
CD EXCHANGE

465 Main Street – Lafayette Court – Buffalo, New York 14203 – www.hud.gov

Volume 4

Issue 3 (716) 551-5755

February/ March 2008

CPD Retirements

HUD Buffalo congratulates Bob Guadagno and John Heimback of CPD on their impending and well deserved retirements. Bob and John have each served the Department for over 30 years. We wish them great happiness and health in their retirement.

Fair housing month activities

By Andrij Pryshlak

Each April, communities across the country celebrate the anniversary of the signing of the Federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968. Celebrations typically include proclamations, awards ceremonies, public forums, workshops and conferences. Please note the following and stay tuned for more. Please feel free to contact me at any time for any fair housing questions and to advise me on fair housing month activities in your community andrij.o.pryshlak@hud.gov and joseph.a.butch@hud.gov

Wednesday, April 2, 2008

Fair Housing Conference at the Center for Tomorrow on the University at Buffalo's Amherst Campus. This one-day conference is jointly sponsored by the Erie County Fair Housing Partnership and the University at Buffalo Law School. For questions regarding

the conference please contact joseph.a.butch@hud.gov

April 8-12, 2008

National Fair Housing Policy Conference on April 8 through April 12, 2008, in Atlanta, Georgia Hilton Atlanta located at 255 Courtland Street NE - Atlanta, Georgia, 30303. Hotel logistics and conference registration information is available online at <http://www.fheopolicyconference.com>. For questions regarding the conference please contact alancaster@dixongroup.com.

Tuesday, April 29, 2008

Workshop for entitlement communities with HUD Buffalo FHEO staff on Civil Rights Related Program Requirements. In Schenectady NY contact ayschdyfairhousing@yahoo.com

Tuesday, April 8, 2008

Workshop on the Analysis of Impediments to Fair Housing Choice- Teleconference with the HUD Buffalo Office. For questions regarding the conference please contact james.o.bates@hud.gov.

Western New York CHIP Update

By Jerome Gabryszak

We are launching what we hope will be some exciting Western New York Community and Housing Innovations through Partnership (CHIP) council sponsored activities over the next few months. They

include the debut of an online Community Development Bulletin Board that will be hosted by the Town of Cheektowaga, an April 2008 teleconference “Straight Talk: Analysis of Impediments to Fair Housing,” and June 2008 beginner and advanced homeownership workshops for Community Housing Development Organizations (CHDO). The Community Development Bulletin board will be a tool for exchanging practice ideas, discussing problems and day-to-day issues and promoting discussions on local community development concerns such as vacant buildings and brownfields. The beta version of the bulletin board will be up and running soon and we will send members a link to the website. Please feel free to provide us with your suggestions on how we can make the site more meaningful to you in your work as community development professionals. The Analysis of Impediments teleconference is intended for CDBG recipient communities and will offer community development staff an opportunity to engage in a candid discussion with HUD Fair Housing staff about local challenges to meeting this requirement. Attendees will find out what HUD really wants and hear practical solutions to meeting this requirement. The CHDO homeownership workshops will cover the development cycle, from concept (e.g. market analysis, model programs), development (best practices, energy-efficiency and green building practices, procurement), financing (particularly using HOME as either project subsidy and/or FTHB assistance), to homebuyer qualification - with a emphasis on improving homebuyer understanding of terms and consequences of homeownership. The advanced workshop will also deal with such issues as foreclosure prevention, a timely topic. In addition to these activities, we will be contacting members to determine what other Western New York CHIP activities should be promoted this calendar year. While HUD did ask for your input about CHIP activities at their annual conference, we would like to

know if these topics still hold meaning for you and should be a priority for our regional CHIP council.

2007 Continuum of Care Awards Announced

On December 20, 2007 the U.S. Department of Housing & Urban Development announced a record \$1.5 billion in awards to assist homeless individuals and families nationwide. In Upstate New York \$35,271,280 in grants were awarded to 21 different Continuums of Care. Here is how your area fared:

Continuum of Care	Award Amount
Rochester/Irondequoit/Greece/Monroe County	\$7,930,010
Elmira/Steuben/Allegany/Chemung Counties	\$ 606,780
Auburn/Cayuga County	\$ 136,837
Albany City & County	\$2,441,356
Cattaraugus County	\$ 409,941
Syracuse/Onondaga County	\$5,609,652
Schenectady City & County	\$1,842,622
Buffalo/Erie County	\$9,598,475
Ithaca/Tompkins County	\$ 259,133
Binghamton/Union/Broome County	\$1,467,462
Troy/Rensselaer County	\$2,147,155

Wayne/Ontario/Seneca/ Yates Counties	\$ 22,256
Jamestown/Dunkirk/ Chautauqua County	\$ 127,211
Clinton County	\$ 16,424
Orleans County	\$ 82,137
Utica/Rome/Oneida County	\$1,333,080
Columbia/Greene Counties	\$ 229,391
Franklin County	\$ 51,269
Glens Falls/Saratoga Springs/Saratoga County	\$ 870,353
Niagara Falls/Niagara County	\$ 89,736
TOTAL	\$35,271,280

Congratulations to all awardees and thank you for the hard work and effort that your COC members provide throughout the year to continue this important funding stream for your community! Instructions on how to access your new awards will be sent to grant award recipients in the very near future.

JUNE is JUST AROUND THE CORNER.... And so is HOMEOWNERSHIP MONTH!



The HUD Buffalo Team reminds grantees that June is traditionally celebrated as Homeownership Month. It is a great opportunity to showcase your efforts and celebrate the resulting changes to neighborhoods and families.

We would like to recognize your accomplishments and those of your clients – Please let your CPD Rep know if you are making special plans for Homeownership Month. We will provide whatever support we can and we'll add the activities to a Homeownership Calendar. If you would like a HUD presence at your event, please let us know as soon as possible so we can try to facilitate the request.

Thanks for helping so many families achieve and sustain the American dream. June... It's only a few quick months away – starting planning now.

Update on Point in Time Counts for the Upcoming 2008 Competition

Point-in-Time (PIT) count of sheltered and unsheltered homeless persons was not required in January 2008, but will be required in January 2009.

HUD has established minimum requirements for reporting PIT count data in the CoC application. Maintaining these national standards for PIT reporting is necessary for HUD to meet Congressional directives requiring consistent, high quality data on homelessness.

1. To qualify for reporting PIT data in Exhibit 1 of the CoC application, the PIT count must be conducted during the last ten (10) days of January

(January 22-31) except when a CoC received written confirmation that HUD Headquarters granted an exception to the end of January timeframe, regardless if the PIT count was required or optional.

2. Exceptions to the January timeframe when a PIT count is required as well as when one is not required will only be granted when communities propose an alternative date during the winter months (December-March) and provide a rational reason for the proposed timeframe.
3. The PIT count of both sheltered and unsheltered persons must be conducted at the same time. CoCs conducting a sheltered count at a different point-in-time from the unsheltered count may not report this data in Exhibit 1.
4. Some CoCs decide to conduct more than one PIT count per year to understand seasonal changes in the homeless population for program planning purposes. HUD is not discouraging this practice. However, CoCs choosing to conduct a non-winter PIT count (not anytime between December and March) of sheltered and/or unsheltered homeless persons may not report this data in Exhibit 1.

CHDO by New York State for the State HOME program?

- ...that the proportion of HOME-eligible project costs paid with HOME funds needs to be the basis for the minimum number of HOME units in the project?
- ...that a low-income persons appointed to the board of a non-profit by an elected official of the PJ does not count towards the CHDO low-income board membership requirement, but does count against the public sector cap?
- ...that the affordability period "clock" does not start until the project is listed as complete in IDIS (and not when construction is finished, Certificate of Occupancy issued, or first occupied by tenants) ?
- ...that the length of the affordability period for a homebuyer project may need to be calculated differently if long-term affordability is tied to recapture than if it is tied to resale?
- ...that "life estate" tenancy does not qualify as "owner occupied" under the HOME program?

If any of these were a surprise to you (and even if they weren't), you owe it to yourself to attend one of the HUD-sponsored "Certified HOME Specialist" training sessions. A course description, including a listing of the dates and locations, can be found at:

<http://www.cpdhometrainings.com/certifieddescription.cfm>. This year we're happy to announce that one of the sessions will be held right here in Buffalo, in July 2008. Please stay tuned, we'll pass along more detailed information as it becomes available.

HOME....Be in the Know!

Did you know....

- ...that a Community Housing Development Organization (CHDO) must be qualified by the PJ at the local level, even if qualified as a

Eligible Forms of Ownership for Homeowner Rehabilitation and Homebuyer Activities

Each participant in the HUD-sponsored “Certified HOME Specialist” training receives an updated copy of *Building HOME*, which functions as both a training manual and a policy guide. The most recent update to the manual includes clarification of the types of ownership that HUD recognizes as homeownership (i.e., owner-occupied housing) under the HOME program.

The HOME regulations include a definitions section (24 CFR 92.2), which contains the following definition:

“Homeownership means ownership in fee simple title or a 99 year leasehold interest in a one- to four-unit dwelling or in a condominium unit, or equivalent form of ownership *approved by HUD* [emphasis added].”

Please note that “life lease,” “life use,” and/or “land contracts” are not included as HUD-approved forms of ownership within the regulatory definition. Further, updates to the “Homeowner Rehabilitation Activities” (Chapter 4) and “Homebuyer Activities” (Chapter 5) portions of the manual now include a statement that these types of ownership are *not* considered by HUD to be equivalent to fee simple title. The concepts of “life lease,” “life use” and “land contracts” all involve ownership by someone who does not actually live in the property, even if the occupant may have been the owner of record previously.

If a PJ believes there is a need to provide assistance in situations where the form of ownership is one of those not recognized by HUD as “homeownership,” the

PJ has the option of providing HOME assistance consistent with the rules that apply to rental properties. Alternatively, if the PJ has access to Community Development Block Grant (CDBG) funding, the PJ might utilize CDBG for owner-occupied rehabilitation and/or homebuyer programs, due to the greater flexibility that exists for the CDBG program. However, if a PJ wishes to use CDBG in this manner, it is strongly advised that program policies be put in place to avoid abuses of the program (e.g., rehabilitating a house purchased under a land contract that is later “foreclosed” by the seller, who now owns a property improved at taxpayer expense).

Please contact your local HUD CPD Representative if you have any questions regarding the topics in this newsletter.