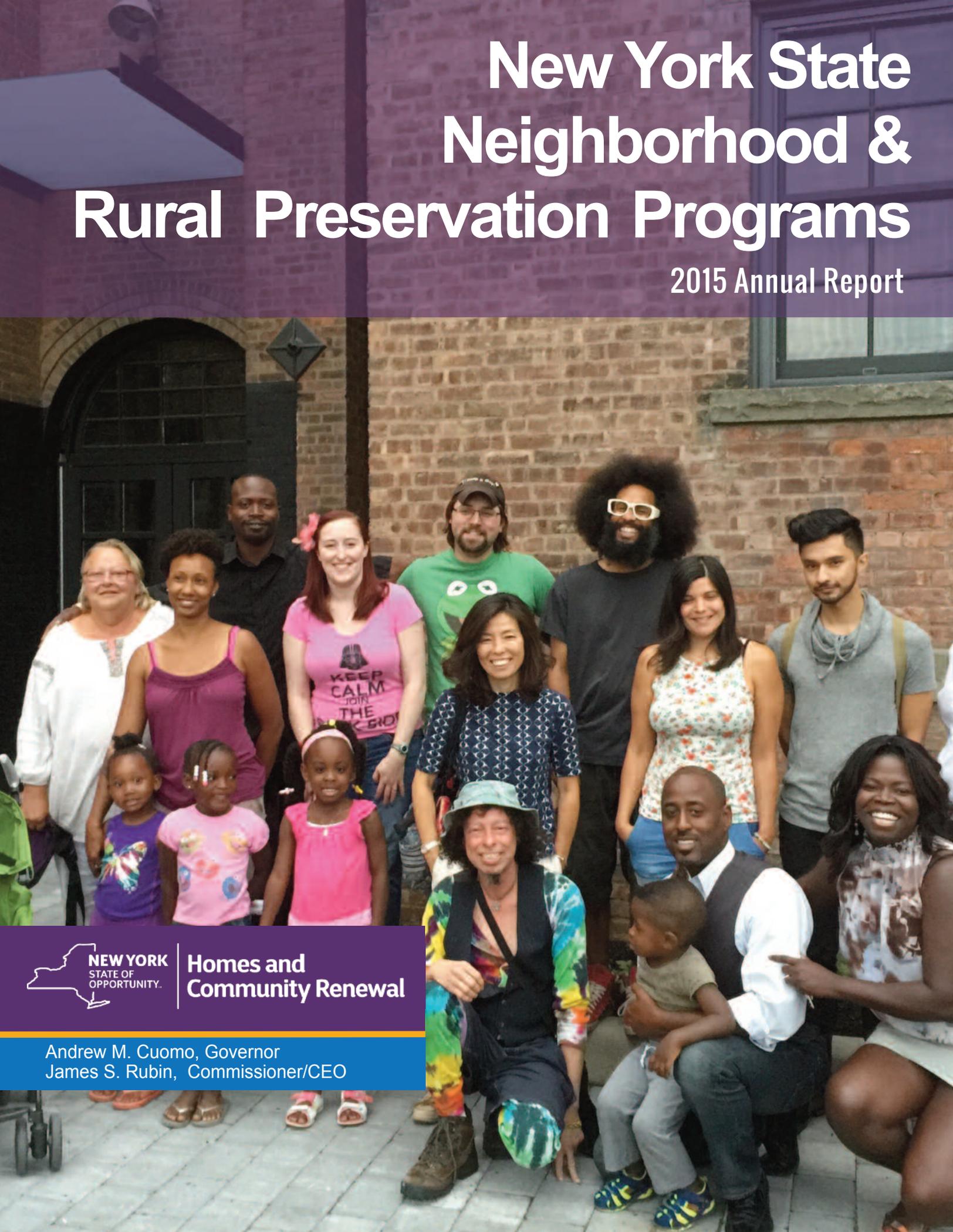


New York State Neighborhood & Rural Preservation Programs

2015 Annual Report



NEW YORK
STATE OF
OPPORTUNITY.

Homes and
Community Renewal

Andrew M. Cuomo, Governor
James S. Rubin, Commissioner/CEO

New York State
Neighborhood & Rural Preservation Programs
2015 Annual Report



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The Lace Mill, RUPCO

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Commissioner's Message

Dear Members:

On behalf of Governor Andrew M. Cuomo, and in accordance with Sections 909 and 1009 of NYS Private Housing Finance Law, I am pleased to submit the 2015 Annual Report of the Neighborhood and Rural Preservation Programs (NPP and RPP). The 144 companies participating in the NPP and the 60 companies participating in the RPP make up a statewide network of community-based organizations dedicated to providing critical affordable housing and community development services. This document includes information on the 204 Neighborhood and Rural Preservation Companies and their activities around New York.

The Preservation Companies are leaders across the state in revitalizing neighborhoods and rural communities. On a daily basis, the companies provide quality housing and economic opportunity to working families. Whether creating homeownership opportunities, managing affordable rental housing, providing housing counseling services, or building apartments for senior citizens—these organizations are at the forefront of delivering critical programs to every region of the state.

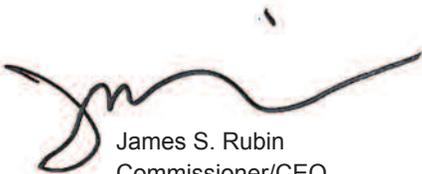
Funding for affordable housing and community revitalization continues to be an investment in human capital. State funds are critical to ensuring companies participating in the NPP and RPP have highly qualified, skilled staff implementing various programs. These investments are yielding significant results for Homes & Community Renewal (HCR) and all the citizens of New York State.

Preservation Companies complete activities in three categories: Property Rehabilitation and Construction; Client Assistance; and Community Renewal. These categories allow Companies to develop and implement a comprehensive work plan to meet the needs of residents living in their communities. A company can, for example, shepherd a family through pre-purchase counseling that will allow for the purchase of a home recently renovated by the company. Post-purchase counseling provided by the same company ensures the family is prepared for the long-term commitment of homeownership. The results, as you will see throughout this report, show that targeted and consistent funding in specific geographic communities yields positive results.

Companies in the Neighborhood and Rural Preservation Programs have accomplished much in the past year. In FY 2014-15, Preservation Companies in the NPP and RPP received 70 percent of all awards under the Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE) program, 56 percent under the Access to Home program, and 46 percent of all Affordable Housing Corporation awards. Additionally, more than 20 Preservation Companies participated in housing counseling programs through National Foreclosure Mitigation Counseling and HUD Comprehensive Housing Counseling. Preservation Companies were also very active in other programs including Main Street, HOME, the newly created Buffalo Main Street Initiative, and Access to Home for Medicaid. In total, the Companies in the NPP and RPP provide more than 48 percent of the services through HCR's Local Programs, and are on the ground responding to the needs of their communities.

As a result of JP Morgan settlement funds, Preservation Companies will see increased support from HCR in the coming years. We look forward to facilitating an enhanced network with greater capabilities to address the needs of residents across the state. Along with that support comes the expectation that not only will this network continue to set the bar for revitalization but will set it higher than ever before.

Thank you and best wishes for a productive legislative session.



James S. Rubin
Commissioner/CEO
New York State Homes & Community Renewal



James S. Rubin, Commissioner/CEO



Creating A Main Street Anchor Business

Responding to increasing storefront vacancy rates in downtown Lyons, the county seat of Wayne County, Community Action In Self Help, Inc. (CASH) has taken the bold initiative of developing a retail business. The Community Co-op at Newberry fills a former JJ Newberry Five and Dime store that was built in the 1950s following a devastating fire in the historic Victorian downtown neighborhood. The space remained vacant for a number of years following the closing of Newberry's. CASH purchased the building and set out to create a Main Street anchor business in the location. Soon after, the Community Co-op was born.

Following extensive renovations using NY Main Street and private funds, the Co-op building opened in the summer of 2015. The basement level, with access from the

rear parking lot, is rented as an antique center, with affordable rent levels that together cover much of the project's operating costs. Part of the basement level has been developed as a community photography darkroom. The main floor contains an arts and local products gallery, a minority-woman-owned coffee house, and a commercial/demonstration kitchen.

The gallery focuses on Wayne County products and art works. The entire facility is linked by closed circuit security and a single state of the art point of sale system; which allows it to be staffed by just one person. All of the merchandise, including the antiques, is inventoried in the computer system to allow one person to easily complete all transactions.

The demonstration kitchen provides an in-

come stream to the project through a time-based rental structure. The kitchen provides an opportunity for budding chefs to test out restaurant ideas before launching them in the local marketplace. Healthy cooking classes are offered using local, seasonal produce. The kitchen has become a training site for workers employed by the new regional casino currently under development.

The Co-op is quickly becoming the focal point of a revitalizing downtown for community events, art shows, musical performances, and other activities designed to attract foot traffic. During the grand opening weekend alone over \$15,000 of locally-created art was sold, directly benefitting the local economy.

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. Therefore, 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) 2014-15. You'll also find descriptions of the NPP and RPP including background and funding histories.

HCR funds a number of companies of various sizes across the state that work to provide needed services in their communities. NPCs and RPCs provide 48.3 percent of services through programs such as Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE), Access to Home (ACCS), Access to Home for Medicaid (MRTL), Affordable Housing Corporation (AHC), Foreclosure Prevention Programs, New York Main Street program (NYMS), and the Buffalo Main Street Initiative (BMSI).

PRESERVATION ACTIVITIES

ELIGIBLE 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 2014-15 NPCs and RPCs performed activities related to rehabilitation and development. The following data on preservation activities was compiled from FY 2014-15 NPC/RPC annual reports:

- ◆ Preservation Companies completed 3,797 minor repairs on owner-occupied properties and rental units
- ◆ Preservation Companies completed 2,244 home improvement projects for residential units
- ◆ Preservation Companies completed 1,014 moderate rehabilitation projects for residential units
- ◆ Preservation Companies listed 1,708 substantial rehabilitation projects either completed or in progress
- ◆ Preservation Companies listed 1,180 new residential units in progress or completed
- ◆ Preservation Companies listed 221 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. 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, 48.3 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
- ◆ 43% of Access to Home for Medicaid awards
- ◆ 70% of RESTORE awards
- ◆ 46% of Affordable Housing Corporation awards
- ◆ 75% of NYS HOME Program awards
- ◆ 4% of New York Main Street awards
- ◆ 31% of Buffalo Main Street Initiative awards
- ◆ 55% of NFMC awards
- ◆ 70% of HUD Housing Counseling awards

ACCESS TO HOME

The Access to Home Program (ACCS) 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 2014, HCR's Office of Community Renewal issued nine awards to not-for-profit organizations and local municipalities. These awards totaled \$1,350,000. Of these awards, five were awarded to preservation companies for a total of \$750,000 or 56 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



The Mill at Middletown, Middletown, NY

The Regional Economic Community Action Program, Inc. (RECAP) is breathing new life into a vacant boarded up factory mill in Middletown. The Mill is located on the site of the former Fuller Brothers Hat Factory and includes several of the original buildings dating back to 1874. Vacant since 1978, the mill holds rich historic and architectural value for the city of Middletown. Development of "The Mill" will preserve some of the signature features of the former hat and silk factory, specifically the main mill building and the factory's smokestack. The impressive transformation will create 42 affordable rental units and a community-based culinary arts job training café.

The project proposes reusing the main, three-story mill building for 27 of the 42 affordable rental units. The mill building will also include 1,550 square feet of commercial space on the first floor, which will serve as a third location for the Fresh Start Café, RECAP's culinary arts job training program. An additional one-story building on the property will be renovated and used as a community facility for the project's residents. The remaining one-story annexes will be demolished to make way for a four-story addition that will be used exclusively for affordable housing.

The affordable rental units proposed in The

Mill will serve individuals and families earning between 30% and 50% of Middletown's area median income (AMI). Renters earning incomes at these levels are most cost burdened by housing expenses. The 42 proposed rentals will be a mix of unit sizes, with the majority being either one-bedroom or two-bedroom units. Four of the units will be designed for special needs households, specifically three for mobility impaired and one for either vision or hearing impaired tenants. Sixty percent of the units would be for families with children and they plan on setting aside units for other groups, including female veterans.

Fresh Start has two other locations, one at the Cornell Extension and the other in Newburgh. At the Cornell Extension location on Community Campus, Fresh Start primarily does catering, prepares meals for the homeless shelter nearby, and offers takeout to the general public. The Newburgh location trains people to in the many facets of restaurant work. The trainees learn specific food preparation skills, and receive other life skills, like anger management, how to work together, and customer service. Once the training requirements have been met, a person can apply for restaurant work or, if selected, are able to come to the Fresh Start at The Mill for training on the business side.

The trainees at The Mill will learn all aspects of restaurant management, such as ordering, making menu selections and other business training, giving them the ability to manage another's cafe or open their own.

In an effort to go green and be more energy efficient, The Mill will include a number of energy-saving features within individual units as well as in the overall project's design. Most notable is the photovoltaic (PV) energy system that will be installed on the roof of the main mill building. The PV system is expected to meet 10 percent of the building's electrical load and provide power for the project's common areas.

The total development cost for the project is estimated at \$14 million, and will be funded using a mix of Low Income Housing Tax Credits, the Low Income Housing Trust Fund and Urban Initiatives funding, as well as private financing from other sources such as the Raymond James Housing Opportunity Fund, the Community Preservation Corp., the Leviticus 25:23 Alternative Fund Inc., and Walden Savings Bank.

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 Medicaid recipients with disabilities will enable individuals to safely and comfortably continue 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 2014, HCR's Office of Community Renewal issued seven awards to not-for-profit organizations and local municipalities. These awards totaled \$975,000. Of these awards, three were awarded to preservation companies for a total of \$375,000 or 38 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 (RESTORE) Program 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 2014, HCR's Office of Community Renewal issued 30 awards to not-for-profit organizations and local municipalities. These awards totaled \$1,385,000. Of these awards, 21 were awarded to preservation companies for a total of \$960,000 or approximately 70 percent of the awarded funds.

NEW YORK MAIN STREET

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

In FY 2014, HCR's Office of Community Renewal issued 24 NYMS awards to not-for-profit organizations and units of local government. These awards totaled over \$4.2 million. Of these awards, one was awarded to a preservation company for a total of \$250,000.

BUFFALO MAIN STREET INITIATIVE

The Buffalo Main Street Initiative (BMSI) is one of two initiatives developed as part of the Buffalo Billion's Better Buffalo Fund (BBF). The BBF dedicated \$30 million to support projects that enhance the development of vibrant, mixed-use, neighborhoods and "Main Streets" in the City of Buffalo. The BBF encourages density and growth along transportation corridors to revitalize neighborhood commercial corridors.

In FY 2014, HCR's Office of Community Renewal issued 13 awards to not-for-profit organizations and local municipalities. These awards totaled \$3,772,500. Of these awards, four were awarded to preservation companies for a total of just over \$1 million or approximately 27 percent of the awarded funds.

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, condos and co-ops.



NeighborWorks® Rochester

NeighborWorks® Rochester was a founding partner in the first NYSERDA funded Community Solar NY campaign called Solarize Flower City. This locally-organized community outreach effort is aimed at getting a critical mass of area homes and businesses to install solar. Solarize campaigns bring together widespread community outreach and education, competitive installer selection, and an offer to bring more customers to solar and provide significant cost savings.

Solarize Flower City targeted the southeastern section of the city. Included in this catchment area was “The Triangle” neighborhood. A cornerstone program of NeighborWorks® Rochester is “Healthy Blocks” which works to stabilize weak-market neighborhoods. The Triangle is the current Healthy Blocks neighborhood of focus.

One element of this program is that it has a Green Neighborhood component. Another area of focus is increasing the number of property owners who sign up for free Green

Jobs Green New York Energy (GJGNY). With the knowledge gleaned from the audit, these property owners go on to make energy improvements to their homes. The Solarize campaign resulted in over 100 homeowners applying for solar audits and 28 signing contracts for solar installs throughout the southeast area.

GRID Alternatives came to Rochester in 2015 through a competitive grant process from NeighborWorks® America. GRID Alternatives is a non-profit solar installer which targets low/moderate income homeowners. They work with organizations like NeighborWorks® Rochester to help raise the funds needed to subsidize the cost of solar installation.

NeighborWorks® Rochester also received funds for this initiative from The Greater Rochester Area Community Foundation. These additional grant funds will cover the costs for five solar installations for lower-income residents; which will result in

reduced utility expenses. These installations will be the first low/mod solar installations in Rochester. As part of NeighborWorks®Rochester Green Neighborhood Initiative, a total of three of these installations will target homeowners in the Triangle. As a workforce development initiative, GRID encourages students enrolled in solar technology certification programs, which will make them eligible to participate in solar installations.

NeighborWorks® Rochester has also been working with NYSERDA on a market research project, targeting the Triangle neighborhood. It is being built around leading social behavioral research in order to test marketing methods. The desired outcome is to increase homeowner GJGNY energy audit enrollment. These methods focus on well researched social motivators, rather than traditional economic motivators, which has been the dominant marketing approach to promoting energy efficiency.



Ramps for Handicapped Accessibility

The Cortland Housing Assistance Council (CHAC) has a unique arrangement with county government to reduce unnecessary nursing home placements for senior citizens and the disabled. Partnering with the County Office for the Aging (OFA), CHAC installs modular aluminum handicapped accessibility ramps on the homes of clients with mobility issues, enabling them to continue to live independently.

CHAC is the Rural Preservation Company serving Cortland County. CHAC secured a grant from the US Department of Housing and Urban Development's (HUD) Rural Housing and Economic Development Program to purchase and renovate a former printing plant as office space and a warehouse for the ramp program. The warehouse facility provides workshop space and storage for parts that are not currently in use.

Funding is provided by the OFA to purchase modules of the aluminum ramp system.

When an OFA client needs a ramp, CHAC is contacted and authorized to install a unit at no cost to the client. Staff from CHAC configure a modular ramp from the pieces in their inventory to fit the site conditions at the client's home. In circumstances where the client no longer needs the ramp, CHAC staff remove it and return the modules to inventory to await the next installation project. Periodically, OFA provides additional funding to add to the inventory of ramp modules. CHAC has become a dealer for these modular ramps in order to reduce acquisition costs. Depending on configuration and site conditions, the ramps cost between \$3,000 and \$8,000 new. CHAC installs approximately 12 ramps annually under this program, generating 75 percent cost savings due to recycling of ramp parts.

The modular ramp system is made of aluminum, which holds up well to weather conditions, is impervious to de-icing materials, and can be disassembled and re-used. Al-

though more expensive than wood at initial purchase, the aluminum units can be reused multiple times, making the system far more economical than the less-durable alternatives.

There were 78 awards made in FY 2014-15, 36 (46 percent) were to NPCs and RPCs, totaling \$14,550,000 in grant funds. In addition, each NPC and RPC is entitled to an administrative fee equal to three percent of the grant amount.

NATIONAL FORECLOSURE MITIGATION COUNSELING

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

In FY 2014, HCR's Office of Community Renewal issued 22 awards to not-for-profit organizations. Of these awards, 12 were awarded to preservation companies for a total of \$402,356 or approximately 52 percent of the awarded funds.

COMPREHENSIVE HOUSING COUNSELING

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

In FY 2014, HCR's Office of Community Renewal issued 20 awards to not-for-profit organizations. Of these awards, 14 were awarded to preservation companies for a total of \$419,588 or approximately 70 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 2014, HCR's Office of Community Renewal issued eight NYS HOME Program awards to not-for-profit organizations and units of local government. These awards totaled \$2,439,000. Of these awards, six were awarded to preservation companies for a total of \$1,764,000.

TECHNICAL ASSISTANCE

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

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



Cooper Square Committee: Bea Arthur Residence for Homeless LGBTQ Youth, Manhattan, NY

There is a homelessness crisis in New York City, with a homeless population of over 57,000 in the shelter system and on the streets. Over 4,000 of these people are between the ages of 16 to 21, and it is estimated that up to 40 percent of them identify LGBTQ. Many of the youths have been disowned by their parents after coming out or have run away from abusive home situations.

Compounding this problem is the fact that homeless LGBTQ youth often avoid the shelter systems because they are at risk of violence and sexual assault. Many who end up on the streets resort to survival sex in order to have a place to sleep, putting themselves at risk for HIV and other sexually transmitted diseases (STD). Youth experiencing homelessness also experience a higher incidence of depression, increased rates of suicide attempts, and other mental health disorders.

Cooper Square Committee (CSC), a Neighborhood Preservation Company, and

the Ali Forney Center (AFC), an organization that serves homeless LGBTQ youth, have partnered to form a solution to part of this problem. Thus, the Bea Arthur Residence Project was born. On June 30, 2015, the Bea Arthur Residence HDFC acquired 222 East 13th Street from the NYC Department of Housing Preservation and Development, a building that had been vacant for over 20 years.

The three-unit, four-story building has been designed to provide a safe home for 18 homeless LGBTQ youth so that they can live free of stigma and make plans for their future. The historic building, which dates back to 1851, will get an addition in the rear, enlarging it from 4,900 sq. ft. to over 6,000 sq. ft. The ground floor space will be occupied by the Ali Forney Center, which will provide 24/7 on site programming services for residents.

At the ground breaking ceremony in July, Steve Herrick, the Executive Director of Cooper Square said, "I'm proud that we

are developing this urgently needed housing for homeless LGBTQ youth in partnership with the Ali Forney Center, and I'm looking forward to moving this project to a successful completion."

The Neighborhood Preservation Program provided crucial funding support during the three years of pre-development work, during which time CSC received no developers fees or other financial support for this project. The Bea Arthur Residence at 222 East 13th Street would not be possible without the funding from the Neighborhood Preservation Program. The renovation should be completed and open to residents in 2016.

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 38 years the program has been operating, the Governor and Legislature have appropriated more than \$370 million to help NPCs to achieve their preservation goals. In FY 2014-15 the number of NPCs was 144.

Statistics included in this report illustrate mandatory matching funds generated from federal, state, local, and private sources, as well as in-kind services that NPCs reported in their annual reports. In FY 2014-15, \$9,854,496 in preservation program funds helped NPCs raise \$430,685,896 in match and leveraged funds. Of the total program appropriations of \$9.9 million, each NPC received an award of \$68,434 for FY 2014-15. For every preservation program dollar appropriated, the NPCs raised \$44 for their communities. The following are some highlights from the last completed contract period of FY 2014-15:

- ◆ NPCs listed approximately \$213.4 million in administrative and capital match funds of which, approximately \$198 million was raised from individuals, municipalities or other not-for profit entities
- ◆ NPCs listed capital improvements to 129 non-residential units and new construction of 9 non-residential units
- ◆ NPCs received \$150,000 of available Access to Home Program funds
- ◆ NPCs received \$150,000 of available Access to Home for Medicaid Program funds
- ◆ NPCs received \$250,000 of available RESTORE Program funds
- ◆ NPCs received \$1 million of available Buffalo Main Street Initiative funds
- ◆ NPCs received \$400,000 of available NYS HOME Program funds
- ◆ More than \$7 million in AHC funds were awarded to NPCs

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.

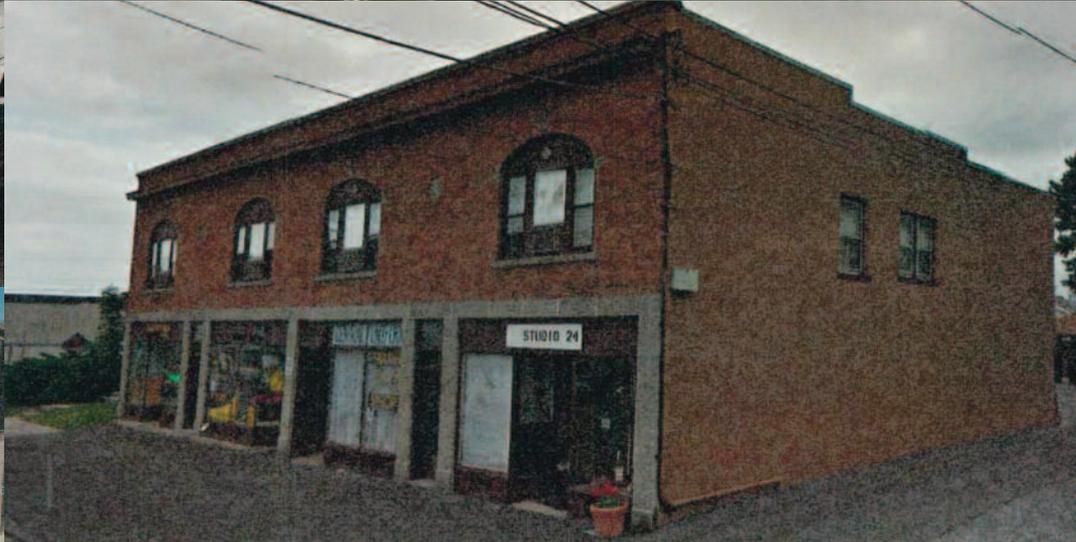
During the last completed contract period (FY 2014-15), NPCs listed a total of \$431 million including funds generated from either contract match (approximately \$213 million) or as funds leveraged from private, in-kind and other Not-For-Profit sources (approximately \$217 million).

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 2014-15 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 PROGRAM ACTIVITIES

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

PRESERVATION ACTIVITIES PERFORMED BY NPCS	
ACTIVITY	UNITS
Minor Repairs & Home Improvements	3,281
Substantial Rehabilitation	1,524
Tenant & Homeownership New Construction	902
Homeownership Counseling Workshops	6,532
Foreclosure Workshops	3,160
Tenant assistance	17,669
Units in Buildings Managed	3,937
Green Building Initiative	94
Evictions Prevented	7,141
Youth programs (Youth served)	2,468
Business Attracted and Retained	368



Northeast Hawley Development Association (NEHDA)

Northeast Hawley Development Association (NEHDA) is committed to improving the lives of the residents and business people in the northeast community of Syracuse. Established in 1974, NEHDA accomplishes its mission through outreach, advocacy and community building. As a Neighborhood Preservation Company, NEHDA provides homeownership opportunities for underserved low-to-moderate income households. In addition, NEHDA offers free home improvement workshops and financial workshops in order to sustain a positive quality of life for all residents and stakeholders within their service area.

In 2014, the City of Syracuse Department of Neighborhood and Business Development reached out to NEHDA about its new program, "Syracuse Main Street." This program, launched in part thanks to NEHDA's advocacy efforts, will support businesses in the South Avenue and Butternut Circle/Grant Boulevard commercial corridors. The area is made up of commercial storefronts integrated with residential housing and businesses located in converted residential structures. Currently, the residential units

within mixed use buildings show signs of disinvestment and lack curb appeal. In order to remedy this situation, the program will utilize \$200,000 in Community Development Block Grant funding during its pilot year.

The Syracuse Main Street program will pay up to 75 percent of the cost for façade improvements, building expansions, repairs and other work. The other 25 percent will be covered through a funding match from the business owners and Onondaga County funds. In addition to increasing the vibrancy and walkability of the city, the program will also spur public-private partnerships which will result in improved access to programs and services for the residents of the City of Syracuse. Activities eligible for funding include: new construction, expansion, rehabilitation, and/or demolition of buildings.

NEHDA worked in an outreach capacity with business owners, and was successful in creating support for this new program. In order to market the program, NEHDA conducted several walking tours, community meet and greets, and established a database of area

business owners. For all submitted applications, NEHDA was the primary point-of-contact, ensuring that all documentation was correct and submitted in a timely manner. As part of the steering committee, along with staff from the City of Syracuse Department of Economic Development, a local architect, and a Tomorrow's Neighbors Today (TNT) member/local neighborhood resident, NEHDA helped score the applications and recommend projects for funding.

NEHDA is proud to report that five business owners with eight projects were selected to receive funding as part of this program. Selected renovation projects include: a locally-owned and community-focused pizza shop; a long time tavern; an established restaurant/bar that serves arguably the city's "best wings"; a mixed use property that contains an Iraqi deli/bakery, which is both commercial and residential; and a 50 year old family dry cleaner business. NEHDA is proud to be administering this program and hopes to continue this success in other neighboring areas in years to come.

Summary of

Rural Preservation Company Funding

FUNDING HISTORY AND HIGHLIGHTS

THE RPP WAS INSTITUTED IN 1980 WITH 14 COMPANIES RECEIVING GRANTS. In the 34 years that the Rural Preservation Program has been operating, the Governor and Legislature have appropriated over \$146 million to provide funds to RPCs to achieve their preservation goals. In FY 2014-15, the number of RPCs was 60.

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 2014-15, \$4,053,960 in preservation program funds helped RPCs raise \$119,576,345 in match and leveraged funds. Of the total program appropriation of \$4.1 million, each RPC received an award of \$67,566 for FY 2014-15. For every preservation program dollar appropriated, the RPCs raised \$29 for their communities. The following are some highlights from the last completed contract period of FY 2014-15:

- ◆ RPCs listed approximately \$59 million in administrative and capital match funds, of which \$38 million was raised from individuals, municipalities, or other not-for-profits
- ◆ RPCs listed 83 minor/moderate/substantial capital improvements to non-residential units
- ◆ RPCs received almost half of the available Access to Home Program funds, totaling \$1.2 million
- ◆ RPCs received 28 percent of the available Access to Home for Medicaid Program funds, totaling \$225,000
- ◆ RPCs received 50 percent of available RESTORE Program funds, totaling \$710,000
- ◆ RPCs received \$1.3 million of available NYS HOME Program funds
- ◆ More than \$7.5 million in AHC funds were awarded to RPCs
- ◆ RPCs received \$250,000 in NY Main Street Program funds



Engaging The Community At The Lace Mill

On August 6, 2015, RUPCO celebrated the occupancy of the Lace Mill in mid-town Kingston's Arts District with a block party. RUPCO began working on the Lace Mill project nearly 10 years ago, with an eye towards creating affordable live-work apartments for artists. In 2013, the owner of the Lace Mill, which had been derelict for about 30 years, finally agreed to sell the property to RUPCO, and the re-development began in earnest. After an investment of \$18.9 million, including LIHTC and Historic Preservation Tax Credits, 55 units of artist housing were completed in the former factory. The amenity package includes several studio spaces, photovoltaic panels on the roof, and exhibition galleries. A building science consultant was engaged during the design phase to recommend energy efficiency strategies in the construction that would not violate historic preservation requirements.

To celebrate the project opening, RUPCO hosted a block party together with a nearby gallery. In addition to food and

street vendors, the party gave exposure to nearby local businesses and introduced the project residents to neighboring services. A manufacturer of kitchen equipment on the street sent beautiful floral arrangements for the event, and donated cutting boards to equip each kitchen. An art supplies store in Rhinebeck donated gift baskets filled with art supplies for the tenants. A nearby theater producer took charge of the sound system and the music, and the day was filled with high-quality live performances, including some by Lace Mill tenants.

Inside the Lace Mill, there was more activity going on. The Community Room hosted presentations throughout the day, including from Lighthouse Solar, the company that installed the 160 KW photovoltaic system on the roof; video productions from two resident artists; and a presentation from Beehive, a regional collaborative that creates linkages between artists and technology. In the West Gallery, an exhibition of paintings and photography of eight Lace Mill tenants

was hung the night before the block party. At the time of the block party, 34 units were already occupied; well ahead of the rent-up schedule for the project. Two tenants in the Lace Mill opened their homes for tours by the public during the block party. The grandparents of one of those tenants had met and married while working in the Lace Mill 60 years before.

The impact of the Lace Mill rebirth is noticeable in the neighborhood. Health Care Is A Human Right is interested in moving from downtown Kingston to the Lace Mill, providing wellness services to residents of the neighborhood. Home sales in the area, which had stagnated, have picked up as the Lace Mill project neared completion. Vacant commercial space is being revitalized with the recognition that the Lace Mill tenants will be strong supporters of locally-owned businesses. The Cornell Street corridor now has solid anchors, with the Ulster Performing Arts Center on one end, and the Lace Mill and Cornell Street Studios at the other.



Eliminating Dilapidation

Community Progress, Inc. (CPI) is a local not-for-profit, Rural Preservation Company, which has been providing direct home repair assistance to eligible households throughout Chemung, Schuyler and Steuben Counties with grants, secured through the state government, as well as local municipal entities.

Community Progress, Inc. (CPI) received a call from the daughter of a mobile home owner. Her father was injured in a construction accident when he was in his late 20's. The children's mother left him and the children. A single father of four children, the hard-working disabled man never wanted to ask anyone for help. The mobile home was

situated on a portion of his family's farm, where he grew up.

The children, now adults and living in their own homes, wanted to see their dad living in better conditions. He no longer had running water or plumbing. He used a rain barrel to collect water to wash and to flush his toilet. He also no longer had a furnace, so he chopped the trees down around him in this very remote area of Schuyler County, with a walker in one hand and an axe in the other.

Given the magnitude of the problems found at this home, CPI needed to tap into a variety of programs to ensure that upon comple-

tion the home provided a safe, accessible living environment. CPI used HOME funding from NYS HCR for the replacement of the mobile home. Schuyler County Office for the Aging assisted the homeowner with the application paperwork at the request of CPI. The OFA staff reached out to USDA Rural Development for funding for a handicapped ramp on the new home. CPI also coordinated with Arbor Development to access funding for drilling a new well, and cover the cost of utility hookups from their CDBG grant funds.

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.

During the last completed contract period (FY 2014-15), RPCs listed a total of \$120 million including funds generated from either contract match (approximately \$59 million) or as funds leveraged from private, in-kind and other Not-For-Profit sources (approximately \$60 million).

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 2014-15 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 60 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
Home Improvements	2,760
Substantial Rehabilitation	348
Tenant & Homeownership New Construction	278
Homeownership Counseling Workshops	1,901
Foreclosure Workshops	1,290
Debt Consolidation/Credit Counseling Workshops	823
Units in Buildings Managed	2,014
Green Building Initiative	36
Evictions Prevented	434
Business Attracted and Retained	187



The Community Co-op at Newberry in downtown Lyons, Community Action In Self Help, Inc.

Neighborhood & Rural Preservation Companies

Listed alphabetically by Region

Buffalo Region23
Capital Region26
New York Region29
Syracuse Region35

BUFFALO

NPC

Black Rock-Riverside Neighborhood Housing Services, Inc.
203 Military Rd.
Buffalo, NY 14207
(716) 877-3910
County: Erie
Service Area: Black-Rock / Riverside/
Grant-Amherst
Executive Director: Megan Burns-Moran
Mburns-moran@wsnhs.org

NPC

Broadway-Fillmore Neighborhood Housing Services, Inc.
780 Fillmore Avenue
Buffalo, NY 14212
(716) 852-3130
County: Erie
Service Area: Fillmore
Executive Director: Stephen Karnath
stephen.karnath@gmail.com

NPC

Center City Neighborhood Development Corporation
1824 Main St.
Niagara Falls, NY 14305
(716) 282-3738
County: Niagara
Service Area: Center City / South End
Executive Director: John C. Drake
centercity@pce.net

NPC

Citizens' Alliance, Inc.
836 E Delavan Avenue
Buffalo, NY 14215
(716) 597-0262
County: Erie
Service Area: Delevan-Grider
Executive Director: Cornelius Johnson Jr.
c_alliance836@yahoo.com

NPC

Citizen's Opportunity For Development & Equality, Inc.
PO Box 3311
411 Winsor St.
Jamestown, NY 14702
(716) 664-2044
County: Chautauqua
Service Area: Northeast and North River
Executive Director: Patrick Morris
pmorris@codeinc.org

NPC

Coalition of North East Associations, Inc.
471 Hudson Avenue
Rochester, NY 14605
(585) 325-1311
County: Monroe
Service Area: Upper Falls
Executive Director: Delaine Cook-Greene
conea@frontiernet.net

NPC

Ellicott District Community Development, Inc.
644 William St.
Buffalo, NY 14206
(716) 856-3262
County: Erie
Service Area: Emslie-Johnson
Executive Director: Erma J. Brown
ellicottcdc644@aol.com

NPC

Fillmore-Leroy Area Residents, Inc.
307 Leroy Avenue
Buffalo, NY 14214
(716) 838-6740
County: Erie
Service Area: Fillmore-Leroy
President: Melanie M. Johnson

NPC

Group 14621 Community Assoc., Inc.
1171 N Clinton Avenue
Rochester, NY 14621
(585) 266-4693
County: Monroe
Service Area: 14621 Zip Code Area
Executive Director: George H. Moses
gmoses@neadrochester.org

NPC

Heart of the City Neighborhoods, Inc.
251 Virginia Street
Buffalo, NY 14201
(716) 882-7661
County: Erie
Service Area: Downtown , Near East
Side, & Lower West Side of Buffalo
Executive Director: Stephanie J. Simeon
s.simeon@hocn.org

NPC

Highland Community Revitalization Committee, Inc
2616 Highland Avenue, Suite 101
Niagara Falls, NY 14305
(716) 282-2325
County: Niagara
Service Area: Niagara Falls
Executive Director: Charletta Tyson
ctyson116@yahoo.com

NPC

Hispanos Unidos De Buffalo, Inc.
254 Virginia St.
Buffalo, NY 14201
(716) 856-7110
County: Erie
Service Area: Lower Westside
Executive Director: Eugenio Russi
erussi@hubwny.org

NPC

Isla Housing and Development Corp.
1164 N Clinton Avenue
Rochester, NY 14621
(585) 544-3486
County: Monroe
Service Area: Northeast/Central
Rochester
Executive Director: Sonia Nunez
sonia@proway.com

NPC

Lackawanna Housing Development Corporation
640 Ridge Road
Lackawanna, NY 14218
(716) 823-5124
County: Erie
Service Area: First and Second Wards
Executive Director: Philip A. Lowrey
lhdcorp@aol.com

NPC

Lt. Col. Matt Urban Human Services Center of WNY
1081 Broadway
Buffalo, NY 14212
(716) 893-7222
County: Erie
Service Area: Broadway-Fillmore
Executive Director: Marlies Wesolowski
mwesolowski@urbanctr.org

NPC

Marketview Heights Association, Inc.
308 North Street
Rochester, NY 14605
(585) 423-1540
County: Monroe
Service Area: Marketview Heights
Executive Director: Francisco Rivera
frivera@marketviewheights.org

NPC

NCS Community Development Corp.
275 Driving Park
Rochester, NY 14613
(585) 254-8090
County: Monroe
Service Area: Northwest Rochester
Executive Director: Linda Gonzalez
lindagonzalez@ncscdc.org

NPC

Near Westside Neighborhood Assoc, Inc.
353 Davis St.
Elmira, NY 14901
(607) 733-4924
County: Chemung
Service Area: Elmira
Executive Director: Beth Farr
nearwestside@stny.rr.com

NPC

NHS of Rochester dba NeighborWorks
 Rochester
 570 South Avenue
 Rochester, NY 14620
 (585) 325-4170
 County: Monroe
 Service Area: Northeast Inner Loop
 Executive Director: Maureen K. Murphy
 mmurphy@nwrochester.org

NPC

NHS of South Buffalo, Inc.
 1937 S Park Avenue
 Buffalo, NY 14220
 (716) 823-3630
 County: Erie
 Service Area: South Buffalo
 Executive Director: Shyrl L. Duderwick
 sduderwick@nhssouthbuffalo.org

NPC

Niagara Falls Neighborhood Housing Services, Inc.
 479 16th St.
 Niagara Falls, NY 14303
 (716) 285-7778
 County: Niagara
 Service Area: Niagara Falls
 Executive Director: Kathleen L. Steinman
 ksteinman@roadrunner.com

NPC

North East Area Development, Inc.
 360 Webster Avenue
 Rochester, NY 14609
 (585) 482-7320
 County: Monroe
 Service Area: Northeast Rochester
 Executive Director: George Moses
 gmoses@neadrochester.org

NPC

Old 1st Ward Community Assoc., Inc.
 62 Republic St.
 Buffalo, NY 14204
 (716) 856-8613
 County: Erie
 Service Area: Old First Ward
 Executive Director: Laura Kelly
 lkelly@old1stward.org

NPC

South East Area Coalition, Inc.
 224 Mount Hope Ave.
 Rochester, NY 14620
 (585) 256-1740
 County: Monroe
 Service Area: Southeast Rochester
 Executive Director: John Page
 jpage@swpc.org

NPC

South Wedge Planning Committee, Inc.
 224 Mt. Hope Avenue
 Rochester, NY 14620
 (585) 256-1740
 County: Monroe
 Service Area: South Wedge
 Executive Director: John Page
 jpage@swpc.org

NPC

Southwest Area Neighborhood Association
 275 Dr. Samuel McCree Way
 Rochester, NY 14611
 (585) 436-8201
 County: Monroe
 Service Area: Southwest Rochester
 Executive Director: Norman L. Roberts
 nroberts@swanonline.org

NPC

University District Community Development Assoc.
 3242 Main Street
 Buffalo, NY 14214
 (716) 832-1010
 County: Erie
 Service Area: Kensington-Bailey
 Executive Director: Roseann Scibilia
 r.scibilia@udcda.org

NPC

West Side Neighborhood Housing Services, Inc.
 359 Connecticut St.
 Buffalo, NY 14213
 (716) 885-2344
 County: Erie
 Service Area: West Side
 Executive Director: Megan Burns-Moran
 mburns-moran@wsnhs.org

RPC

Alfred Housing Committee, Inc.
 14 Madison St.
 Wellsville, NY 14895
 (585) 593-6353
 County: Allegany
 Service Area: Alfred / Wellsville / Allegany County
 Executive Director: Robert Sobek
 alfredhousing@verizon.net

RPC

Allegany County Community Opportunities and Rural Development
 PO Box 573
 84 Schuyler St.
 Belmont, NY 14813
 (585) 268-7605
 www.accordcorp.org
 County: Allegany
 Service Area: Allegany County
 Executive Director: Leslie Gooch-Christman
 lchristman@accordcorp.org

RPC

Andover Historic Preservation Corp.
 PO Box 713
 22 E Greenwood St.
 Andover, NY 14806
 (607) 478-8009
 County: Allegany
 Service Area: Town and Village of Andover; Town of Independence
 Executive Director: Monica R. Dean
 andoverhpc@yahoo.com

RPC

Bishop Sheen Ecumenical Housing Foundation, Inc.
 935 East Ave. Suite 300
 Rochester, NY 14607
 (585) 461-4263
 County: Monroe
 Service Area: 13 Counties: Allegany, Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Tioga, Tompkins, Wayne, Yates
 Executive Director: Allynn Smith
 sheen@rochester.rr.com

RPC

Cattaraugus Community Action, Inc.
 25 Jefferson St.
 Salamanca, NY 14779
 (716) 945-1041
 County: Cattaraugus
 Service Area: Cattaraugus County
 Executive Director: Tina G. Zerbian
 tzerbian@ccaction.org

RPC

Chautauqua Home Rehabilitation and Improvement Corporation
 2 Academy Street,
 Mayville, NY 14757
 (716) 753-4650
 County: Chautauqua
 Service Area: Chautauqua County, excluding City of Jamestown
 Executive director: Joshua Freifeld
 Josh_freifeld@chric.org

RPC

Chautauqua Opportunities, Inc.
 17 West Courtney St.
 Dunkirk, NY 14048
 (716) 366-3333
 County: Chautauqua
 Service Area: Chautauqua County, excluding City of Jamestown
 Executive Director: Roberta Keller
 rkeller@chautopp.org

RPC

Community Action in Self Help, Inc.
48 Water St.
Lyons, NY 14489
(315) 946-6992
County: Wayne
Service Area: Wayne County,
Northern Ontario, Townships of Phelps
and Manchester
Executive Director: Eileen Porto
eporto@cashinc.org

RPC

Community Progress Inc.
147 E 2nd St.
Coming, NY 14830
(607) 962-3506
County: Steuben
Service Area: Chemung, Schuyler,
Southeastern Steuben
Executive Director: Julie Chevalier
jachevalier@stny.rr.com
jchevalier@stny.rr.com

RPC

Cuba Community Development Corp.
P.O. Box 194
17 W Main St.
Friendship, NY 14739
(585) 973-3900
County: Allegany
Service Area: Towns of Belfast, Clarksville,
Cuba, Friendship, New Hudson

RPC

**Genesee Valley Rural Preservation
Council, Inc.**
5861 Groveland Station Rd.
Mt. Morris, NY 14510
(585) 658-4860
County: Livingston
Service Area: Livingston & Wyoming Ctys
Executive Director: Jill Alcorn
jalcorn@gvrpc.com

RPC

Keuka Housing Council, Inc.
160 Main St.
Penn Yan, NY 14527
(315) 536-8707
County: Yates
Service Area: Yates County
Executive Director: Renee Bloom
reneeblom@keukahousing.org

RPC

NeighborWorks Home Resources
209 North Union St.
Olean, NY 14760
(716) 373-4100
County: Cattaraugus
Service Area: Cattaraugus County,
Southern Erie County, Southwestern Wyoming
County

RPC

Niagara Community Action Program, Inc.
1521 Main St.
Niagara Falls, NY 14305
(716) 285-9681
County: Niagara
Service Area: Niagara County, excl. cities
Executive Director: Suzanne C. Shears
sshears@prodigy.net

RPC

Rural Housing Opportunities Corporation
400 East Ave.
Rochester, NY 14607
(585) 340-3346
County: Monroe
Service Area: Genesee, Orleans, Ontario,
Seneca, Wayne & Yates Counties
Executive Director: John Wiltse
jwiltse@pathstone.org

RPC

SCAP dba Arbor Housing & Development
26 Bridge St.
Coming, NY 14830
(607) 776-7664
County: Steuben
Service Area: Steuben County
Executive Director: Jeffrey E. Eaton
jeaton@arbordevelopment.org

RPC

**Southtowns Rural Preservation
Company, Inc.**
PO Box 153
9441 Boston State Rd.
Boston, NY 14025
(716) 941-5787
County: Erie
Service Area: Southern Erie County
Executive Director: Karen M. Diemunsch
southtownsrpc@aol.com

RPC

**Wyoming County Community Action,
Inc.**
6470 Route 20A, Suite 1
Perry, NY 14530
(585) 237-2600
County: Wyoming
Service Area: Wyoming, Genesee,
and Orleans Counties
Executive Director: Alexander Pierce
apierce@wccainc.org

CAPITAL REGION

NPC

Albany Housing Coalition, Inc.
278 Clinton Avenue
Albany, NY 12210
(518) 465-5251
County: Albany
Service Area: Arbor Hill and West Hill
Executive Director: Joseph Sluszka
jsluszka@ahcvets.org

NPC

Arbor Hill Development Corp.
241 Clinton Avenue
Albany, NY 12210
(518) 463-9993
County: Albany
Service Area: Arbor Hill /North Albany
Executive Director: Arlene Way
away@arborhilldc.org

NPC

Better Neighborhoods, Inc.
120 Emmond St.
Schenectady, NY 12307
(518) 372-6469
County: Schenectady
Service Area: Hamilton Hill and Vale Area
Executive Director: James Flacke
jflacke@better-neighborhoods.org

NPC

Community Land Trust of Schenectady, Inc.
1677 Van Vranken Avenue
Schenectady, NY 12308
(518) 372-7616
County: Schenectady
Service Area: Mt. Pleasant, Bellevue,
North Schenectady, Goose Hill,
& the Stockade
Executive Director: Beverly Burnett
bburnett@cltofschdy.org

NPC

Hudson River Housing, Inc.
313 Mill St.
Poughkeepsie, NY 12601
(845) 454-5176
County: Dutchess
Service Area: Poughkeepsie
Executive Director: Edmond Murphy
emurphy@hudsonriverhousing.org

NPC

PathStone Community Improvement of Newburgh, Inc.
36 Chambers Street
Newburgh, NY 12550
(845) 569-0770
County: Orange
Service Area: City of Newburgh
(Excluding Census Tract 2)
Executive Director: Eileen Clifford
eclifford@pathstone.org

NPC

Regional Economic Community Action Program, Inc.
PO Box 886
40 Smith St.
Middletown, NY 10940
(845) 342-3978
County: Orange
Service Area: Middletown
Executive Director: Joseph Czajkz
jczajkz@recap.org

NPC

Shelters of Saratoga, Inc.
PO Box 3089
14 Walworth St.
Saratoga Springs, NY 12866
(518) 581-1097
County: Saratoga
Service Area: City of Saratoga Springs
excluding Geyser Crest and North of I-87
Executive Director: Michael A. Finocchi
mfinocchi@sheltersofsaratoga.org

NPC

South End Improvement Corp.
38 Catherine St.
Albany, NY 12202
(518) 436-8777
County: Albany
Service Area: City of Albany - South End
Executive Director: Monique Wahba
southendimprovement@gmail.com

NPC

TAP, Inc.
210 River St.
Troy, NY 12180
(518) 274-3050
County: Rensselaer
Service Area: Troy: South, Central,
Hillside, Collar City, Mt. Ida, North Central
Sections, and Lansingburgh
Executive Director: Barbara Nelson
bnelson@tapinc.org

NPC

Troy Rehabilitation and Improvement Program
415 River St.
Troy, NY 12180
(518) 272-8289
County: Rensselaer
Service Area: Hillside Neighborhood
Executive Director: Patrick Madden
patrick@trionline.org

NPC

United Tenants of Albany, Inc.
33 Clinton Avenue
Albany, NY 12207
(518) 436-8997
County: Albany
Service Area: Sections of Albany: South End,
Delaware Ave, Arbor Hill, North Albany, West
Hill, Pine Hills, Center Square, Mansion,
Hudson Park, Park South
Executive Directors: Roger & Maria Markovics
utalb@verizon.net

RPC

Albany County Rural Housing Alliance, Inc.
PO Box 407
24 Martin Rd.
Voorheesville, NY 12186
(518) 765-2425
County: Albany
Service Area: Townships of New Scotland,
Coeymans, Knox, Westerlo, Berne,
Rensselaerville, Village of Green Island
and City of Cohoes
Executive Director: Judith A. Eisgruber
jeisgruber@acrha.org

RPC

Catskill Mountain Housing Development Corp., Inc.
448 Main St.
Catskill, NY 12414
(518) 943-6700
County: Greene
Service Area: Greene County
Executive Director: Lawrence J. Krajewski
larry@cmhdc.org

RPC

Community Services Programs Inc.
5 Givans Avenue
Wappingers Falls, NY 12590
(845) 297-2004
County: Dutchess
Service Area: Southern Dutchess County
Executive Director: Margaret T. O'Leary
csphvdfnc@aol.com

RPC

Delaware Opportunities, Inc.
35430 State Highway 10
Hamden, NY 13782
(607) 746-1600
County: Delaware
Service Area: Delaware County
Executive Director: John M. Eberhard
exdir@delawareopportunities.org

RPC

Friends of the North Country, Inc.
 PO Box 446
 1 Mill St.
 Keeseville, NY 12944
 (518) 834-9606
 County: Essex
 Service Area: Towns: Chesterfield, Ausable,
 Jay, Black Brook and Village of Keeseville
 Executive Director: Scott Campbell
 scampbell@friendsofthenorthcountry.org

RPC

Fulton County Community Heritage Corp.
 PO Box 646
 Gloversville, NY 12078
 (518) 725-2114
 County: Fulton
 Service Area: Fulton County
 Executive Director: David O. Henderson
 fchcc@frontiernet.net

RPC

HomeFront Development Corp.
 568 Lower Allen ST.
 Hudson Falls, NY 12839
 (518) 747-8250
 County: Washington
 Service Area: Washington County
 Excluding Towns of Putnam,
 Dresden, and Whitehall
 Executive Director: Sharon Reynolds
 homefrontdev@albany.twcbc.com

RPC

**Housing Assistance Program of Essex
 County, Inc.**
 PO Box 157
 103 Hand Avenue
 Elizabethtown, NY 12932
 (518) 873-6888
 County: Essex
 Service Area: Essex County
 Executive Director: Alan S. Hipps
 alan@hapec.org

RPC

**Housing Resources of Columbia
 County, Inc.**
 252 Columbia St.
 Hudson, NY 12534
 (518) 822-0707
 County: Columbia
 Service Area: Columbia County
 President: Dan Kent
 dkent@galvanfdn.org

RPC

M-ARK Project, Inc.
 PO Box 516
 43355 State Highway 28
 Arkville, NY 12406
 (845) 586-3500
 County: Delaware
 Service Area: Delaware County.
 Towns: Andes, Bovina, Middletown,
 Roxbury. Villages:
 Margaretville, Fleischmanns, Arkville
 Executive Director: Margaret Ellsworth
 peg@markproject.org

RPC

**Orange County Rural Development
 Advisory Corp.**
 2 South Montgomery St.
 Walden, NY 12586
 (845) 713-4568
 County: Orange
 Service Area: Rural Orange County
 Executive Director: Faith Moore
 faithmoore@ocrdac.org

RPC

Otsego Rural Housing Assistance, Inc.
 50 W. Main St.
 Milford, NY 13807
 (607) 286-7244
 County: Otsego
 Service Area: Otsego County
 Executive Director: Anthony J. Scalici
 orha2@stny.rr.com

RPC

PRIDE of Ticonderoga, Inc.
 PO Box 348
 111 Montcalm St.
 Ticonderoga, NY 12883
 (518) 585-6366
 County: Essex
 Service Area: Town of Ticonderoga,
 Northern Washington & Warren Counties
 Executive Director: Sharon Reynolds
 sreynolds@prideofticonderoga.org

RPC

Putnam County Housing Corp.
 11 Seminary Hill Rd.
 Carmel, NY 10512
 (845) 225-8493
 County: Putnam
 Service Area: Putnam County,
 Excluding Town of Carmel
 Executive Director: Dianne M. Chipman
 puthousing@aol.com

RPC

Rensselaer County Housing Resources
 415 River St.
 Troy, NY 12180
 (518) 272-8289
 County: Rensselaer
 Service Area: Rensselaer County,
 Excluding Troy
 Executive Director: Gail D. Padalino
 gail@trionline.org

RPC

Rouse RPC, Inc.
 99 Blooming Grove Dr.
 Troy, NY 12180
 (518) 283-3435
 County: Rensselaer
 Service Area: Rensselaer County,
 Excluding Troy
 Executive Director: William Dessingue
 bdessingue@rouserpc.org

RPC

RPC of Clinton County, Inc
 PO Box 128
 48 Ganong Drive
 Saranac, NY 12981
 (518) 293-7569
 County: Clinton
 Service Area: Clinton County
 Executive Director: Mary Mattila
 mary@clintonrpc.org

RPC

Rural Sullivan Housing Corporation
 PO Box 1497
 33 Lakewood Avenue
 Monticello, NY 12701
 (845) 794-0348
 County: Sullivan
 Service Area: Sullivan County
 Executive Director: Shari Trust
 ruralsullivanhousing@hvc.rr.com

RPC

RUPCO, Inc.
 289 Fair St.
 Kingston, NY 12401
 (845) 331-2140
 County: Ulster
 Service Area: Ulster County
 Executive Director: Kevin O'Connor
 koconnor@rupco.org

RPC

Saratoga County Rural Preservation Co.
 1214 Saratoga Road
 Ballston Spa, NY 12020
 (518) 885-0091
 County: Saratoga
 Service Area: Saratoga County Excluding
 City of Saratoga & Clifton Park
 Executive Director: Cheryl Hage-Perez
 chp@saratogarpcc.org

RPC

**Schoharie County Rural Preservation
 Corp.**
 349 Mineral Springs Road
 Cobleskill, NY 12043
 (518) 234-7604
 County: Schoharie
 Service Area: Schoharie County, Excluding
 Towns of Gilboa, Coneville, Jefferson
 Executive Director: Ronald S. Filmer, Jr.
 rfscrpc@nycap.rr.com

RPC

The Valley Rural Housing Corporation

41 Market Street
Amsterdam, NY 12010
(518) 843-7137
County: Montgomery
Service Area: Montgomery County,
Excluding Town of Amsterdam
Executive Director: Jeffrey L. Lazarou
valleyruralhousingcorporation@gmail.com

RPC

**Western Catskills Community
Revitalization Council, Inc.**

125 Main St., Suite A
Stamford, NY 12167
(607) 652-2823
County: Delaware
Service Area: Eastern Delaware,
Western Greene & Southern
Schoharie Counties
Executive Director: Velga Kundzins
vkundzins@westerncatskills.org

NEW YORK REGION

NPC

116th Street Block Association, Inc.
55 E 115th St. Suite 101
New York, NY 10029
(212) 860-4100
County: New York
Service Area: East Harlem and El Barrio
Executive Director: Hilda C. Vives-Vasquez
blockassociation@aol.com

NPC

163rd Street Improvement Council, Inc.
490 East 167th Street, Ground Floor
Bronx, NY 10456
(718) 620-6007
County: Bronx
Service Area: Morrisania
Executive Director: Cassandra G. Perry
cgperry@163council.org

NPC

Adelante of Suffolk County, Inc.
83 Carleton Ave.
Central Islip, NY 11722
(631) 234-1049
County: Suffolk
Service Area: Part of Brentwood -
Contact for Details
Executive Director: Robert Budd
rbudd@familyres.org

NPC

Allen AME Neighborhood Preservation and Development Corp.
112-04 167th St.
Jamaica, NY 11434
(516) 238-3639
County: Queens
Service Area: Jamaica
Interim Executive Director: Patricia A. Rubens
prubens@optonline.net

NPC

Astella Development Corporation
1618 Mermaid Avenue
Brooklyn, NY 11224
(718) 310-5680
County: Kings
Service Area: Coney Island
Acting Executive Director: Stacey Ford
sford@wearebcs.org

NPC

Astoria Restoration Association, Inc.
31-28 Ditmars Blvd.
Astoria, NY 11105
(718) 726-0034
County: Queens
Service Area: Ditmars/Astoria
Executive Director: Catherine Piccora
cmpiccora@aol.com

NPC

Bellport, Hagerman, East Patchogue Alliance, Inc.
1492 Montauk Hwy.
Bellport, NY 11713
(631) 286-9236
County: Suffolk
Service Area: West Bellport-Hagerman
Executive Director: Frederick L. Combs
bhpfred@gmail.com

NPC

Belmont Arthur Avenue Local Development Corp.
660 E 183rd St.
Bronx, NY 10458
(718) 295-2882
County: Bronx
Service Area: Belmont
Executive Director: Consolato Cicciu
joecicciu@aol.com

NPC

Brighton Neighborhood Association Inc.
1002 Brighton Beach Avenue
Brooklyn, NY 11235
(718) 891-0800
County: Kings
Service Area: Brighton Beach
Executive Director: Pat Singer
bnapsinger@aol.com

NPC

Bronx Shepherds Restoration Corp.
445 E 171st St.
Bronx, NY 10457
(718) 299-0500
County: Bronx
Service Area: Morrisania
Executive Director: Rev. Anthony Lowe
alowe@bronxshepherds.org

NPC

Brooklyn Neighborhood Improvement Association, Inc.
1482 St. Johns Place, Room #1C
Brooklyn, NY 11213
(718) 773-4116
County: Kings
Service Area: Crown Hts, Prospect Hts
Executive Director: Yahya O. Raji
yraj162@gmail.com

NPC

Carroll Gardens Association, Inc.
201 Columbia St.
Brooklyn, NY 11231
(718) 243-9301
County: Kings
Service Area: Redhook, Carroll Gardens, Columbia Street, Waterfront
Executive Director: Vilma Heramia
vheramia@carrollgardensassociation.com

NPC

Central Astoria Local Development Coalition, Inc.
25-69 38th St.
Astoria, NY 11103
(718) 728-7820
County: Queens
Service Area: Central Astoria
Executive Director: Marie Torniali
mtorniali@nyc.rr.com

NPC

Central Islip Civic Council, Inc.
PO Box 219
Central Islip, NY 11722
(631) 348-0669
County: Suffolk
Service Area: Central Islip
Executive Director: Nancy Manfredonia
civiccouncil@aol.com

NPC

Clinton Housing Development Company, Inc.
403 W 40th St.
New York, NY 10018
(212) 967-1644
County: New York
Service Area: Clinton
Executive Director: Joe Restuccia
jrestuccia2@clintonhousing.org

NPC

Community League of the Heights
500 W 159th St.
New York, NY 10032
(212) 795-4779
County: New York
Service Area: Washington Heights
Executive Director: Yvonne Stennett
ystennett@cloth159.org

NPC

Community Organization of Southern Brooklyn, Inc.
4006 18th Avenue
Brooklyn, NY 11218
(718) 435-1300
County: Kings
Service Area: Borough Park
Executive Director: Rabbi Avrohom Jaffe
ajaffe@sbcny.org

NPC

Cooper Square C.D. Committee & Businessmen's Association
61 E 4th St.
New York, NY 10003
(212) 228-8210
County: New York
Service Area: Lower East Side
Executive Director: Steve Herrick
steveh@coopersquare.org

NPC**Crown Heights Jewish Community Council**

392 Kingston Avenue
 Brooklyn, NY 11225
 (718) 771-9000
 County: Kings
 Service Area: Crown Heights
 Executive Director: Eli Cohen
 ecohen@chjcc.org

NPC**Cypress Hills Local Development Corporation**

625 Jamaica Avenue
 Brooklyn, NY 11208
 (718) 647-2800
 County: Kings
 Service Area: Cypress Hills, Highland
 Executive Director: Michelle Neugebauer
 michellen@cypresshills.org

NPC**Downtown Manhattan Community Development Corp.**

141 Norfolk Street, Ground Floor
 New York, NY 10002
 (212) 979-8381
 County: New York
 Service Area: Chinatown/Lower Eastside
 Executive Director: Thomas Yu
 thomas_yu@aafe.org

NPC**East New York Urban Youth Corps, Inc.**

539 Alabama Avenue
 Brooklyn, NY 11207
 (347) 770-9601
 County: Kings
 Service Area: East New York
 Executive Director: Winchester Key
 wkey@enyuyc.net

NPC**Ecumenical Community Development Organization**

443 W 125th St.
 New York, NY 10027
 (212) 678-0037
 County: New York
 Service Area: West & Central Harlem
 Executive Director: Janice C. Berthoud
 jberthoud@ecdo.org

NPC**El Barrio's Operation Fight-Back, Inc.**

413 E 120th St.
 New York, NY 10035
 (212) 410-7900
 County: New York
 Service Area: East Harlem/El Barrio
 Executive Director: Gustavo Rosado
 gus.rosado@ebof.org

NPC**Erasmus Neighborhood Federation, Inc.**

814 Rogers Avenue
 Brooklyn, NY 11226
 (718) 462-7700
 County: Kings
 Service Area: East Flatbush
 Executive Director: Yves Vilus
 yves.vilus@erasmusfederation.org

NPC**Fifth Avenue Committee, Inc.**

621 DeGraw St.
 Brooklyn, NY 11217
 (718) 237-2017
 County: Kings
 Service Area: Lower Park Slope
 Executive Director: Michelle De La Uz
 mdlauz@fifthave.org

NPC**Flatbush Development Corp.**

1616 Newkirk Avenue
 Brooklyn, NY 11226
 (718) 859-3800
 County: Kings
 Service Area: Flatbush
 Executive Director: Robin Redmond
 redmond@fdconline.org

NPC**Fordham Bedford Housing Corporation**

2751 Grand Concourse
 Bronx, NY 10468
 (718) 367-3200
 County: Bronx
 Service Area: Fordham-Bedford
 Executive Director: John M. Reilly
 jreilly@fordham-bedford.org

NPC**Good Old Lower East Side, Inc.**

169 Avenue B
 New York, NY 10009
 (212) 358-1231
 County: New York
 Service Area: Lower East Side
 Executive Director: Damaris Reyes
 dreyes@goles.org

NPC**Gowanus Canal Community Development Corporation**

104 1st Place
 Brooklyn, NY 11231
 (718) 858-0557
 County: Kings
 Service Area: Gowanus Canal
 Executive Director: Michael Racioppo
 mike@gowanus.org

NPC**Greater Ridgewood Restoration Corp.**

68-56 Forest Avenue
 Ridgewood, NY 11385
 (718) 366-8721
 County: Queens
 Service Area: Ridgewood, Maspeth, Glendale, Middle Village
 Executive Director: Angela Mirabile
 angelam@ridgewoodrestoration.org

NPC**Greater Sheepshead Bay Development Corp.**

2107 East 22nd St.
 Brooklyn, NY 11229
 (718) 332-0582
 County: Kings
 Service Area: Sheepshead Bay
 Executive Director: Ellen Susnow
 gsbdcorp@aol.com

NPC**Hellgate Management Corp.**

413 E 120th St.
 New York, NY 10035
 (212) 410-7707
 County: New York
 Service Area: East Harlem
 Executive Director: Raul Rodriguez
 rrodriguez@promesa.org

NPC**Hempstead Hispanic Civic Association, Inc.**

236 Main St.
 Hempstead, NY 11550
 (516) 292-0007
 County: Nassau
 Service Area: Hempstead
 Executive Director: George Siberon,
 MPA, MSW
 hhca_gsiberon@optonline.net

NPC**Hispanic Brotherhood of Rockville Centre, Inc.**

59 Clinton Avenue
 Rockville Centre, NY 11570
 (516) 766-6610
 County: Nassau
 Service Area: Rockville Centre
 Executive Director: Margarita Grasing
 margarita.grasing@hispanicbrotherhood.org

NPC**Hope Community, Inc.**

174 E 104th Street
 New York, NY 10029
 (212) 860-8821
 County: New York
 Service Area: East Harlem/El Barrio
 Executive Director: Walter M. Roberts
 wroberts@hopeci.org

NPC

Housing Conservation Coordinators, Inc.
 777 Tenth Avenue
 New York, NY 10019
 (212) 541-5996
 County: New York
 Service Area: Clinton
 Executive Director: Sarah Desmond
 sdesmond@hcc-nyc.org

NPC

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
 Executive Director: Larry Jayson
 ljayson@brooklynhousing.org

NPC

Housing Help, Inc.
 91 Broadway, Suite #101
 Greenlawn, NY 11740
 (631) 754-0373
 County: Suffolk
 Service Area: Huntington, Huntington Station, Greenlawn
 Executive Director: Susan R. Lagville
 susanlagville@optonline.net

NPC

Human Development Services of Westchester
 28 Adeo Street
 Port Chester, NY 10573
 (914) 939-2005
 County: Westchester
 Service Area: Port Chester
 Executive Director: Andrea Kocsis
 akocsis@hdswh.org

NPC

Interfaith Council for Action, Inc.
 138 Spring Street
 P.O. Box 790
 Ossining, NY 10562
 (914) 941-5252
 County: Westchester
 Service Area: Ossining Inner Village
 Executive Director: Karen D'Attore
 info@ifcany.org

NPC

Jewish Community Council of the Rockaway Peninsula
 1525 Central Avenue
 Far Rockaway, NY 11691
 (718) 327-7755
 County: Queens
 Service Area: Far Rockaway
 Executive Director: Nathan Krasnovsky
 nkrasnovsky@jccrp.org

NPC

La Fuerza Unida, Inc
 One School St.
 Suite 302
 Glen Cove, NY 11542
 (516) 759-0788
 County: Nassau
 Service Area: Glen Cove
 Executive Director: Alberto Munera
 amunera@lfluinc.org

NPC

Local Development Corporation of Crown Heights
 230 Kingston Avenue
 Brooklyn, NY 11213
 (718) 467-8800
 County: Kings
 Service Area: Crown Heights
 Executive Director: Caple G. Spence
 LDCCH@LDCCH.org

NPC

Lower East Side Coalition Housing Development, Inc.
 308 E 8th St., Ground Floor
 New York, NY 10009
 (212) 677-4772
 County: New York
 Service Area: Lower East Side
 Executive Director: Kim O'Neale
 koneale@leschd.org

NPC

Manhattan Valley Development Corporation
 73 W 108th St.
 New York, NY 10025
 (212) 678-4410
 County: New York
 Service Area: MANHATTAN VALLEY
 Executive Director: Robin Pace
 rpace@mvdc.org

NPC

Margert Community Corp.
 325 Beach 37th St.
 Far Rockaway, NY 11691
 (718) 471-3724
 County: Queens
 Service Area: Far Rockaway/ Edgemere
 Executive Director: Joseph G. Barden
 jgb@nyct.net

NPC

MBD Community Housing Corp.
 1789 Southern Blvd.
 Bronx, NY 10460
 (718) 842-0256
 County: Bronx
 Service Area: Crotona Park East
 Executive Director: Derrick Lovett
 dlovett@mbdhousing.org

NPC

MFY Legal Services, Inc.
 299 Broadway
 New York, NY 10007
 (212) 417-3755
 County: New York
 Service Area: Lower East Side
 Executive Director: Jeanette Zelhof
 jzelhof@mfy.org

NPC

Mid-Bronx Senior Citizens Council, Inc.
 900 Grand Concourse
 Bronx, NY 10451
 (718) 588-8200
 County: Bronx
 Service Area: Grand Concourse
 Executive Director: Jeanette Puryear
 jpuryear@midbronx.org

NPC

Midwood Development Corp.
 1416 Avenue M
 Brooklyn, NY 11230
 (718) 376-0999
 County: Kings
 Service Area: Midwood
 Executive Director: Linda S. Goodman
 lgoodman@middev.org

NPC

Morrisania Revitalization Corporation, Inc.
 576B E 165th St.
 Bronx, NY 10456
 (718) 589-7858
 County: Bronx
 Service Area: Morrisania
 Executive Director: Claudia Nisbett
 info@mrcbx.org

NPC

Mount Hope Housing Co, Inc.
 2003-05 Walton Avenue
 Bronx, NY 10453
 (718) 583-7017
 County: Bronx
 Service Area: Mount Hope
 Executive Director: Fritz G. Jean
 Fritz_Jean@mounthopehousing.org

NPC

Mount Vernon United Tenants
 P.O. Box 2107
 2 Gramatan Avenue, Suite 312
 Mt. Vernon, NY 10550
 (914) 699-1114
 County: Westchester
 Service Area: South Mount Vernon
 Executive Director: Dennis Hanratty
 mvut@erols.com

NPC

Neighborhood Association for Intercultural Affairs, Inc.
 1075 Grand Concourse
 Bronx, NY 10452
 (718) 930-4332
 County: Bronx
 Service Area: Morrisania, High Bridge
 Executive Director: Eduardo LaGuerre
 naica981@cs.com

NPC

Neighborhood Housing Services of North Bronx, Inc.
 1451 East Gun Hill Rd.
 Bronx, NY 10469
 (718) 881-1180
 County: Bronx
 Service Area: Williamsbridge
 Executive Director: Oscar Morillo
 oscar_morillo@nhsnyc.org

NPC

Neighborhood Housing Services of Northern Queens
 60-20 Woodside Avenue, 2nd Floor
 Woodside, NY 11377
 (718) 457-1017
 County: Queens
 Service Area: Corona, Elmhurst, & Jackson Heights
 Executive Director: Yoselin Genao-Estrella
 yoselin_genao-estrella@nhsnyc.org

NPC

Neighborhood Initiatives Development Corp.
 2523 Olinville Avenue
 Bronx, NY 10467
 (718) 231-9800
 County: Bronx
 Service Area: Northeast Bronx
 Executive Director: William Foster
 wfoster@nidcny.org

NPC

Neighbors Helping Neighbors, Inc.
 621 DeGraw St.
 Brooklyn, NY 11217
 (718) 237-2017
 County: Kings
 Service Area: Sunset Park/South Slope
 Executive Director: Michelle De La Uz
 mdelauz@fifthave.org

NPC

Neighborhood Housing Services of East Flatbush, Inc.
 2806 Church Avenue
 Brooklyn, NY 11226
 (718) 469-4679
 County: Kings
 Service Area: East Flatbush
 Executive Director: Tonya Ores
 tonya_ores@nhsnyc.org

NPC

Neighborhood Housing Services of Jamaica, Inc.
 89-70 162nd St.
 Jamaica, NY 11432
 (718) 291-7400
 County: Queens
 Service Area: Jamaica
 Executive Director: Lori A. Miller
 lori.miller@nhsj.org

NPC

Neighborhood Housing Services of Staten Island, Inc.
 770 Castleton Avenue
 Staten Island, NY 10310
 (718) 442-8080
 County: Richmond
 Service Area: West Brighton
 Executive Director: Alfred Gill Jr.
 agill@nhsfsi.org

NPC

North Brooklyn Development Corp.
 148-150 Huron St.
 Brooklyn, NY 11222
 (718) 389-9044
 County: Kings
 Service Area: Greenpoint
 Executive Director: Richard Mazur
 nbdc126@aol.com

NPC

North Yonkers Preservation & Development Corp.
 219 Ridge Avenue
 Yonkers, NY 10703
 (914) 423-9754
 County: Westchester
 Service Area: Northwest Yonkers
 Executive Director: Angela Ascolillo
 northyonkerspreservation@yahoo.com

NPC

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
 Executive Director: Jeffery Dunston
 jdunston@nebhdco.org

NPC

Northern Manhattan Improvement Corp.
 76 Wadsworth Avenue
 New York, NY 10033
 (212) 822-8300
 County: New York
 Service Area: Washington Heights/ Inwood
 Executive Director: Maria Lizardo
 marializardo@nmc.org

NPC

Northfield Community Local Development Corporation of Staten Island
 160 Heberton Ave.
 Staten Island, NY 10302
 (718) 442-7351
 County: Richmond
 Service Area: Port Richmond
 Executive Director: Joan Catalano
 northfieldldc.jcat17@gmail.com

NPC

Northwest Bronx Community & Clergy Coalition
 103 E 196th St.
 Bronx, NY 10468
 (718) 584-0515
 County: Bronx
 Service Area: Northwest Bronx
 Executive Director: Sandra Lobo
 slobo@northwestbronx.org

NPC

Northwest Queens Housing Corp.
 49 West 45th Street, 4th Floor
 New York, NY 10036
 (718) 728-6886
 County: Queens
 Service Area: Forest Hills, Rego Park, Corona, Elmhurst
 Executive Director: John P. Kaiteris
 jkaiteris@hanac.org

NPC

Nuevo El Barrio Para La Rehabilitacion De La Vivienda Y La Economia, Inc.
 18 E 116th St
 New York, NY 10029
 (212) 427-0555
 County: New York
 Service Area: East Harlem
 Executive Director: Roberto Anazagasti
 ranerve1@aol.com

NPC

Ocean Parkway Community Development Corp.
 4006 18th Avenue
 Brooklyn, NY 11218
 (718) 435-1300
 County: Kings
 Service Area: Kensington/Ocean Parkway
 Executive Director: Rabbi Avrohom Jaffe
 ajaffe@sbcny.org

NPC

Pratt Area Community Council
 1000 Dean St., Suite 420
 Brooklyn, NY 11238
 (718) 522-2613
 County: Kings
 Service Area: Clinton Hill/Fort Greene
 Executive Director: Deborah G. Howard
 Deb_howard@prattarea.org

NPC
Queens Community House, Inc.
108-25 62nd Dr.
Forest Hills, NY 11375
(718) 592-5757
County: Queens
Service Area: Forest Hills, Rego Park, Corona & Elmhurst
Executive Director: Ben Thomases
bthomases@qchnyc.org

NPC
Richmond Senior Services, Inc.
729 Delafield Avenue, 1st floor
Staten Island, NY 10310
(718) 816-1811
County: Richmond
Service Area: North Shore
Executive Director: Carol Dunn
rss500@earthlink.com

NPC
Ridgewood Bushwick Senior Citizens Council, Inc.
555 Bushwick Ave.
Brooklyn, NY 11206
(718) 416-4550
County: Kings
Service Area: Ridgewood, Bushwick
Executive Director: James D. Cameron
jcameron@rbscc.org

NPC
Rockaway Development & Revitalization Corp.
1920 Mott Avenue
Far Rockaway, NY 11691
(718) 327-5300
County: Queens
Service Area: Rockaway Peninsula, Broad Channel
Executive Director: Kevin W. Alexander
kalexander@rdrc.org

NPC
Rockland County Development Council, Inc.
22 Main St.
Monsey, NY 10952
(845) 352-1400
County: Rockland
Service Area: Monsey
Executive Director: Avrohom Biston
abiston@cmadc.com

NPC
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
CEO/President: Donald Lash
dlash@sinergiany.org

NPC
South East Bronx Community Development Corp. (SEBCO)
885 Bruckner Blvd.
Bronx, NY 10459
(718) 617-2800
County: Bronx
Service Area: Hunts Point, Aldus, Longwood
Executive Director: Salvatore Gigante
sgigante@sebcodevelopment.org

NPC
Southside United Housing Development Fund Corporation
434 South 5th St.
Brooklyn, NY 11211
(718)387-3600
County: Kings
Service Area: Southside, Willimasburg
Executive Director: Ramon Peguero
rpeguero@lossures.org

NPC
St. NICKS Alliance Corp.
2 Kingsland Ave.
Brooklyn, NY 11211
(718) 388-5454
County: Kings
Service Area: Central Williamsburg, Green Point
Executive Director: Michael F. Rochford
mrochford@stnicksnpc.com

NPC
Strycker's Bay Neighborhood Council
105 West 86th St., #323
New York, NY 10024
(212) 874-7272
County: New York
Service Area: Upper West Side
Executive Director: Kelley Williams
kwilliams@stryckersbay.org

NPC
Suburban Housing Development & Research, Inc.
PO Box 5012
1377 5th Avenue
Bay Shore, NY 11706
(631) 665-2866
County: Suffolk
Service Area: Bay Shore, West Brentwood
Executive Director: David N. Hilgendorff
subpen@optonline.net

NPC
United Jewish Council of the East Side, Inc.
235 E Broadway
New York, NY 10002
(212) 233-6037
County: New York
Service Area: Lower East Side
Executive Director: Betsy Jacobson
ujcadultlunch@gmail.com

NPC
Washington Heights Inwood Preservation and Restoration Corp.
121 Bennett Avenue, Suite 11A
New York, NY 10033
(212) 795-7522
County: New York
Service Area: Washington Heights, Inwood
Executive Director: Deborah Hes
dhes@jccwhi.com

NPC
Washingtonville Housing Alliance, Inc.
136 Library Lane
Mamaroneck, NY 10543
(914) 698-4299
County: Westchester
Service Area: Soundshore Area of Mamaroneck & Mamaroneck Central Business District
Executive Director: Theresa Tilson
theresa.tilson@westhab.org

NPC
West Bronx Housing and Neighborhood Resources Center, Inc.
220 E. 204th St.
Bronx, NY 10458
(718) 798-0929
County: Bronx
Service Area: Community Districts 5 & 7
Executive Director: Sally Barker Dunford
sdunford@bjcconline.org

NPC
West Harlem Group Assistance, Inc.
1652 Amsterdam Avenue
New York, NY 10031
(212) 862-1399
County: New York
Service Area: West Harlem, Hamilton Heights
Executive Director: Donald C. Notice
dnotice@whgainc.org

NPC
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
Executive Director: Paul Freitag
pfreitag@wsfssh.org

NPC
Westhab in Yonkers, Inc.
8 Bahford St.
Yonkers, NY 10701
(914) 345-2800
County: Westchester
Service Area: Southwest Yonkers
Executive Director: Kenneth Belfer
ken.belfer@westhab.org

NPC**Wilson Major Morris Community Center,
Inc.**

459 W 152nd St.
New York, NY 10031
(212) 234-4661
County: New York
Service Area: Hamilton Heights
Executive Director: Patricia Wilson
wmmcc152@twcmetro.biz.com

NPC**Woodside On the Move, Inc.**

39-42 59th St., 2nd Floor
Woodside, NY 11377
(718) 476-8449
County: Queens
Service Area: Woodside
Executive Director: Adrian Bordoni
abordoni@woodsideonthemove.org

NPC**Wyandanch Community Development Corp.**

59 Cumberbach St.
Wyandanch, NY 11798
(631) 643-4786
County: Suffolk
Service Area: Town of Babylon
Executive Director: Sondra Cochran
wyandanchcdc@optonline.net

RPC**North Fork Housing Alliance, Inc.**

116 South St.
Greenport, NY 11944
(631) 477-1070
County: Suffolk
Service Area: Towns of Greenport and
Southhold
Executive Director: Tanya Palmore
nfha@aol.com

RPC**Rockland Community Development
Council, Inc.**

99 Main St., Room 215
Nyack, NY 10960
(845) 352-1400
County: Rockland
Service Area: Village in Rockland
County
Executive Director: Mendel Hoffman
mhoffman@cmadc.com

RPC**The Preservation Company, Inc.**

1037 Main St.
Peekskill, NY 10566
(914) 734-8928
County: Westchester
Service Area: City of Peekskill
Executive Director: Jeanette Phillips
jphillips@hrhcare.org

SYRACUSE REGION

NPC

First Ward Action Council, Inc.
167 Clinton St.
Binghamton, NY 13905
(607) 772-2850
County: Broome
Service Area: First Ward
Executive Director: Jerry Willard
fwac@stny.rr.com

NPC

Homsite Fund, Inc.
60 Clark St.
Auburn, NY 13021
(315) 253-8451
County: Cayuga
Service Area: Auburn
Chief Operations Officer: Crystal Cosentino
crystal.cosentino@homsite.org

NPC

Housing Visions Unlimited, Inc.
1201 E Fayette St.
Syracuse, NY 13210
(315) 472-3820
County: Onondaga
Service Area: Salt Springs Area of City of Syracuse
Executive Director: Kenyon M. Craig
admin@housingvisions.org

NPC

Ithaca Neighborhood Housing Services, Inc.
115 West Clinton St.
Ithaca, NY 14850
(607) 277-4500
County: Tompkins
Service Area: Northside, Southside, West Hill, Fall Creek, South Hill
Executive Director: Paul D. Mazzarella
pmazzarella@ithacanhs.org

NPC

Metro Interfaith Housing Management Corp.
21 New St.
Binghamton, NY 13903
(607) 772-6766
County: Broome
Service Area: South End
Executive Director: Laura D. Rhinehart
metrolauri@aol.com

NPC

NEHDA, Inc.
101 Gertrude St.
Syracuse, NY 13203
(315) 425-1032
County: Onondaga
Service Area: Northeast Syracuse
Executive Director: Michael LaFlair
nehda@nehda.org

NPC

Neighbors of Watertown, Inc.
112 Franklin St.
Watertown, NY 13601
(315) 782-8497
County: Jefferson
Service Area: Watertown
Executive Director: Gary Beasley
gary@neighborsofwatertown.com

NPC

Spanish Action League of Onondaga County, Inc.
700 Oswego St.
Syracuse, NY 13204
(315) 475-6153
County: Onondaga
Service Area: Near North, Near West, & Near South of City of Syracuse
Executive Director: Rita Paniagua
rpaniagua@laligaonline.com

NPC

Syracuse Model Neighborhood Corporation
1721 S Salina St.
Syracuse, NY 13205
(315) 475-8437
County: Onondaga
Service Area: Southwest Syracuse, Brighton
Executive Director: Angela Wright
angela@syracusemnc.org

NPC

Syracuse United Neighbors, Inc.
1540 S Salina St.
Syracuse, NY 13205
(315) 476-7475
County: Onondaga
Service Area: Southwest Syracuse
Executive Director: Richard Puchalski
rich@sunaction.org

NPC

Utica Neighborhood Housing Services, Inc.
1611 Genesee St.
Utica, NY 13501
(315) 724-4197
County: Oneida
Service Area: Corn Hill
Executive Director: Danielle Smith
dsmith@unhs.org

RPC

Better Housing For Tompkins County Inc.
950 Danby Rd., Suite 102
Ithaca, NY 14850
(607) 273-2187
County: Tompkins
Service Area: Tompkins County, Excluding Ithaca, Lansing & E. Cayuga Heights
Executive Director: Paul Mazzarella
pmazzarella@ithacanhs.org

RPC

Cayuga County Homsite Development Corp.
60 Clark St.
Auburn, NY 13021
(315) 253-8451
County: Cayuga
Service Area: Cayuga County, Excluding City of Auburn
Chief Operations Officer: Crystal Cosentino
crystal.cosentino@homsite.org

RPC

Clayton Improvement Association Ltd.
PO Box 99
913 Strawberry Lane
Clayton, NY 13624
(315) 686-3212
County: Jefferson
Service Area: Jefferson County Towns of Alexandria, Antwerp, Cape Vincent, Clayton, Leray, Orleans, Pamela, Philadelphia, Teresa, and Wilna; 1000 Islands Area
Executive Director: Kristi Dippel
Kristi@clayton-improvement.com

RPC

Cortland Housing Assistance Council Inc.
36 Taylor Street
Cortland, NY 13045
(607) 753-8271
County: Cortland
Service Area: Cortland County
Executive Director: Gary L. Thomas
gthomas@cortlandhousing.org

RPC

Franklin County Community Housing Council, Inc.
337 W Main St.
Malone, NY 12953
(518) 483-5934
County: Franklin
Service Area: Franklin County Except St. Regis Indian Reservation
Executive Director: Eileen Gillen
fcchc1@yahoo.com

RPC

Frontier Housing Corporation
PO Box 56
321 Lakeview Drive
Dexter, NY 13634
(315) 639-3940
County: Jefferson
Service Area: Town of Brownville
Executive Director: Deborah Cote
frontierhousing@centralnytwcbc.com

RPC

Mohawk Indian Housing Corp.
 PO Box 402
 Council House
 Rooseveltown, NY 13683
 (518) 358-4860
 County: Franklin
 Service Area: St. Regis Indian Reservation,
 Rooseveltown, Massena
 Executive Director: Mary Jo Terrance
 mjterrance@mohawkhousing.org

RPC

**Mohawk Valley Community Action Agency,
 Inc.**
 9882 River Road
 Utica, NY 13502
 (315) 624-9930
 County: Oneida
 Service Area: Herkimer & Oneida Counties
 Excluding Utica, Rome, New Hartford, Kirkland
 Executive Director: Amy E. Turner
 aturner@mvcaa.com

RPC

North Country Affordable Housing, Inc.
 118 Franklin St.
 Watertown, NY 13601
 (315) 785-8684
 County: Jefferson
 Service Area: Fort Drum Impact Area of
 Jefferson, St. Lawrence and Lewis Counties
 Executive Director: Gary Beasley
 gary@northcountryaffordablehousing.com

RPC

**Oswego Housing Development Council,
 Inc.**
 PO Box 147
 2944 East Main St.
 Parish, NY 13131
 (315) 625-4520
 County: Oswego
 Service Area: Oswego County
 Executive Director: Marion Naramore
 oswegohousingdevelopmentcouncil@
 yahoo.com

RPC

Sepp, Inc.
 53 Front St.
 Binghamton, NY 13905
 (607) 723-8989
 County: Broome
 Service Area: Broome County (Rural
 Towns and Villages)
 Executive Director: Anthony F. Fiala, Jr.
 housing@seppinc.com

RPC

Snow Belt Housing Company, Inc.
 7500 S State St.
 Lowville, NY 13367
 (315) 376-2639
 County: Lewis
 Service Area: Lewis County
 Executive Director: Cheryl Shenkle-O'Neil
 cheryl@snowbelt.org

RPC

Southern Hills Preservation Corp.
 2383 Route 11 South
 Lafayette, NY 13084
 (315) 677-3863
 County: Onondaga
 Service Area: Town of Fabius, LaFayette,
 Marcellus, Otisco, Pompey, Skaneateles,
 Spafford and Tully
 Executive Director: Patricia A. Smith
 psmith@southernhillspc.org

RPC

**St. Lawrence County Housing Council,
 Inc.**
 19 Main St.
 Canton, NY 13617
 (315) 386-8576
 County: St. Lawrence
 Service Area: St. Lawrence County
 Executive Director: Michelle Durham
 mdurham@slchc.org

RPC

Stoneleigh Housing, Inc.
 120 E Center St.
 Canastota, NY 13032
 (315) 697-3737
 County: Madison
 Service Area: Madison County
 Executive Director: Robert Napoli
 ston@twcny.rr.com

RPC

Tioga Opportunities, Inc.
 9 Sheldon Guile Blvd.
 Owego, NY 13827
 (607) 687-0707
 County: Tioga
 Service Area: Tioga County
 Executive Director: Maureen Abbott
 mabbott@tiogaopp.org



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Community Renewal**

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