



Homes and
Community Renewal

Housing
Trust Fund
Corporation

New York State Neighborhood & Rural Preservation Programs

2021 ANNUAL REPORT



Kathy Hochul, Governor
RuthAnne Visnauskas, Commissioner/CEO

Commissioner's Message

On behalf of Governor Kathy Hochul, I am pleased to submit the 2020-21 Annual Report for the nearly 200 Neighborhood and Rural Preservation Programs that are actively creating and preserving housing for low- and moderate-income individuals across the state.

The pandemic has tested the resiliency, strength and reach of these organizations. In response, they not only rose to the occasion to serve their communities, but adjusted their services to take on new, COVID-generated challenges — from assisting people in applying for the COVID-19 rent relief program and Emergency Rental Assistance Program, to expanding other neighborhood relief programs.

It goes without saying that the last 20 months changed the regular course of business and life forever. But many Preservation Companies have succeeded in creating new approaches to continue to provide services, while also addressing emerging and growing needs in their communities.

For example, the Veterans and Community Housing Coalition (VCHC) located in Saratoga County saw a gap in services as food insecurity grew in their area. Using private donations and grants, VCHC launched a community food pantry out of their office to help meet the needs of low-income households. Similarly, Buffalo Neighborhood Preservation Company, Heart of the City Neighborhoods, partnered with a local church to provide groceries to more than 1,000 older New Yorkers who were sheltering in place and unable to travel to grocery stores. Overall, more than 130,000 households in the state were served by food programs run by Preservation Companies during the 2020-21 Program Year.

Amid the pandemic and launching these new programs, Preservation Companies continued to carry on their day-to-day responsibilities. Despite supply chain shortages, a decline in contractor availability, and public health challenges like quarantines, Preservation Companies managed to assist more than 7,000 low-income households with home improvements and repairs during the 2020-21 Program Year.

As this report demonstrates, New York's Neighborhood and Rural Preservation Companies, the Neighborhood Preservation Coalition, and the Rural Housing Coalition stayed true to their mission despite the extraordinary strains the pandemic placed on all of us. Their agility and unflagging dedication to New York's communities continued to support the construction, preservation, and protection of affordable housing; promote the development of economically robust and diverse communities; sustainable homeownership; and most important, keep people safely housed.

We are excited to continue our work with the Preservation Companies as we strive to achieve Governor Hochul's vision of a better New York, anchored by quality affordable housing and responsive, compassionate community services for all New Yorkers.

Thank you and be well,



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

Program History

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 Program is administered by New York State Homes and Community Renewal's (HCR) Office of Community Renewal (OCR).

The Neighborhood and Rural Preservation Program (N/RPP) promotes and preserves 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 underfinanced 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 (SFY) 2020-21.



Impact

Preservation Programs on the Ground

This report reflects the accomplishments of the Neighborhood and Rural Preservation Programs (N/RPP) between July 1, 2020 and June 30, 2021 (“Program Year”). HCR funded a total of 137 Neighborhood Preservation Companies and 58 Rural Preservation Companies during the Program Year.

The data in this report represents the first full Program Year since the COVID-19 pandemic began. Some Preservation Companies have temporarily closed their offices and worked to provide services and assistance to clients remotely—others are back open. As the virus ebbs and flows, organizations are constantly adjusting.

Many Preservation Companies—those who manage housing, especially—have dealt with COVID outbreaks in their buildings and have endured multiple quarantines for residents and staff. In addition, repairs and planned construction has been impacted by illness and shortages of contractors and materials. This has been a year unlike any other.



Despite mounting challenges, Preservation Companies continued to deliver much needed housing assistance during the Program Year and identified the following accomplishments in the N/RPP Annual Reports:

- ◆ 7,735 home improvement and rehabilitation projects either in progress or completed
- ◆ 3,224 new residential units in progress or completed
- ◆ 1,299 non-residential construction projects in progress or completed
- ◆ 58,914 tenants assisted (including evictions prevented and subsidy assistance)
- ◆ \$170.8 million brought to low-income communities via the N/RPP

LEVERAGING FUNDS

The administrative support from the N/RPP allows Preservation Companies to leverage additional resources to further enhance the quality of life in their communities. New York State’s NPCs and RPCs administer many of the grant programs awarded through NYS Homes and Community Renewal’s Office of Community Renewal. In SFY 2020-21, Preservation Companies were awarded:

- ◆ \$780,000 in Access to Home funds (including Access to Home for Heroes and Medicaid Recipients)
- ◆ \$620,000 in RESTORE funds

- ◆ \$2.7 million in Mobile and Manufactured Home Replacement funds
- ◆ \$934,377 in New York Main Street Program funds
- ◆ \$6.6 million in NYS HOME Local Program funds

Preservation Companies are also the local program administrators for HCR’s Lake Ontario-St. Lawrence River Flood Relief and Recovery Programs, and the Southern Tier-Finger Lakes Flood Recovery Program. The companies working on these programs continued their efforts in SFY 2020-21 to distribute funds to eligible homeowners impacted by flooding.

TECHNICAL ASSISTANCE TO COMPANIES

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).

Pursuant to the SFY 2020-21 enacted budget, HTFC executed a \$150,000 contract with each Coalition to provide technical assistance and services to companies.

Both HCR and the Coalitions interact with NPCs and RPCs via webinars, workshops, and training at the NPC and RPC annual conferences. This year, the Coalitions hosted virtual conferences and meetings with Preservation Companies via Zoom. HCR’s relationships with the Coalitions are very valuable—HCR engages the Coalitions on a variety of issues beyond administration of the Preservation Programs. HCR often looks to the Coalitions for their insight to improve program delivery and services to the wider network of Preservation Companies. Preservation Program staff frequently coordinate with the Coalitions to provide multi-pronged support to the extensive network of NPCs and RPCs when a company may be struggling or is facing an organizational or technical issue.



Preservation Programs by the Numbers

N/RPP program participants submit a yearly renewal application that contains a proposed work plan and budget. Work plan activities proposed may include housing rehabilitation and development, tenant and homeowner assistance, property management, first-time homebuyer counseling, foreclosure counseling, community planning and development, and other activities aimed at preserving affordable housing in their respective service areas.

Participation in the N/RPP requires every company to submit an Annual Performance Report to account for the activities completed during the program year. In addition to work plan accomplishments, the Annual Performance Report details how the company spent N/RPP funds and includes any match funds received by the organization. This data provided includes responses from 180 companies out of 191 companies.

Matching funds are additional funds reported by the N/RPCs as received and expended during the contract period to defray costs associated with organizational administration and may be generated from federal, state, local, and private sources. Articles XVI and XVII of the Private Housing Finance Law requires at least one dollar in match for every three dollars of preservation funds received. In SFY 2020-21:

- ◆ NPCs reported \$4,184,456 in match funds
- ◆ RPCs reported \$1,660,008 in match funds

PROGRAM ACTIVITIES: NEIGHBORHOOD PRESERVATION PROGRAM

In SFY 2020-21, \$12.83 million was allocated to the Neighborhood Preservation Program and each NPC received an award of \$91,223.02. NPP funds leveraged other Federal, State, Local, and Private funding sources at a rate of \$10 for every NPP dollar appropriated. In SFY 2020-21, NPCs reported leveraging capital improvements to 1,079 non-residential units and new construction of 160 non-residential units.

The tables below detail the preservation activities reported by NPCs during the 2020-21 Program Year.

PRESERVATION ACTIVITIES: NPCs	
ACTIVITY	UNITS
Home Improvements and Rehabilitation	5,566
Residential New Construction	2,994
Property Management (Number of Units Managed)	9,032

SERVICES OFFERED	INDIVIDUALS ASSISTED
Financial Counseling (Pre / Post-Purchase; Reverse Mortgage)	5,021
Mortgage Delinquency Assistance / Prevention	2,787
Subsidy / Relocation / Homelessness Assistance	27,530
Tenant Assistance / Counseling / Associations	29,580
Evictions Prevented	6,581
Entering / Returning to Work Force Assistance	3,740
Assistance to Mobile / Manufactured Homes	110
Mortgages / Loans Obtained	\$44,199,330

NEIGHBORHOOD / MUNICIPALITY ASSISTANCE	
Infrastructure and Community Planning Projects	384
Grant Writing / Administration	550
	1,245
Neighborhood / Block Associations (Individuals Served)	55,051
Youth Programs (Individuals served)	3,658
Food Programs (Individuals Served)	122,035
Partnerships with Local Agencies	327
Partnerships with Private Sector	505
Partnerships with Statewide/National Non-Profits	92
Jobs Supported with Preservation Program Funds (Individuals)	495

PROGRAM ACTIVITIES: RURAL PRESERVATION PROGRAM

In SFY 2020-21, \$5.36 million was allocated to the Rural Preservation Program and each RPC received an award of \$89,827.58. RPP funds were leveraged by other Federal, State, Local, and Private funding sources at a rate of \$9 for every RPP dollar appropriated. In SFY 2020-21, RPCs reported capital improvements to 60 non-residential units.

The charts below detail the preservation activities reported by the RPCs during the 2020-21 Program Year.

PRESERVATION ACTIVITIES: RPCs

ACTIVITY	UNITS
Home Improvements and Rehabilitation	2,169
Residential New Construction	230
Property Management (Number of Units Managed)	2,139

SERVICES OFFERED	INDIVIDUALS ASSISTED
Financial Counseling (Pre / Post-purchase; Reverse Mortgage)	1,444
Subsidy / Relocation / Homelessness Assistance	4,188
Tenant Assistance / Counseling / Associations	1,650
Evictions Prevented	417
Entering / Returning to Work Force Assistance	65
Assistance to Mobile / Manufactured Homes	66
Mortgages / Loans Obtained	\$23,622,384

COMMUNITY / MUNICIPALITY ASSISTANCE

Infrastructure and Community Projects	78
Grant Writing / Administration	374
Neighborhood Associations (Individuals Served)	188
Youth Programs (Individuals Served)	935
Food Programs (Individuals Served)	10,675
Partnerships with Local Agencies	182
Partnerships with Private Sector	63
Partnerships with Statewide / National Non-Profits	59
Jobs Supported with Preservation Program Funds (Individuals)	202