



**Homes and
Community Renewal**

**Housing
Trust Fund
Corporation**

Office of Community Renewal

New York State Neighborhood & Rural Preservation Programs

2019 Annual Report

**ANDREW M. CUOMO, GOVERNOR
RUTHANNE VISNAUSKAS, COMMISSIONER/CEO**

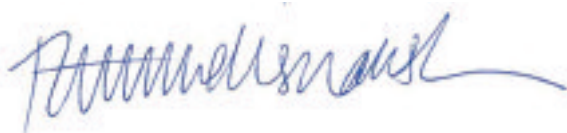
Commissioner's Message

On behalf of Governor Andrew M. Cuomo, I am pleased to share with you the 2019 Annual Report for the Neighborhood and Rural Preservation Programs. The New York State Legislature deserves our thanks, too. Since the enabling legislation, Article XVI in 1977 and Article XVII in 1980, was passed, this statewide network of grassroots organizations continues to work to make New York a better, safer, more stable and affordable place to live.

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. In fact, since 2011, Preservation Companies have received 572 grants totaling more than \$110 million.

I thank the Neighborhood and Rural Preservation Companies, the Neighborhood Preservation Coalition, and the Rural Housing Coalition for their dedication to New York's communities. I commend you for continuously assessing the needs in your communities, developing partnerships and strategies, and working tirelessly to get the job done. 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,

A handwritten signature in blue ink, appearing to read "RuthAnne Visnauskas", with a long horizontal flourish extending to the right.

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

Looking Back

New York State Preservation Programs

Established in 1977 and 1980, respectively, under Articles XVI and XVII of the Private Housing Finance Law (PHFL), the Neighborhood and Rural Preservation Programs are administered by New York State Homes and Community Renewal's (HCR) Office of Community Renewal.

The Neighborhood and Rural Preservation Programs (N/RPP) promote and preserve housing for low- and moderate-income individuals by providing administrative funds to community-based not-for-profit corporations known as Neighborhood and Rural Preservation Companies (NPCs and RPCs).

The creation of the Neighborhood Preservation Program (NPP) was based on the legislative finding that community development organizations rely heavily on voluntary services, short-range funding, and are typically underfunded and understaffed. These challenges made it difficult for staff members to dedicate time to long-range planning, sustainable solutions for housing preservation, and community renewal in neighborhoods across New York State. Section 902 of Article XVI authorizes Preservation Companies to engage in a wide range of planning and administrative activities designed to preserve and promote housing opportunities for low- and moderate-income persons in the neighborhood or community they serve.

The Rural Preservation Program (RPP) was established by Article XVII to support community-based not-for-profit corporations in rural preservation activities. Modeled after the NPP, Article XVII differs in that it recognizes the unique needs of rural areas across New York State.

Included in this Annual Report are summaries of activities reported by the Neighborhood and Rural Preservation Companies under contract with HCR during state Fiscal Year (FY) 2018-19.

Impact

Preservation Programs on the Ground

With the seed money delivered by the Neighborhood and Rural Preservation Programs (N/RPP), NPCs and RPCs provide housing rehabilitation and development, tenant and homeowner assistance, property management, first-time homebuyer counseling, foreclosure counseling, community development, and other activities aimed at preserving affordable housing in their respective service areas. Preservation Companies may also write and administer grants and participate in local planning efforts to help guide development in the community.

In FY 2018-19, Preservation Companies identified the following accomplishments in the N/RPP annual performance reports:

- ◆ 11,493 home improvement and rehabilitation projects either in progress or completed
- ◆ 5,346 new residential units in progress or completed
- ◆ 288 non-residential construction projects in progress or completed
- ◆ 34,284 tenants assisted (including evictions prevented)
- ◆ \$492 million brought to low income communities via the N/RPP

LEVERAGING PROGRAMS

New York State's NPCs and RPCs administer many of the grant programs awarded through Homes & Community Renewal's Office of Community Renewal. The administrative support from the NRPP allows Preservation Companies to leverage additional resources to further enhance the quality of life in their communities.

In FY 2018-19, NPCs and RPCs were awarded:

- ◆ 53% of Affordable Housing Corporation awards - \$15.2 million
- ◆ 62% of NYS HOME Local Program awards - \$9.1 million
- ◆ 23% of New York Main Street awards - \$1.8 million
- ◆ 38% of Access to Home, Access to Home for Medicaid and Heroes awards - \$1.2 million
- ◆ 76% of RESTORE awards - \$1.5 million
- ◆ 75% of the Mobile and Manufactured Home Replacement awards - \$2.6 million

TECHNICAL ASSISTANCE TO COMPANIES

In the 2018-2019 Program Year, HCR, along with its partners the Neighborhood Preservation Coalition of New York State, Inc. and the New York State Rural Housing Coalition, Inc. (collectively known as "the Coalitions"), provided training opportunities and technical assistance under the Housing Trust Fund Corporation (HTFC). Both HCR and the Coalitions interact with NPCs and RPCs via webinars, workshops, and training at the NPC and RPC annual conferences. Preservation Program staff frequently coordinate with the Coalitions to provide multi-pronged support to the extensive network of NPCs and RPCs.

Impact

Preservation Programs by the Numbers

Matching funds are additional funds reported by the N/RPCs as received and expended during the contract period to defray costs associated with administration or capital projects. Article XVI of the Private Housing Finance Law requires at least one dollar in match for every three dollars of preservation funds received. Match may be generated from federal, state, local, and private sources, as well as in-kind services. The required program match for 2018-19 was one-third the awarded amount. In FY 2018-19:

- ◆ NPCs reported \$4,233,900 in match funds
- ◆ RPCs reported \$1,768,800 in match funds

PROGRAM ACTIVITIES: NEIGHBORHOOD PRESERVATION PROGRAM

Statistics included in this report illustrate the mandatory matching funds detailed by the Neighborhood Preservation Companies in their annual performance reports. In FY 2018-19, \$12.8 million was allocated to the Neighborhood Preservation Program and each NPC received an award of \$88,671. The Companies reported that the NPP funds were matched by other Federal, State, Local, and Private funding sources at a rate of \$25 for every NPP dollar appropriated. In FY 2018-19, NPCs leveraged Capital improvements to 229 non-residential units and new construction of 33 non-residential units

The tables below detail the preservation activities reported by the 143 NPCs during the 2018-2019 Program Year. Please note that most NPCs engage in multiple housing preservation and community development activities.

PRESERVATION ACTIVITIES: NPP

ACTIVITY	UNITS
Home Improvements and Rehabilitation.....	8,081
Residential New Construction.....	4,999
Property Management.....	11,101
Special Populations Assisted (Individuals).....	3,679

PRESERVATION ACTIVITIES: NPP *continued*

SERVICES OFFERED	INDIVIDUALS ASSISTED
Financial Counseling (Pre / Post-Purchase; Reverse Mortgage).....	5,824
Subsidy / Relocation / Homelessness Assistance.....	20,373
Tenant Assistance / Counseling / Associations.....	33,725
Evictions Prevented.....	6,737
Entering / Returning to Work Force Assistance.....	1,749
Mortgages / Loans Obtained.....	\$64,351,367
Special Populations Assisted by Preservation Services.....	19,113

NEIGHBORHOOD / MUNICIPALITY ASSISTANCE

Infrastructure and Community Planning Projects.....	235
Grant Writing / Administration.....	93
Businesses Attracted and Retained.....	474
Neighborhood / Block Associations (Individuals Served).....	6,293
Youth Programs (Individuals Served).....	16,282
Weed and Seed Programs (Individuals Served).....	859
Partnerships with Local Agencies.....	373
Partnerships with Private Sector.....	461
Partnerships with Statewide / National Non-Profits.....	107

PROGRAM ACTIVITIES: RURAL PRESERVATION PROGRAM

Statistics included in this report illustrate the mandatory matching funds generated from federal, state, local, and private sources, as well as in-kind services, detailed by the Rural Preservation Companies in their annual performance reports. In FY 2018-19, \$5.3 million was allocated to the Rural Preservation Program and each RPC received an award of \$88,305. The Companies reported that the RPP funds were matched by other Federal, State, Local, and Private funding sources at a rate of \$23 for every RPP dollar appropriated. Highlights from FY 2018-19 include capital improvements to 25 non-residential units, as well.

The charts below detail the preservation activities reported by the 59 RPCs during the 2018-2019 Program Year. Please note that most RPCs engage in multiple housing preservation and community development activities. The tables below detail the preservation activities reported by the 143 NPCs during the 2017-2018 Program Year. Please note that most NPCs engage in multiple housing preservation / community development activities.

PRESERVATION ACTIVITIES: RPP

ACTIVITY	UNITS
Home Improvements and Rehabilitation	3,412
Residential New Construction.....	347
Property Management.....	2,493
Special Populations Assisted (Individuals).....	1,823

SERVICES OFFERED	INDIVIDUALS ASSISTED
Financial Counseling (Pre / Post-purchase; Reverse Mortgage).....	3,903
Subsidy / Relocation / Homelessness Assistance.....	4,614
Tenant Assistance / Counseling / Associations.....	1,804
Evictions Prevented.....	321
Entering / Returning to Work Force Assistance.....	66
Mortgages / Loans Obtained.....	\$25,437,427
Special Populations Assisted by Preservation Services	4,759

COMMUNITY / MUNICIPAL ASSISTANCE

Infrastructure and Community Projects.....	95
Grant Writing / Administration.....	283
Businesses Attracted and Retained.....	101
Neighborhood Associations (Individuals Served).....	141
Youth Programs (Youth Served).....	375
Partnerships with Local Agencies.....	211
Partnerships with Private Sector.....	120
Partnerships with Statewide / National Non-Profits.....	60