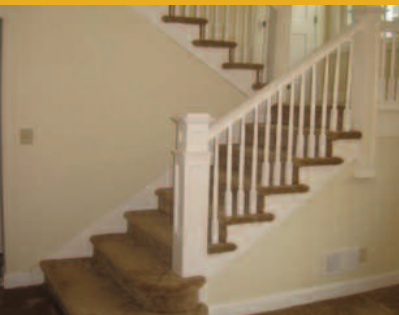
In FY 2016-17, HCR's Office of Community Renewal issued five MMHR Program awards to not-for-profit organizations and units of local government. These awards totaled over \$1.9 million. Of these awards, four were awarded to preservation companies for a total of \$1,451,500 or 76 percent of the awarded 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 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.



NCS Community Development Corporation | First-time Homebuyer Program

NCS Community Development Corporation (NCS) is a Neighborhood Preservation Company whose mission is to strengthen the Northwest Rochester community by addressing the need for decent, safe and affordable housing that is accessible to all. NCS accomplishes this through increased homeownership and improved housing conditions.

One of the services NCS offers the community is a First-Time Homebuyer Program. First-time buyers can use the Acquisition/Rehabilitation grant, funded by the AHC's Affordable Home Ownership Development Program, or HOME Rochester, a collaborative effort of the City of Rochester, the Greater Rochester Housing Partnership, and several non-profit community development agencies.

Mr. H.T., a Burmese man who has lived in

the United States since 2011, came to NCS's office in late October 2016 seeking assistance to purchase a home. He was interested in a newly-completed HOME Rochester house that NCS was marketing.

The home had been rehabilitated using a mix of funds including monies from a private investment fund established at the Partnership, an AHC Acquisition/Rehabilitation grant, federal HOME dollars from the City of Rochester, and settlement funding received from the Office of the NYS Attorney General. The general contracting company that did the rehabilitation work was a woman-owned business whose principals and workers are all Laotian refugees.

Mr. H.T. had never owned a house in the United States, but he had a solid job, good credit history, and a modest amount of savings. This made him an ideal candidate for

either of NCS's First-time Homebuyer options.

Ms. Santiago, a licensed real estate agent working at NCS, worked closely with Mr. H.T. throughout the process. She walked him through the steps required to submit his purchase offer to the City of Rochester, helped enroll him in required pre-purchase education classes, and put him in touch with his choice of one of the banks authorized to work with the HOME program.

Mr. H.T. closed on the purchase at the end of March 2017, four months after submitting his application to HOME Rochester and purchase offer to the City of Rochester - almost lightning speed! Before the week was out, he, his significant other, and her three children had moved into their new home.

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 40 years that the program has been operating, the Governor and Legislature have appropriated more than \$397 million to help NPCs to achieve their preservation goals. In FY 2016-17 the number of NPCs was 143.

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 2016-17, \$13,329,745 in preservation program funds helped NPCs raise \$378,478,199 in match and leveraged funds. Of the total program appropriations of \$13.3 million, each NPC received an award of \$91,526 for FY 2016-17. For every preservation program dollar appropriated, the NPCs raised \$28 for their communities. The following are some highlights from the last completed contract period of FY 2016-17:

- ◆ NPCs listed approximately \$190.6 million in administrative and capital match funds of which, approximately \$76 million was raised from individuals, municipalities or other not-for profit entities
- ◆ NPCs listed approximately \$187.9 million in leveraged funds, of which approximately \$110.5 million was raised from individuals, municipalities or other not-for profit entities
- ◆ NPCs listed capital improvements to 160 non-residential units and new construction of 262 non-residential units
- ◆ NPCs received almost ten percent of available Access to Home for Medicaid Program funds, totaling \$125,000
- ◆ NPCs received over nine percent of available Access to Home for Veterans Program Funds, totaling \$225,000
- ◆ NPCs received nine percent of available RESTORE Program funds, totaling \$350,000
- ◆ NPCs received an average of 32 percent of available awards for HUD Housing Counseling Program funds, totaling \$223,000
- ◆ NPCs received 44 percent of available Buffalo Main Streets Program funds, totaling \$600,000
- ◆ NPCs received 30 percent of available NYS HOME Local Program funds totaling \$6,451,160
- ◆ NPCs received 15 percent of the available AHC funds totaling more than \$4 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 2016-17 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 NPC'S IN EACH OF THE PRESERVATION ACTIVITIES LISTED. Please note that most of the 143 Neighborhood Preservation Companies engage in multiple activities. As illustrated in the following chart, NPC's continued a strong commitment to a variety of activities listed below.

PRESERVATION ACTIVITIES PERFORMED BY NPC'S

ACTIVITY.....	UNITS
Minor Repairs & Home Improvements.....	5,993
Moderate Rehabilitation.....	1,887
Substantial Rehabilitation	1,248
Residential New Construction.....	2,706
Property Management.....	13,547
Special Populations Affected by Activities Listed (Individuals).....	3,248
SERVICES OFFERED INDIVIDUALS	ASSISTED
Workshops.....	32,210
Debt Consolidation/Credit Counseling	3,274
Down Payment/Closing Cost Assistance	247
Reverse Mortgage Assistance.....	31
First-Time Homebuyer Assistance.....	1,756
Relocation Assistance.....	6,363
Homelessness Diversion.....	2,219
Evictions Prevented.....	24,836
Entering/Returning to Work Force Assistance.....	2,352
Tenant Associations.....	8,864
Mortgages/Loans Obtained.....	\$66,281,712
Special Populations Affected by Activities Listed (Individuals).....	21,373
Neighborhood/Municipality Assistance	
Infrastructure Projects.....	92
Planning Projects.....	193
Grant Writing/Administration.....	503
Businesses Attracted and Retained.....	386
Crime Watch Programs (Individuals Served)	16,029
Youth Programs (Youth served)	17,708
Weed and Seed Programs (Individuals Served)	809
Partnerships with Local Agencies.....	346
Partnerships with Private Sector.....	173
Partnerships with Statewide/National Non-Profits.....	86



Lt. Col. Matt Urban Human Services Center of WNY, Inc. | Giving New Life to Neglected Homes

The Matt Urban Center has been serving East Buffalo, the Town of Cheektowaga and West Seneca for the past 40 years. They continue to fulfill their mission of revitalizing neighborhoods, serving families and changing lives by bringing together public and private resources to assist community residents in becoming self-sustaining.

Matt Urban Center has partnered with the Town of Cheektowaga to renovate “zombie” properties. As of March 2017, the town had 430 zombie properties, which are vacant homes trapped in the middle of the foreclosure process that can often lie vacant for several years. Neglected for some time, these

properties begin to degrade, prompting a reduction in property value of the surrounding homes and an increase in crime, vandalism, and blight in their neighborhoods.

One such example is 18 Stratford Place, whose previous owner disappeared and left the property neglected. A donation from Wells Fargo enabled the Town of Cheektowaga to acquire the home and partner with Matt Urban Center as the facilitator of the rehab and sale of the property. The home’s exterior paint was in poor condition, the grass had been left overgrown, and the interior needed a kitchen renovation, new water lines, a new hot water tank, new furnace, new bathroom fixtures, and

painting and carpeting throughout the entire home. The agency worked with a general contractor to renovate the property, which was sold to a first-time homebuyer.

“It is vitally important that we begin the process of reweaving the fabric of our neighborhoods,” said Marlies Wesolowski, executive director. “In doing so, we take eyesores and turn them into beautiful homes for families and first-time home buyers.”

Summary of Rural Preservation Company Funding

FUNDING HISTORY AND HIGHLIGHTS

THE RPP WAS INSTITUTED IN 1980 WITH 14 COMPANIES RECEIVING GRANTS. In the 37 years that the Rural Preservation Program has been operating, the Governor and Legislature have appropriated over \$160 million to provide funds to RPCs to achieve their preservation goals. In FY 2016-17, 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 2016-17, \$5,559,524 in preservation program funds helped RPCs raise \$117,464,510 in match and leveraged funds. Of the total program appropriation of \$5.6 million, each RPC received an award of \$91,686 for FY 2016-17. 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 2016-17:

- ◆ RPCs listed approximately \$65 million in administrative and capital match funds, of which \$12.7 million was raised from individuals, municipalities, or other not-for-profits
- ◆ RPCs listed approximately \$53 million in leveraged funds, of which approximately \$36.3 million was raised from individuals, municipalities, or other not-for-profits
- ◆ RPCs listed capital improvements to 81 non-residential units
- ◆ RPCs received 57 percent of the available Access to Home Program funds, totaling \$750,000
- ◆ RPCs received 31 percent of the available Access to Home for Medicaid Program funds, totaling \$400,000
- ◆ RPCs received 43 percent of the available Access to Home for Veterans Program funds, totaling \$1 million
- ◆ RPCs received 65 percent of available RESTORE Program funds, totaling \$2,353,500
- ◆ RPCs received more than \$8.1 million of available NYS HOME Local Program funds
- ◆ More than \$2.7 million in AHC funds were awarded to RPCs
- ◆ RPCs received more than \$260,000 in NY Main Street Program funds
- ◆ RPCs received \$279,835 in HUD Housing Counseling Program funds



Better Housing for Tompkins County | Pineview Circle Apartments, Seneca Falls

Better Housing for Tompkins County, Inc. (BHTC) provides housing services to low- and moderate-income residents of Tompkins County. Its programs include home improvement assistance to existing homeowners, small repair services to seniors and disabled homeowners, assistance to new homebuyers, and rental property management. Better Housing for Tompkins County is an active participant in the efforts of local governments to examine and improve housing conditions in Tompkins County.

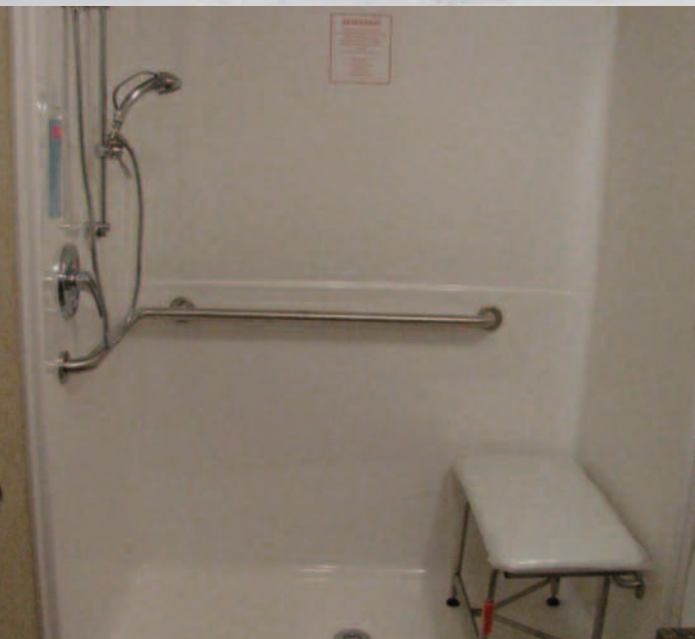
In 2015, Better Housing for Tompkins County formally affiliated with Ithaca Neighborhood Housing Services. This affiliation allows both organizations to provide housing services at a larger scale, and in a way that promotes efficiency

and effectiveness.

In 2014, a casino license for del Lago Casino was awarded in the Town of Tyre, a small town in a rural area located directly off Exit 41 of the New York State Thruway. With almost no rental housing available to accommodate the 3,000 to 5,000 workers that were expected to be hired at the casino, Better Housing for Tompkins County (BHTC) began planning for an affordable rental complex in Tyre, by securing a development site near the casino location. BHTC and its partner agency Ithaca Neighborhood Housing Services developed a financing plan using Low Income Tax Credits and a NYS Housing Trust Fund Mortgage. The total development budget is \$13,449,617, and 90% of the units will be Tax Credit-eligible. The re-

mainder of the units will be rented to families with incomes up to 80% of median.

The ground breaking for Pineview Circle was held in November 2016 and certificate of occupancy for the first units completed was issued on December 2017. The unit options are one, two, or three bedrooms. The units are either single story or townhouse-style. Some units have been adapted for handicap accessibility. All units feature central air conditioning, gas-fired hot air furnaces, on-demand gas water heaters, full size appliances, and range hoods with fire suppression systems. The complex has a community building, on-site laundry facilities, community garden spaces, and a playground.



Otsego Rural Housing Assistance, Inc. | Otsego County Mobile Home Replacement Program

Otsego Rural Housing Assistance, Inc. (ORHA) has been in operation since 1984. In addition to administering the county HUD Section 8 HCV program through a contract with Homes and Community Renewal (HCR), ORHA administers numerous housing repair and rehab programs to serve low-income county homeowners and residents. These grant programs include RESTORE, Access to Home, HOME, HOME TBRA, and CDBG mobile home rehab or replacement programs. In the fiscal year 2016-2017, the impact of OHRA's combined rental assistance and construction/rehab programs totaled over \$1.3 million.

While conducting outreach through the Ot-

sego County Planning Department, OHRA was contacted by the Crossman family. The Crossman's are a married couple in their mid-60's, with 24-year old son who suffers from severe Cerebral Palsy. Both Crossman's also suffer from their own health issues.

The 1970's era mobile home that the Crossman's lived in had many issues, including a leaking roof, buckling walls, and flooring in poor condition. Another issue for the Crossman's was that the bathroom was not accessible for their son. He had to be carried into the narrow bathroom. An additional obstacle for the Crossman's was guiding their son's wheelchair down a steep driveway to

meet the ARC bus each morning.

Using CDBG funds through the Otsego County Planning Department, ORHA was able to provide The Crossman's with a new single-wide, two-bedroom mobile home customized to contain a walk-in shower for the parents and an additional roll-in shower for their son's needs, along with a new code-compliant wheelchair ramp. ORHA also obtained a zoning variance to allow them to locate the new mobile home much closer to the road.

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 2016-17 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.....	3,186
Moderate and Substantial Rehabilitation.....	739
Residential New Construction.....	214
Property Management.....	2,522
Special Populations Affected by Activities Listed (Individuals).....	1,818

SERVICES OFFERED.....	INDIVIDUALS ASSISTED
Workshops.....	2,756
Debt Consolidation/Credit Counseling	1,370
Down Payment/Closing Cost Assistance	267
Reverse Mortgage Assistance.....	91
First-Time Homebuyer Assistance.....	563
Relocation Assistance.....	243
Homelessness Diversion.....	287
Evictions Prevented.....	3,152
Entering/Returning to Work Force Assistance.....	24
Tenant Associations.....	301
Mortgages/Loans Obtained.....	\$25,018,250
Special Populations Affected by Activities Listed (Individuals).....	2,619

Neighborhood/Municipality Assistance

Infrastructure Projects.....	23
Planning Projects.....	49
Grant Writing/Administration.....	234
Businesses Attracted and Retained.....	55
Crime Watch Programs (Individuals Served)	48
Youth Programs (Youth served)	502
Partnerships with Local Agencies.....	171
Partnerships with Private Sector.....	155
Partnerships with Statewide/National Non-Profits.....	56



163 Street
Improvement Council

Neighborhood & Rural Preservation Companies

Listed alphabetically by Region

Capital Region	23
Central NY Region	24
Finger Lake Region	25
Long Island Region	26
Mid-Hudson Region	27
Mohawk Valley Region	28
New York Region	29
North Country Region	34
Southern Tier Region	35
Western New York Region	36

CAPITAL REGION

NPC

Albany Housing Coalition, Inc.
278 Clinton Avenue
Albany, NY 12210
518.465.5251
County: Albany
Service Area: Arbor Hill, West Hill
Joseph Sluska
jsluska@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, 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, 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 excl. Geyser Crest, North of I-87

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, 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@trionline.org

United Tenants of Albany, Inc.
255 Orange Street, Suite 104
Albany, NY 12210
518.436.8997
County: Albany
Service Area: 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
Cara Long Corra
c.long@npcnys.org

RPC

Albany County Rural Housing Alliance, Inc.
P.O. Box 407
Voorheesville, NY 12186
518.765.2425
County: Albany
Service Area: Townships of New Scotland, Coeymans, Knox, Westerlo, Berne, Rensselaerville; Village of Green Island; 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
excl. Towns of Putnam, Dresden,
Whitehall
Sharon M. Reynolds
sreynolds@homefrontdev.org

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

**Spanish Action League of
Onondaga County, Inc.**
700 Oswego Street
Syracuse, NY 13204
315.475.6153
County: Onondaga
Service Area: City of Syracuse-North,
West, South Side
Elisa Morales
execdir@laligaupstateny.org

RPC

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

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

**Veterans & Community Housing
Coalition, Inc.**
1214 Saratoga Road
Ballston Spa, NY 12020
518.885.0091
County: Saratoga
Service Area: Saratoga County- excl.
City of Saratoga, Clifton Park
Cheryl Hage-Perez
chp@vchny.org

Housing Visions Unlimited, Inc.
1201 East Fayette Street, Suite 26
Syracuse, NY 13210
315.472.3820
County: Onondaga
Service Area: City of Syracuse-Salt
Springs Area
Ben Lockwood
blockwood@housingvisions.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

**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

**Rensselaer County Housing
Resources, Inc.**
415 River Street
Troy, NY 12180
518.272.8289
County: Rensselaer
Service Area: Rensselaer County,
excl. Troy
Gail D. Padalino
gail@triplonline.org

NEHDA, Inc.
101 Gertrude Street
Syracuse, NY 13203
315.425.1032
County: Onondaga
Service Area: Northeast Syracuse
Andrea Wandersee
andrea@nehda.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

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

Southern Hills Preservation Corp.

2383 Route 11 South, Unit 1
Lafayette, NY 13084
315.677.3863
County: Onondaga
Service Area: Towns of Fabius,
Lafayette, Marcellus, Otisco, Pompey,
Skaneateles, Spafford, 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@twcny.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: Rochester-Upper Falls
Delaine Cook-Greene
conea@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 H. 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

Neighborhood Housing Services 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
Jesse Knoth
jesse.knoth@gmail.com

South Wedge Planning Committee, Inc.

1023 S. Clinton Avenue
Rochester, NY 14620
585.256.1740
County: Monroe
Service Area: South Wedge
Glynis Valenti
gvalenti@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@swanonline.org

RPC

Bishop Sheen Ecumenical Housing Foundation, Inc.

150 French Rd
Rochester, NY 14618
585.461.4263
County: Monroe
Service Area: Counties-Allegany, Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Tioga, Tompkins, Wayne, Yates
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: Counties-Wayne, Northern Ontario; Townships of Phelps, Manchester

Genesee Valley Rural Preservation Council, Inc.

5861 Groveland Station Road
Mount Morris, NY 14510
585.658.4860
County: Livingston
Service Area: Counties-Livingston, Wyoming
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
reenebloom@keukahousing.org

Rural Housing Opportunities Corp.

400 East Avenue
Rochester, NY 14607
595.340.3346
County: Monroe
Service Area: Counties-Genesee, Orleans, Ontario, Seneca, Wayne, Yates
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: Counties-Wyoming, Genesee, Orleans
Rosemary Shader
rshader@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
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
hhca_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
Pilar Moya-Mancera
pilarmoyahhi@optonline.net

La Fuerza Unida, Inc.

40 Glen Street, Suite 1, 2nd Floor
Glen Cove, NY 11542
516.759.0788
County: Nassau
Service Area: Glen Cove
Alberto Munera
amunera@lfluinc.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,
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
Christa Hines
chines@hudsonriverhousing.org

Human Development Services of Westchester

28 Adea Street
Port Chester, NY 10573
914.939.2005
County: Westchester
Service Area: Port Chester
Kathy Pandekakes
kipandekakes@hds.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

Mount Vernon United Tenants, Inc.

PO Box 2107
Mount Vernon, NY 10551
914.699.1114
County: Westchester
Service Area: South Mount Vernon
Dennis Hanratty
mvut@erols.com

North Yonkers Preservation & Development Corporation

219 Ridge Avenue
Yonkers, NY 10701
914.423.9754
County: Westchester
Service Area: Northwest Yonkers
Angela Ascolillo
northyonkerspreservation@yahoo.com

PathStone Community Improvement of Newburgh, Inc.

36 Chambers Street
Newburgh, NY 12550
845.569.0770
County: Orange
Service Area: City of Newburg (excl.
Census Tract 2)
Eileen Clifford
eclifford@pathstone.org

Regional Economic Community Action Program, Inc.

P.O. Box 886
Middletown, NY 10940
845.342.3978
County: Orange
Service Area: Middletown
Charles Quinn
cquinn@recap.org

Rockland County Development Council, Inc.

40 Robert Pitt Drive
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: Mamaroneck-
Soundshore Area & 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

Rockland Community Development Council, Inc.

22 Main Street
Monsey, NY 10952
845.352.1400
County: Rockland
Service Area: Rockland County Villages
Avrohom Biston
avibiston@rocklandcdc.org

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, East Utica
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

Orange County Rural Development Advisory Corp.

3 North Street
Walden, NY 12586
845.713.4568
County: Orange
Service Area: Rural Orange County
Faith Moore
faithmoore@ocrdac.org

RUPCO, Inc.

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

Putnam County Housing Corp.

11 Seminary Hill Road
Carmel, NY 10512
845.225.8493
County: Putnam
Service Area: Putnam County, excl. Town of Carmel
Connie Fagan
cfaganputhousing@aol.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

Mohawk Valley Community Action Agency, Inc.

9882 River Road
Utica, NY 13502
315.624.9930
County: Oneida
Service Area: Counties-Herkimer, Oneida Counties excl. Cities of Utica, Rome, New Hartford, Kirkland
Amy Turner
aturner@mvcaa.com

Otsego Rural Housing Assistance, Inc.

50 West Main St.
Milford, NY 13807
607.286.7244
County: Otsego
Service Area: Otsego County
Timothy Peters
orha2@stny.rr.com

Schoharie County Rural Preservation Corp.

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

The Valley Rural Housing Corp.

178 Clizbe Avenue
Amsterdam, NY 12010
518.843.7137
County: Montgomery
Service Area: Montgomery County,
excl. Town of Amsterdam
Jeffrey L. Lazarou
jeff@lazarouinsurance.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 & Development Corp.

112-04 167th Street
Jamaica, NY 11434
516.238.3639
County: Queens
Service Area: Jamaica
Donna Atmore-Dolly
datmoredolly@allennpd.org

Astella Development Corp.

1702 Mermaid Avenue
Brooklyn, NY 11224
718.310.5680
County: Kings
Service Area: Coney Island
Janelle Farris
jfarris@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 Ciccio
Jciccio@belmontarthur.com

Brighton Neighborhood Association, Inc.

1002 Brighton Beach Avenue
Brooklyn, NY 11235
718.891.0800
County: Kings
Service Area: Brighton Beach
Pat Singer
bnapsinger@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

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
vvheramia@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

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@aafed.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

Flatbush Development Corp.

1616 Newkirk Avenue
Brooklyn, NY 11226
718.859.3800
County: Kings
Service Area: Flatbush
Robin Redmond
rredmond@fdonline.org

Gowanus Canal Community Development Corp.

104 1st Place
Brooklyn, NY 11231
718.858.0557
County: Kings
Service Area: Gowanus Canal

Hellgate Management Corp.

413 East 120th Street
New York, NY 10035
212.410.7707
County: New York
Service Area: East Harlem
Raul Rodriguez
rrodriguez@promesa.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

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@enyuycc.net

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

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

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

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

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

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

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

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

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

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
Leslie Thorpe
lthorpe@hcc-nyc.org

**Lower East Side Coalition
Housing Development, Inc.**

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

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

Mobilization for Justice, Inc.

100 William Street, 6th Floor
New York, NY 10038
212.417.3755
County: New York
Service Area: Lower East Side
Jeanette Zelhof
zelhof@mfy.org

**Neighborhood Association for
Intercultural Affairs**

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 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@nhsfqueens.org

**Jewish Community Council of the
Rockaway Peninsula**

1525 Central Avenue
Far Rockaway, NY 11691
718.327.7755
County: Queens
Service Area: Far Rockaway
Moshe Brandsdorfer
moshe@jccrp.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

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

**Morrisania Revitalization
Corporation, Inc.**

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

**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 Staten Island, Inc.**

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

LDC of Crown Heights, Inc.

230 Kingston Avenue
Brooklyn, NY 11213
718.467.8800
County: Kings
Service Area: Crown Heights
Val A. Henry
vhenry@ldcch.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

Midwood Development Corp.

1416 Avenue M
Brooklyn, NY 11230
718.376.0999
County: Kings
Service Area: Midwood
Lucia Riviuccio
lriviuccio@middev.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 Housing Services
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

**Neighborhood Initiatives
Development Corp.**

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

North Brooklyn Development Corp.
148-150 Huron Street
Brooklyn, NY 11222
718.389.9044
County: Kings
Service Area: Greenpoint
Richard Mazur
nbd126@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@nebhdco.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
Zoe Agios
zagios@hanac.org

Nuevo El Barrio Para La Rehab De La Vivienda Y La Economia
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
Alfred Gill, Jr.
agill@nhsofsi.org

Ridgewood Bushwick Senior Citizens Council, Inc.
555 Bushwick Avenue
Brooklyn, NY 11206
718.416.4550
County: Kings
Service Area: Ridgewood, Bushwick
Scott Short
sshort@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, Williamsburg
 Juan Ramos
jramos@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 Hts, 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@bicconline.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@twcmetro.biz

Woodside On the Move, Inc.

39-42 59th Street, Suite 5
 Woodside, NY 11377
 718.476.8449
 County: Queens
 Service Area: Woodside
 Michael J. Vaz
mvaz@woodsideonthemove.org

NORTH COUNTRY REGION NPC**Neighbors of Watertown, Inc.**

112 Franklin Street
 Watertown, NY 13601
 315.782.8497
 County: Jefferson
 Service Area: Watertown
 Reginald J. Schweitzer
reg@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, 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 excl. 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; 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
 Jodi Taylor
jodi@frontierhousingcorporation.com

Housing Assistance Program of Essex County, Inc.

P.O. Box 157
 Elizabethtown, NY 12932
 518.873.6888
 County: Essex
 Service Area: Essex County
 Bruce Misarski
bruce@hapec.org

Mohawk Indian Housing Corp.

P.O. Box 402
 Rooseveltown, NY 13683
 518.358.4860
 County: Franklin
 Service Area: St. Regis Indian Reservation, Rooseveltown, 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
 Reginald J. Schweitzer
reg@neighborsofwatertown.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, Counties-Northern Washington & Warren
 Maria Tedford
mtedford@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
 Laura L. Lacey
laura@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
 Johanna B. Anderson
janderson@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, excl.
Ithaca, Lansing & East Cayuga Hts
Johanna B. Anderson
janderson@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
Shelly Bartow
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

SEPP, Inc.

53 Front Street
Binghamton, NY 13905
607.723.8989
County: Broome
Service Area: Broome County (Rural
Towns and Villages)
John Bernardo
jbernado@seppmanagement.com

Steuben Churchpeople Against Poverty 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

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

**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

**Lackawanna Housing
Development Corp.**
640 Ridge Road
Lackawanna, NY 14218
716.823.5124
County: Erie
Service Area: First & Second Wards
Lauren Jednak
lhdcorp@aol.com

**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

**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

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

**Highland Community
Revitalization Committee, Inc.**
2616 Highland Avenue, Suite 101
Niagara Falls, NY 14305
716.282.2325
County: Niagara
Service Area: Niagara Falls

**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

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

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

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

**Neighborhood Housing
Services of South Buffalo, Inc.**
1937 South Park Avenue
Buffalo, NY 14220
716.823.3630
County: Erie
Service Area: South Buffalo
Shyrl L. Duderwick
sduderwick@nhssouthbuffalo.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

**Andover Historic
Preservation Corp.**
P.O. Box 713
Andover, NY 14806
607.478.8009
County: Allegany
Service Area: Town & 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
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,
excl. 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, excl. City of Jamestown
Franklin Monjarrez
fmonjarrez@chautopp.org

Niagara Community Action Program, Inc.

1521 Main Street
Niagara Falls, NY 14305
716.285.9681
County: Niagara
Service Area: Niagara County, excl.
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
Stephanie Timblin
stimblin@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



**Homes and
Community Renewal**

www.nyshcr.org