
Appendix VII: Overview of Current State Programs, Cooperative Federal Programs, and Regional Programs to Support Housing in the County

**Tompkins County Housing Needs Assessment
Tompkins County Planning Department
May 30, 2006**

The following represents an inventory and overview of existing state and state-administered programs that assist in various aspects of the affordable work force housing issue. It also includes summaries of model programs where communities and regions have worked successfully with higher education institutions. The information in this section has been assembled from existing public sources as an information resource. The state and federal-state cooperative programs also include live links for those reading this appendix in electronic format that can be used to access additional details and contact information for these programs.

Inventory of Available Federal and State Housing Programs in Tompkins County

The following is an inventory of the various federal, state and regional housing programs that are currently available to county residents, non-profit organizations, and developers to expand the existing inventory of housing options in the county. This section of the study also provides a brief description of each program, an overview of each program's main housing or housing-related elements, and a list of the program's main target/eligible populations.

Programs currently available (as of April 2006) to the county include the following:

Fannie Mae Program

<http://www.fanniemae.com>

(LIHC) Low-Income Housing Credit Compliance Monitoring

<http://www.dhcr.state.ny.us>

(HOME)

<http://www.dhcr.state.ny.us>

(HTF)

<http://www.dhcr.state.ny.us>

(HWF)

<http://www.dhcr.state.ny.us>

(SLIHC)

<http://www.dhcr.state.ny.us>

(RESTORE)

<http://www.dhcr.state.ny.us>

(USDA) Rural Development

<http://www.rurdev.usda.gov/rhs>

(GOSC) New York State Small Cities Program

<http://www.nysmallcities.org/default.asp>

(SONYMA) State of New York Mortgage Agency

<http://www.nyhomes.org/sony/sonyma.html>

(AHC) New York State Affordable Housing Corporation

<http://www.nyhomes.org/ahc/aboutAhc.html>

(HFA) New York State Housing Financial Agency

<http://www.nyhomes.org/hfa>

New York Main Street (NYMS) Program

http://www.nyswaterfronts.com/news_storydisplay.asp?ID=26

Ithaca Neighborhood Housing Services Inc.

<http://www.ithacanhs.org>

Better Housing for Tompkins County Inc.

<http://www.betterhousingtc.org>

Bishop Sheen Ecumenical Housing Foundation

<http://www.sheenhousing.org>

Tompkins County Action

<http://www.tcaction.org>

Ithaca Housing Authority

<http://www.ithacaha.com/>

A. Short Description for Existing Housing Program Activities

1. The Fannie Mae Program

The Fannie Mae program helps families, particularly young and middle income families, to buy a home with lower down-payment requirements by providing a

secondary market for lenders for low down-payment mortgages. This is intended to remove a frequent stumbling block that many homebuyers often have with conventional mortgages and their corresponding down payment requirement. In addition, Fannie Mae also has programs designed to provide educational and other assistance to prospective homeowners so that they understand what is required of all homeowners. Fannie Mae also provides assistance to employers interested in implementing Employer-Assisted Housing (EAH) programs. Experience around the country has shown that EAH programs can be successful in assisting companies to attract and retain employees by reducing commuting distance and times for workers relative to the company's location.

2. Low-Income Housing Credit Program (LIHC)

Low-Income Housing Credit Program promotes investment in the production and retention of affordable low income rental housing. The program provides a dollar-for-dollar reduction in federal income tax liability for project owners in direct relation to the number of affordable housing units they produce. Between 2001 and 2005, the LIHC Program provided a total of \$3,558,598 in credits for 7 projects to support affordable housing projects in Tompkins County.

3. New York State HOME Program

HOME programs use federal funds to expand and preserve the supply of safe and affordable housing within the State of New York. Through partnerships with counties, towns, cities, villages, private developers, and local community development corporations, the programs help fund the acquisition, construction and rehabilitation of affordable housing and provide assistance to eligible home buyers and renters. In 2001, the State of New York received \$20,240,621 for in support of a total of 1,669 units under this program. A total of \$400,000 to support 30 units was awarded to Tompkins County. In 2002, the Trumansburg Apartments Partnership, LP received \$904,070 in HOME awards to provide multi-family rental housing in the county.

4. Low-Income Housing Trust Fund Program (HTF)

The Low-Income Housing Trust Fund Program (HTF) provides affordable housing for seniors, families and individuals. The program constructs new housing to rehabilitate residential properties and to convert vacant non-residential properties to residential use. The program can permanently finance construction costs, pre-development costs and working capital projects for low-income occupants. In 2002 and 2003, Tompkins County received in total of \$1,440,000 for 2 affordable housing projects.

5. Homes for Working Families (HWF)

HWF is a housing development program that provides financial assistance for project use such as new construction/rehabilitation of family rental housing or senior rental projects. The program actually enables the project to receive an allocation of 4% in Low-Income Housing Credit (LIHC), since 50% of the project cost can be financed with tax-exempt bonds from the state. However, as a requirement, 100% of project units must follow LIHC rent restriction rules and regulations. During the most recent five year period, there were no reported projects under the program in Tompkins County.

6. The New York State Low Income Housing Credit (SLIHC)

Following same general parameters as LIHC, SLIHC provides dollar-to dollar reduction in certain New York State income taxes. Over a 10-year period, taxes are reduced in order for eligible tenants to build and maintain affordable housing units for at least 15 years. The main difference between LIHC and SLIHC is that the SLIHC has a higher income eligibility threshold. The LIHC program serves tenants that have an income level of up to 60% of area median income. The SLIHC serves to tenants that have an income level of up 90% of area median income. In addition, SLIHC can also assist households with income between 60% and 90% of area median income if there is a scoring preference. In 2003, Tompkins County was one of the two counties in the State of New York to receive funding. Linder-man Creek III Associates in Tompkins County received \$225,600 to promote housing ownership.

7. Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE)

The RESTORE program helps pay for the costs of emergency repairs in home owned and occupied by seniors, when they cannot afford to make the repairs themselves. The program follows the same rules and regulations as Housing Trust Fund Corporation. Between 2001 and 2005, Tompkins County received in total of \$130,000 in funds for 2 projects to assist with the costs of emergency repair in homes owned and occupied by seniors.

8. The Housing Development Fund (HDF)

HDF provides loans to not-for-profit and charitable corporations that are interested in constructing or rehabilitating housing projects for low-income occupants. HDF offers temporary, interest free loans that are divided into three categories of predevelopment phase, acquisition and construction and could last up to three years. Besides rehabilitation or construction projects, HDF loan can also be used for purchase of the project site. All areas in New York state are eligible HDF financing. No reported program activity was found in Tompkins County.

9. USDA – Rural Development Housing Programs

USDA Rural Development provides a variety of loan and grant programs to assist very low and moderate low-income individuals, State, local, private and nonprofit organizations to assist in creating homeownership opportunities in rural areas. Single-Family and Multi-Family Housing Programs are designed to finance and facilitate the development of housing in rural communities.

10. Small Cities Community Development Program

New York State Small Cities Development Program encourages communities to apply for individually or jointly for an annual competitive round grants to become eligible for development of affordable housing. The grant is aimed at low- to moderate- income families with incomes at or bellows 80% of the median income. In order to become eligible for the CDBG grant housing projects are required to meet primary and national objectives of the program. Between 2000 and 2005, Tompkins County received grants annually, with the lowest level of grant monies received at \$637,790 in 2002 and the highest amount received for a year at \$1,550,000 in 2002. A total of 14 grants were awarded to county recipients over the period, with another 13 applications not funded.

11. State of New York Mortgage Agency (SONYA)

The SONYMA's Low Interest Rate Mortgage Program provides below market interest rate mortgages to qualified low- and moderate-income, first-time homebuyers with low down payment mortgage (up to 97% of the value of the property). The program provides financing for one- to four- family dwellings and cooperative apartments. The program is financed by SONYMA through the sale of tax-exempt bonds. There are purchase price limits in the program.

12. New York State Affordable Housing Corporation

The AHC provides financial assistance to low- and moderate- income families with an opportunity to become homeowners. The program funds private and public investment, for the construction, acquisition, rehabilitation, and improvement of owner-occupied housing.

13. New York State Housing Finance Agency (NYHFA)

The program assists in the financing low income families and individuals by raising funds through the issuance of municipal securities and the making of mortgage loans raised in that manner available to eligible borrowers. The NYHFA is authorized to issue bonds to reimburse the State for appropriated expenditures for various housing programs. More recently, the Agency is focused exclusively on creating and preserving affordable housing.

14. New York Main Street Program (NYMS)

The NYMS Program provides grants to stimulate reinvestment in mixed-use (commercial/civic and residential) "main street" buildings in order to address issues of code compliance, energy conservation, accessibility, and to provide affordable housing and job opportunities. The Housing Trust Fund Corporation (HTFC) objective is for the NYMS program to be a catalyst of creating of new affordable housing opportunities within these mixed-use centers. Between September of 2004 and May of 2005, Tompkins County received a total of \$196,800 for renovation and streetscape improvements.

15. Ithaca Neighborhood Housing Services, Inc.

INHS program promotes homeownership to low income families with affordable housing development. The program provides high quality homebuyer education, affordable loan products, technical assistance and post-purchase counseling to create highly qualified homeowners who will become stakeholders in the neighborhoods. The program is designed to help first time homebuyers who want to buy one- or two- family homes in the City of Ithaca. Between 2000 and 2005, a total of \$1,800,000 was received through HOME LPA and HOME awards to fund these programs.

16. Better Housing for Tompkins County Inc.

Better Housing For Tompkins County Inc. provides financial assistance to low income families, individuals, elderly, and disabled to have an opportunity for affordable housing that includes services such: moderate rehabilitation of owner occupied housing; financial and technical assistance to first-time homebuyers; provision of affordable rental housing for seniors and families. The program serves low-income families and individuals with a household income at 80% or less of median income. In 2001 and 2004, BNTC received \$374,000 in RESTORE and HOME LPA funds to fund its program activities consistent with the above-described mission.

17. Bishop Sheen Ecumenical Housing Foundation, Inc.

The program addresses the housing needs in the Finger Lakes Region in collaboration with local and government agencies to assist families of different background with varying degrees of financial resources to achieve the goal of home ownership. The services include: closing cost assistance and mortgage reductions for newly constructed home for families and first time homebuyers. In 2003, Tompkins County received \$400,000 in HOME LPA funds through the program to develop single family housing for low- and moderate- income families.

18. Tompkins Community Action Housing Services

Tompkins Community Action Housing Services provide financial assistance to low- and moderate- income families, elderly, and disabled with affordable, safe,

decent housing and related services. Some of these services include: Section 8 Housing Choice Voucher Program, Family Self-Sufficiency, and Home Ownership Program. As of July 8, 2005, Tompkins County Action Housing Services distributed 800 vouchers. In 2004 and 2005, TCAction in total received \$80,000 in Restore funding for housing repairs for housing occupied by the county's seniors.

19. Ithaca Housing Authority

Ithaca Housing Authority maintains a high standard of property maintenance and helps low- income families and individuals obtain safe, clean and affordable housing in accordance with Federal HUD guidelines. The IHA administers the Section 8 Housing Program in the county to assist eligible families. As of July 29, 2005, the IHA distributed 639 vouchers. In addition, the IHA helped to add a total of 341 subsidized housing units in the county through July of 2005.

B. Detailed Description of New York State and Federal-State Cooperative Programs

Fannie Mae Program (Federal-State)

Fannie Mae Corporation

Website: <http://www.fanniemae.com>

Program Purpose:

Being a part of housing industry, Fannie Mae provides financial product and services for low-, moderate-, and middle-income families to buy homes of their own. Fannie Mae directly loans the mortgage funds to the primary market lenders which include: mortgage companies, saving and loans, commercial banks, credit unions, and state and local housing finance agencies. Lenders may sell mortgages into the secondary market, such as Fannie Mae. This will ensure that money for mortgages is available to low-, moderate-, and middle-income home buyers.

In addition some of the specialized products include mortgages with lower down payment requirements or more flexible standards, Employer-Assisted-Housing (EAH) programs, and home-buyer education programs.

Target Populations-Projects:

1. Low-, moderate-, and middle-income families
2. Private sector, public sector, and non-profit sector employees
3. Seniors
4. Households with special needs
5. Residents of rural areas

Program Activity in Tompkins County:

No reported program activity found in the county.

Low-Income Housing Credit (LIHC) Compliance Monitoring

New York State Division of Housing and Community Renewal

Website: <http://www.dhcr.state.ny.us>

Program Purpose:

Through the Tax Reform Act of 1986, the LIHC program was established to promote investment in the production and retention of affordable low income rental housing by allowing tax credits to developers/operators of affordable housing. The New York State Division of Housing and Community Renewal is designated as a lead agency in the state, and is responsible for allocating tax credits in accordance with a Qualified Allocation Plan. The mission of LIHC program is to ensure that monitoring requirements of Section 42 of the Internal Revenue Code and the LIHC regulatory agreement is met; and that these resources are used for the purpose which they were originally funded and benefit the population they were intended to serve.

The primary components of the LIHC monitoring program are:

- annual certification by project owners and certification compliance review by DHCR
- collection and processing of compliance monitoring fees
- on-site compliance monitoring of each project-every three years
- resolution and reporting of all non-compliance issues
- provide technical assistance to project owners

Target Populations-Projects:

1. Low- and moderate-income families and seniors
2. Individuals with special needs
3. Individuals with Children

Program Activity in Tompkins County:

Tompkins County is an area that is qualified to receive LIHC funding. During the last five years, recipients in the county received nearly \$3.6 million in awards under this program. The following table provides an inventory of these projects.

| YEAR | AWARDEE | LIHC |
|------|---------|------|
|------|---------|------|

| | | |
|---------------|--|--------------------|
| 2001 | Linder-man Creek II Association | \$671,328 |
| 2002 | Groton Commons Limited Partnership | \$387,688 |
| | Trumansburg Apartments Partnership, LP | \$137,713 |
| 2003 | Groton Commons Limited Partnership | \$372,324 |
| 2004 | The Overlook at West Hill, LP | \$795,537 |
| | Conifer Reality, LLC | \$344,008 |
| 2005 | The Overlook at West Hill, LP | \$850,000 |
| Total: | | \$3,558,598 |

New York State HOME Program

New York State Division of Housing and Community Renewal

Website: <http://www.dhcr.state.ny.us>

Program Purpose:

Administered by New York State Housing Trust Fund Corporation, HOME programs provide loans and grants to expand and preserve the supply of safe and affordable housing within the State of New York. Through partnerships with counties, towns, cities, private developers and local community development corporations, the program helps eligible occupants with acquisition, construction and rehabilitation of affordable housing and provides assistance to eligible home buyers and renters. Three project types that are listed under this program include: Rental projects, Homeownership Assistance projects, and Tenant-Based Rental Assistance (TBRA) projects. Listed project types must benefit low-income households that are below 80% of the area median income. HTFC's degree of involvement varies depending on the type of activity proposed, minimum 15 percent of HOME funds are required to reserve for locally based non-profit entities that can be qualified as Community Housing Development Organization.

Target Populations-Projects:

- low income home buyers
- low-income tenants
- non-profit organizations
- municipalities

Program Activity in Tompkins County:

In 2001, Governor George Pataki announced that more than \$530 million in total investment to provide not-for-profits and developers with resources needed to create or rehabilitate an estimated 3,781 affordable housing units for low-income seniors, working families, and disabled New Yorkers. The state received a total of \$20,240,621 (for 1,669 units) in LPA HOME (for single family 1-4 unit projects) award. From those monies, a total of \$400,000 (for 30 units) was awarded to

Ithaca Neighborhood Housing Services. In 2002, Trumansburg Apartments Partnership, LP received a total of \$904,070 in HOME multifamily rental housing monies to support its work in the county.

New York State Low-Income Housing Trust Fund Program (HTF)

New York State Division of Housing and Community Renewal

Website: <http://www.dhcr.state.ny.us>

The Low-Income Housing Trust Fund Program (HTF) provides affordable housing for persons of low income. The HTF program can permanently finance construction costs, predevelopment costs and working capital projects for low-income occupants. The program can fund up to \$75,000 per unit for constructing new housing, rehabilitating vacant or under-utilized residential properties, and for converting vacant non-residential properties to residential use. In addition up to \$25,000 per unit may be provided for projects meeting certain criteria. Eligible applicants may directly participate as a project developer under this program, although project developers are required to make an equity contribution of 5% of their total project costs from which, 1% must be made as a cash deposit to the project's operating reserve account.

Target Populations-Projects:

- low income occupants
- housing Development Fund Company
- non-profit corporation
- private developers
- municipality or county
- municipal housing authority

Program Activity in Tompkins County:

Tompkins County is qualified to receive HTF funding. In 2002, Governor George Pataki announced more than \$166 million in funding to support affordable housing initiatives across the state. The state has received \$42,140,103 in total of HTF funding from which \$720,000 was awarded to Groton Commons Limited Partnership in the county. In 2003, the state has received relatively smaller amount of HTF funding totaling only \$22,101,532 in a second round of funding. A total of \$720,000 was awarded again to Groton Commons Limited Partnership to support its activities in the county.

Homes for Working Families (HWF)

New York State Division of Housing and Community Renewal

Website: <http://www.dhcr.state.ny.us>

Program Purpose:

HWF is a housing development program that provides financial assistance to Housing Trust Fund Corporation (HTFC) for project use such as senior rental projects or new construction/rehabilitation of family rental housing assisting up to \$25,000 per unit. This financial assistance includes federal housing tax credits and low-interest loans that help to create affordable housing for working families. Since more than 50% of the project cost can be financed with tax-exempt bonds from the state, the program actually enables the project to receive an allocation of 4% in Low-Income Housing Credit (LIHC). However, as a requirement, 100% of project units must follow LIHC rent restriction rules and regulations. The HTFC's permanent loan is provided in the form of 1% interest loan payable over a 30 year period from available cash flow. Construction loans are financed at a higher rate of 6% on interest note and mortgage. HWF has actually no preference between financing family or senior rental projects.

Target Populations-Projects:

- low income families
- low income seniors

Program Activity in Tompkins County:

During the last five year period, there was no reported program activity in the county under this program.

The New York State Low Income Housing Credit (SLIHC)
New York State Division of Housing and Community Renewal

Website: <http://www.dhcr.state.ny.us>

Program Purpose:

Created in 2000, the program SLIHC follows same manners as LIHC program. Similar to LIHC, SLIHC program authorized by Section 42 of U.S. Internal Revenue Code that provides dollar-to dollar reduction in certain New York State income taxes. Over 10-year period the taxes receive a reduction in order for eligible tenants to build and maintain affordable housing for at least 15 years. At least 40% if affordable units must be occupied by households that are bellow 90% of the area median income. The difference between LIHC and SLIHC is that SLIHC has a higher income threshold, including the ability to serve households with income up to 90% of area median income. The LIHC program has an up to 60% of area median income limit. In addition, SLIHC can also

assist households with income between 60% and 90% of area median income if there is a “scoring preference.” Projects are scored based upon the following criteria:

- Housing Need (20 Points)
- Income Mixture (20 Points)
- Efficiency of Credit Use (15 Points)
- Project Readiness (10 Points)
- Sponsor Characteristics (10 Points)
- Tenant buy-Out Plan (5 Points)
- Special Needs (5 Points)
- Participation of Local Tax-Exempt Organizations (5 Points)
- Marketing Plan/public Assistance (5 Points)
- Individuals with Children (5 Points)

Target Populations-Projects:

- low income individuals
- partnerships
- limited partnerships
- corporations and Chapter S

Program Activity in Tompkins County:

The county was one of the two counties in the State of New York that received SLIHC funding in 2003. From the total of \$628,258 in SLIHC funding for the entire state, New York County received \$402,658 and Tompkins County \$225,600. The funding was awarded to Linder-man Creek III Associates, LLC. Except for that 2003 award, there was no reported program activity in this program in the county between 2000 and 2005.

Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE)

New York State Division of Housing and Community Renewal

Website: <http://www.dhcr.state.ny.us>

Program Purpose:

The RESTORE program helps municipalities and not-for-profit corporations pay for the costs of emergency repairs in home owned and occupied by seniors, when they cannot afford to make the repairs themselves such as furnace, roof, electrical, and water problems in target areas which they designate. Applicants are selected through an annual competitive funding round. The program terms are defined by the enacting legislation and the HTFC’s program rules and

regulations. Eligible project recipients must be New York State homeowners, at least one person has to be 60 year and over, household income must fall under 80% of the area's median family income, the primary residency must be consisted of the older (60+) homeowners and the there must be an existing situation that poses a threat to life, health and safety. All areas of the state are eligible and maximum lifetime assistance is limited to \$5,000 per building.

Target Populations-Projects:

- low income seniors of 60 years and over

Program Activity in Tompkins County:

In 2001, the state received a total of \$2,350,000 (1,016 units) in RESTORE awards from which Better Housing for Tompkins County based in Tompkins County received \$50,000 (14 units) for the costs of emergency repair in home owned and occupied by seniors. The chart below displays additional awards received in the county by year received:

| YEAR | AWARDEE | RESTORE |
|---------------|------------------------------------|------------------|
| 2001 | Better Housing for Tompkins County | \$50,000 |
| 2004 | Tompkins Community Action | \$40,000 |
| 2005 | Tompkins Community Action | \$40,000 |
| Total: | | \$130,000 |

USDA – Rural Development Housing Programs

Website:

<http://www.rurdev.usda.gov/rhs/>

Program Purpose:

USDA Rural Development provides a number of homeownership opportunities to rural Americans in the State of New York and a variety of loan and grant programs to assist low-income individuals, elderly and disabled; State, local, private and nonprofit organizations with economic opportunity that creates affordable housing in rural areas. Single-Family and Multi-Family Housing Programs are designed to finance and facilitate the development of housing in rural communities. The regional office of Western New York based in Lafayette, NY provides housing program services to the county's individuals and organizations. These housing programs include the following:

Single – Family Housing Programs

Section 502 Program – provides assistance to low income individuals and households in rural areas to purchase homes. The loan can also be used in building, renovating, relocating homes or providing water and sewage facilities and purchasing and preparing sites for new or existing housing.

Eligibility: Families must be without adequate housing, however, they must qualify to afford the mortgage payments, including taxes and insurance. The median income limits for applicants may not exceed 115%. The limit for Tompkins County is listed below.

| Tompkins C. Program | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Very Low Income | 21,650 | 24,750 | 27,850 | 30,950 | 33,400 | 35,850 | 38,350 | 40,800 |
| Low Income | 34,650 | 39,600 | 44,550 | 49,500 | 57,500 | 57,450 | 61,400 | 65,350 |
| Moderate Income | 40,150 | 45,100 | 50,050 | 55,000 | 59,000 | 62,950 | 66,900 | 70,850 |

Data Source: Adjusted Tompkins County Income Limits, USDA 2005

Terms: Loans are for 30 years and interest rate is set by lender.

Standards: Housing must be modest in design and cost. All manufactured housing must meet requirements set by HUD, RHS thermal and site standards.

Rural Housing Direct Loans – directly funded by the Government to low and moderate low-income households to be able to afford homeownership. The mortgage payment is based on the adjusted household income limits same as for the 502 Section. Funds can be used in building, repairing, relocating renovating homes or purchasing and preparing sites and providing water and sewage facilities.

Eligibility: Applicants must fall under the income category below 50% of the area median income; between 50 and 80%: or moderate income between 80 to 1900% of AMI. Applicants must be without adequate housing, however, being able to afford mortgage payments. Down the line, payment subsidy will be available to enhance repayment ability of the applicants.

Terms: Loans are for up to 33 years. If the family income is below 60% of AMI than the term of the loan payments can be extended to 38 years. The loan for manufactured homes is 30 years.

Standard: Same as in Section 502

Rural Housing Repair and Rehabilitation Grant and Loan - provides loans and grants to repair, improve housing or modernize their dwelling or to remove health and safety hazards housing for low-income homeowners. The grants and loans directly funded by the government to owners/occupants who are 62 years of age and older and cannot repay Section 504 loan. The grant amount is maximum \$7,500.

Eligibility: The applicant must have very low income below 50% of the area median income (AMI) and must be unable to obtain affordable credit elsewhere. Must also be 62 years and older.

Terms: Loans of up to \$20,000 and grants of up to \$7,500 available. Applicant must pay only 1% interest on loans for up to 20 years. Grant funds may be used only to pay for repairs and improvement resulted from health and safety hazards.

Standards: Must meet code requirements of RHS in installation of water and waste system.

Rural Housing Site Loan – provides opportunity for low- and moderate-income families to purchase housing through public or private not for profit organization that will directly receive funding from the government to buy and develop building sites, including the construction of streets, utilities, and access roads.

Eligibility:

Section 523 provides loans only for housing to be constructed by the self-help method, where as Section 524 loans are made to assist any low- or moderate-income families.

Terms: Loans are for two years. Section 523 loans bear 3% interest where as Section 524 loans bear the market rate of interest.

Standards: Look into FmHA Instruction 1924-A and 1924-C

The Mutual Self-Help Loan – Primarily used to assist very low- and low-income households to construct their own homes. Approximately, 65% of the construction labor must be done by the owners under qualified supervision.

Eligibility: Must have very low or low incomes, below 50% of the area median income; or between 50 and 80% of AMI. Low and very low income families that live in substandard housing are given the first priority.

Terms: Up to 33 years and for those who are below 60% of the AMI. The amount of subsidy is also determined by applicant's percent income of AMI. Those applicants that are below 60% of the AMI are given first priority.

Standards: Constructed houses must meet the voluntary national model building code adopted by the state and RHS thermal and site standards.

Multi-Family Housing Programs

Rental Assistance Program – Projects on rental assistance can be used in both existing and newly constructed Rural Rental Housing (Section 515) or Farm Labor Housing (Section 514) financed projects. Person with very low and low

incomes including the elderly and persons with disabilities are also eligible to get assistance in paying for the monthly rent if they are unable to pay themselves.

Rural Rental Housing – The program loans up to \$15,000,000 can be made to individuals, trusts, associations, partnership, limited partnerships, state or local public agencies, not for profit corporations or for profit and consumer cooperatives. Eligible applicants are:

- Ownership – individuals, partnerships, limited partnerships, for-profit corporations, nonprofit organizations, limited equity cooperatives and other public agencies that are eligible to apply must be unable to obtain credit elsewhere that will allow to charge for affordable rental housing to low income tenants.
- Tenancy – Very low-, low-, and moderate-income families

Target Population-Projects:

- Low-to moderate-low income individuals
- State housing agency
- Local and Private Organizations
- Not for profit Organizations

Program Activity in Tompkins County:

This information is for Single Family Housing Programs within USDA, Rural Development in the State of New York. The data below indicates the number of individuals that applied for and received loans and grants in the county.

FY 2001 – Tompkins County

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 4 Loans were made at \$279,800.

Section 504 Home Repairs Loans and Grants: 10 Loans were made at \$36,730.

FY2001 – Statewide

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 617 Loans were made at \$42,022,910.

Section 504 Home Repairs Loans and Grants: 274 Loans were made at \$1,235,820.

FY2002 – Tompkins County

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 1 Loan was made at \$71,050.

Section 504 Home Repairs Loans and Grants: 0.

FY2002 – Statewide

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 504 Loans were made at \$34,198,880.

Section 504 Home Repairs Loans and Grants: 274 Loans and Grants were made at \$1,270,460.

FY2003 – Tompkins County

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 8 Loans were made at \$691,560.

Section 504 Home Repairs Loans and Grants: 5 Loans and Grants were made at \$24,100.

FY2003 – Statewide

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 552 Loans were made at \$39,771,020.

Section 504 Home Repairs Loans and Grants: 279 Loans and Grants were made at \$1,496,530.

FY2004 – Tompkins County

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 3 Loans were made at \$307,100.

Section 504 Home Repairs Loans and Grants: 6 Loans and Grants were made at \$38,561.

FY2004 – Statewide

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 569 Loans were made at \$44,028,013.

Section 504 Home Repairs Loans and Grants: 290 Loans and Grants were made at \$1,453, 719.

FY2005 (To-Date) – Tompkins County

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 3 Loans were made at \$379,800.

Section 504 Home Repairs Loans and Grants: 2 Loans and Grants were made at \$13,852.

FY2005 (To-Date)– Statewide

Section 502 Direct and Guaranteed Loans (Home Purchase Loans): 369 Loans were made at \$28,993,773.

Section 504 Home Repairs Loans and Grants: 284 Loans and Grants were made at \$1,455,377.

Small Cities Community Development Program

New York State Government Office for Small Cities

Website: <http://www.nysmallcities.org/default.asp>

Program Purpose:

Funded by HUD, New York State Small Cities Development Program provides an opportunity for smaller communities to apply individually or jointly with other communities for an annual competitive round grant to become eligible for development of affordable housing for low-, moderate-low- income families with incomes at or below 80% of the area median income. The community development grant is aimed at towns, villages, and cities with a population fewer than 50,000 and to counties with an unincorporated population under 200,000. Towns, villages, and cities can receive a maximum of \$400,000 and counties and joint applications can receive \$600,000 for Housing. For Economic Development grants, the maximum award is \$750,000 with a minimum request amount of \$100,000. All Small Cities CDBG housing projects are required to meet primary and national objectives. The primary objective is to provide decent housing and a suitable living environment by expanding economic opportunities, principally for persons of low – and moderate-income. Applicants must insure that the grant funds of at least 70 percent are aimed at low- and moderate-income families.

Types of Housing Grants:

Housing Rehabilitation

The program provides repairs and the inability of homeowners, renter occupied, or vacant units for low-and moderate-income persons

Homeownership

The program provides financial assistance to low- ad moderate-income first-time homebuyers for the purchase of homes for sale

Construction of New Affordable Housing

New construction of affordable housing units can be an eligible project as long as the federal requirements are followed:

- If carried out by local government as last resort housing per 24 CFR part 42, as authorized under 570.201 (m), or;
- When carried out by an entity pursuant to 570.204 (a).

Private Water/Wastewater System Assistance

The program provides safe drinking water and wastewater systems to eligible individual property owners.

Target Population-Projects:

- cities, towns, and villages
- counties
- low- and moderate- income families

Program Activity in Tompkins County:

| Year | Community | Municipality | County | Type | Amount Requested | Amount Awarded |
|---|-----------|--------------|----------|------------------------|--------------------|--------------------|
| 2000 | Caroline | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Groton | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| | Dryden | Village | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Tompkins | County | Tompkins | Home Ownership | \$600,000 | \$600,000 |
| Total Amount Requested and Awarded | | | | | \$1,800,000 | \$1,000,000 |
| 2001 | Ithaca | City | Tompkins | Comprehensive | \$750,000 | \$750,000 |
| | Groton | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| | Caroline | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| | Groton | Village | Tompkins | Home Ownership | \$380,000 | \$0 |
| Total Amount Requested and Awarded | | | | | \$1,930,000 | \$1,550,000 |
| 2002 | Lansing | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Enfield | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Dryden | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Ithaca | City | Tompkins | Comprehensive | \$750,000 | \$0 |
| | Dryden | Village | Tompkins | Public Water | \$379,000 | \$37,900 |
| | Tompkins | County | Tompkins | Home Ownership | \$600,000 | \$600,000 |
| | Groton | Village | Tompkins | Home Ownership | \$275,000 | \$0 |
| Total Amount Requested and Awarded | | | | | \$2,004,000 | \$637,900 |
| 2003 | Newfield | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Lansing | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| | Enfield | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| | Ithaca | City | Tompkins | Comprehensive | \$650,000 | \$613,000 |
| 2004 | Groton | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Tompkins | County | Tompkins | Home Ownership | \$600,000 | \$0 |
| | Groton | Village | Tompkins | Public Water | \$400,000 | \$400,000 |
| | Newfield | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| Total Amount Requested and Awarded | | | | | \$1,800,000 | \$800,000 |
| 2005 | Caroline | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Groton | Town | Tompkins | Housing Rehabilitation | \$400,000 | \$400,000 |
| | Dryden | Village | Tompkins | Housing Rehabilitation | \$400,000 | \$0 |
| | Tompkins | County | Tompkins | Home Ownership | \$600,000 | \$600,000 |
| Total Amount Requested and Awarded | | | | | \$1,800,000 | \$1,000,000 |

Data Source: Governor's Office for Small Cities - Annual Competitive Round 2000-05 for Prior Applicants

State of New York Mortgage Agency (SONYMA)

The State of New York Mortgage Agency is a public-benefit corporation of the State of New York

Website: <http://www.nyhomes.org/sony/sonyma.html>

Purpose of the Program:

The purpose of the Agency is to create affordable homeownership opportunities for “low- and moderate-income first-time homebuyers and other qualifying homebuyers”, and to provide mortgage insurance for qualifying real property loans. The Agency accomplishes this through its two major operating divisions: the Single Family Programs and Financing Division and the Mortgage Insurance Fund. The Single Family Programs and Financing Division have used proceeds from the sale of the Agency's tax-exempt and taxable bonds to finance the purchase of one-family to four-family homes statewide through a network of participating lenders. Eligible applicants must satisfy income requirements and properties must not exceed purchase price limits. Eligible applicants must also be first-time home buyers, as defined under the program, except in "target areas" of the State that are economically depressed.

Types of SONYMA Homeownership Program:

Low Interest Rate Mortgage Program

SONYMA's Low Interest Rate Mortgage Program provides qualified low- and moderate-income first-time homebuyers with low down payment mortgage financing on one- to four-family dwellings (including condominiums and cooperative apartments, as well as manufactured homes permanently attached to real property) at fixed interest rates which are below prevailing conventional rates. The program is financed by SONYMA through the sale of tax-exempt bonds. The program features as following:

- A fixed mortgage interest rate
- Financing of up to 97% of the value of the property
- A low minimum borrower cash contribution requirement
- 100 day interest rate locks for existing housing
- Terms of 20, 25, or 30 years
- Continuous availability of mortgage funds
- Closing cost assistance

Income Limits for Low Interest Rate Mortgage Program in Tompkins County

| 1 & 2 Person | | 3+ Person | |
|--------------|----------|------------|----------|
| Non-Target | Target | Non-Target | Target |
| 61,900 | \$74,280 | \$71,180 | \$86,660 |

Data Source: SONYMA Income Limits

Purchase Price Limits for Low Interest Rate Mortgage Program in Tompkins County

| 1 Family New and Existing | | 2 Family New** and Existing*** | | 3 Family Existing*** | | 4 Family Existing*** | |
|---------------------------|-----------|--------------------------------|-----------|----------------------|-----------|----------------------|-----------|
| Non-Target | Target | Non-Target | Target | Non-Target | Target | Non-Target | Target |
| \$204,430 | \$249,860 | \$261,700 | \$319,850 | \$316,320 | \$386,620 | \$393,120 | \$480,480 |

Data Source: SONYMA Purchase Price Limits

Remodel New York Program

The Remodel New York Program was created by SONYMA to provide low interest rate financing to qualified first-time homebuyers for the purchase and renovation of properties in need of improvements or renovations. SONYMA's Remodel New York mortgage loan finances both the purchase and the renovation of the home. The program is intended to serve two purposes: (1) to revitalize the state's existing housing stock, and (2) to provide low interest rate financing to low and moderate income New Yorkers purchasing their first home. The funds for Remodel New York come from the proceeds of the sale of tax-exempt mortgage revenue bonds. The basic requirements of the Remodel New York Program are the same as those for SONYMA's Low Interest Rate Program, with the following exceptions:

- maximum financing will be based on the lesser of:
 - the purchase price of the home plus the cost of the renovations
 - or the "as-improved" appraised value of the property as determined
- eligible renovations include repair or replacement of plumbing electrical, and heating systems, structural repairs, additions modernization of kitchens and bathrooms, new siding and windows
- certain closing costs associated with the home renovation can be financed. The remaining closing costs may be paid from SONYMA closing cost assistance.

Achieving the Dream Mortgage Program

SONYMA designed the Achieving the Dream Mortgage Program to assist low-income households to purchase their first home. This program offers up to 97% financing with a very low fixed interest mortgage. The program is financed by SONYMA through the sale of tax-exempt bonds. All requirements of the Low Interest Rate Program can apply to the Achieving the Dream Mortgage Program with several exceptions applied:

- very low fixed interest rate
- all borrowers must be first-time homebuyers
- lower household income
- the purchase price and appraised value
- required to complete a homebuyer education course

Construction Incentive Program

The Construction Incentive Program has been specifically created in an effort to stimulate new construction of one- and two-family homes. The program features 100% financing, a special two-step interest rate, and a longer rate lock period. The program is financed by SONYMA through the sale of tax-exempt bonds. All

requirements of Low Interest Rate Program can apply to Construction Incentive with several exceptions applied:

- two-step interest rate. The initial rate is fixed for the first 48 payments, then increases 2% and fixed for the remainder of the loan term
- borrowers will be qualified at the lower initial rate
- financing of up to 100% of the value of the property
- interest rate loan remains in effect for 240 days

Target Population-Projects:

- low-, moderate -income families
- first-time home buyers
- meet SONYMA's credit underwriting standards
- meet SONYMA's household income limit requirements
- use the home that is financed with SONYMA funds as their permanent residence.

Program Activity in Tompkins County:

Information on program activity was requested in September of 2005 (with numerous follow up contacts. Information was not received as of April 30, 2006 when this study was completed.

New York State Affordable Housing Corporation (AHC)

The New York State Affordable Housing Corporation a subsidiary of the New York State Housing Finance Agency

Website: <http://www.nyhomes.org/ahc/aboutAhc.html>

Program Purpose:

The purpose of the AHC Program helps persons of low – and moderate- incomes to become home owners. AHC provides financial assistance, as a part of a package of other private and public investment, for the construction, acquisition, rehabilitation, and improvement of owner-occupied housing.” The AHC typically provides grants within the following per dwelling unit limits: up to \$20,000 per unit, or \$25,000 per unit within the limits of available funding, per unit for projects located in high cost areas as defined by the AHC, or projects receiving a U.S. Department of Agriculture Rural Development Service (formerly the Farmer's Home Administration) Loan. Funding from AHC, grants cannot exceed 60% of the total project development cost and individuals and families are not eligible to apply directly for a program grant. To make home ownership affordable to families and individuals for who have no other reasonable and affordable home ownership alternatives in private housing market, AHC reduces development and rehabilitation costs for housing. The AHC also funds development and

rehabilitation activities to help eliminate conditions of blight and the attendant economic stability those jobs provide in impacted communities. Eligible applicants include: local Municipalities, housing authorities, housing development fund companies, neighborhood and rural preservation companies, as well as, not-for-profit or charitable organizations primarily involved in housing development. Finally, AHC works with its parent Agency, the New York State Housing Finance Agency (HFA), and its sister Agency, the State of New York Mortgage Agency (SONYMA) to increase homeownership opportunities.

Target Population-Projects:

- low to moderate income level individuals.
- local Municipalities, housing authorities, housing development fund companies, neighborhood and rural preservation companies, as well as, not-for-profit or charitable organizations primarily involved in housing development can be eligible applicants for AHC funding.

Program Activity in Tompkins County:

Information on program activity was requested in September of 2005 (with numerous follow up contacts. Information was not received as of April 30, 2006 when this study was completed.

New York State Housing Finance Agency

New York State Housing Finance Agency Corporation

Website: <http://www.nyhomes.org/hfa/aboutHfa.html>

Program Purpose:

The New York State Housing Finance Agency helps eligible borrowers to finance mortgage loans and issuance of municipal securities by raising funds for low income housing. HFA is authorized to issue bonds to reimburse the State for appropriated expenditures for various housing programs. More recently, the Agency's mission has been focused exclusively on creating and preserving affordable housing. HFA staffs and acts as the administrative arm of the New York State Affordable Housing Corporation, the New York State Project Finance Agency, and the State of New York Municipal Bond Bank Agency.

Types of HFA Programs:

The HOPES Program

The goal of the program is to preserve, rehabilitate and extend the availability of existing affordable housing opportunities for the residents of New York State. Projects that were initially financed through federal and/or state affordable

housing programs as well as those not currently part of an affordable housing program are eligible. These project types include: federal Section 8, Section 236, Section 202, and low income housing tax credit (LIHTC) programs, as well as the state Mitchell-Lama program. Projects must include units that are affordable to low, moderate or middle income families. Specific income requirements vary according to the type of financing or subsidy being utilized.

Developer Project Types:

- Section 236 Decoupling Transactions

HFA may issue tax-exempt financing and 4% tax credits. Section 236 uses the project's Interest Reduction Payment (IRP) to support part of the new mortgage and the project's net operating income to support another part of the new mortgage, producing a considerably larger new mortgage amount. Projects also typically receive preservation vouchers or other forms of federal assistance to support rent increases.

- Section 202 Refinancing

To provide additional funds to renovate and/or upgrade properties, add facilities for assisted living services, increase or reconfigure the units, or simply rehabilitate the projects. Section 202 refinancing typically consists of issuing lower interest rate mortgage financing supported by the project's Section 8 contract to produce a considerably larger first mortgage. Section 202 refinancing is subject to HUD approval

- Section 8 Portfolio retention

Refunding and/or refinancing Section 8 projects presently in HFA's portfolio. Options include refunding bonds where 10 year lock outs have expired or lowering interest rates on mortgages to the level necessary to support the existing bonds. HUD approval is required for bond and mortgage restructurings of Section 8 projects.

- Conventional Acquisition/Rehabilitation

This project type provides conventional financing for the acquisition and rehabilitation of currently unsubsidized projects to rehabilitate the property in exchange for imposing affordability restrictions.

- Tax Credits

Financing tax credit properties with expiring affordability restrictions, particularly those in need of renovation and/or upgrades.

501 (C) (3) Bond Financing Program

Agency's public purpose is to maximize the benefits to low, moderate and middle income persons through the preservation, rehabilitation, or construction of affordable housing. Eligible organizations that meet the requirement of 501 (c)(3) of the Internal revenue code are both organized and operated exclusively for charitable purposes which include relief of the poor and distressed, combating community deterioration, lessening the burdens of government, elimination of discrimination and prejudice, lessening neighborhood tensions and the relief of the distress of the elderly or physically handicapped. As long as the 501(c)(3) organization satisfies its exempt purposes as described in its determination letter from the IRS including, as applicable, meeting the Code's rehabilitation rules for the rehabilitation of existing properties, there are generally no income restrictions for occupancy of housing sponsored by a 501(c)(3) organization.

Senior Housing Financial Program

Construction and Permanent mortgage loan financing for:

- assisted living
- senior rental housing
- state licensed senior housing

A minimum of 80% of the units must be occupied by at least one person who is 55 years of age or older (based on federal fair housing guidelines). Affordability Requirements-All HFA financed projects must provide housing affordable to low, moderate or middle income people. New construction or acquisition/rehabilitation of assisted living, senior rental housing or state licensed senior housing developments financed with the proceeds of tax-exempt private activity, tax-exempt 501(c)(3) bonds or taxable bonds with or without Low Income Housing Tax Credits (tax credits). Tax-exempt private activity bonds and/or tax credit financed projects require complete living units including bathrooms and cooking facilities. For tax credit financed projects only, exceptions may be made for single room occupancy projects. Projects financed with 501(c)(3) tax-exempt or taxable bonds without tax credits may not necessarily require complete living units.

Target Population-Projects:

- senior housing
- low-, moderate -income families

Program Activity in Tompkins County:

During 1999-2005, there were no loans acquired by Tompkins County.

New York Main Street (NYMS) Program

New York State Housing Trust Fund Corporation

Website: http://www.nyswaterfronts.com/news_storydisplay.asp?ID=26

Program Purpose:

The purpose of the New York Main Street Program is to provide financial/technical resources to help communities with their efforts to preserve and revitalize mixed-use (commercial/civic and residential) main street/downtown businesses districts. More than 50% of the residents in the target area need to earn less than 80% of the median income of the surrounding community. NYMS program will provide grants to stimulate reinvestment in properties located within mixed-use business districts located in urban, small town, and rural areas consistent with Articles 16 A and 17 B of the Private Housing Finance Law (PHFL). NYMS funds are awarded on a competitive basis, with a maximum per contract of \$200,000. Applicants will be given a period of up to two years to complete their contract. HTFC can fund all or a portion of the requested amount, based on the feasibility of the applications received and the total fund request. Awards are made accordance with statutes and to achieve “an equitable” statewide geographic distribution of funds for the program. Awards are limited to a total of \$200,000 per recipient—even those with multiple applications.

The following activities can be funded in part through the NYMS Program:

- Façade Renovation (matching grants of up to \$10,000 per building)
- Building Renovation (matching grants of up to \$50,000 per building)
- Downtown Anchors (matching grants of up to \$100,000 per building)
- Streetscape Enhancement (matching grants of up to \$25,000 to plant trees and other landscaping)

Target Population-Projects:

- not-for-profit community-based organizations
- business improvements districts
- other entities incorporated pursuant to the Not-for-Profit Corporation Law

Program Activity in Tompkins County:

New York Main Street first accepted applications from the county in September of 2004. There has been a second funding round since then, where applications were accepted in May of 2005. In those two funding rounds, one application for a Main Street project in the county was received from the Ithaca Downtown Partnership. That organization requested and received \$196,800 in funds. The proposed program included façade improvements, interior renovations,

streetscape improvements, and assistance with a downtown anchor. No funds as of the end of October 2005 on this project

Ithaca Neighborhood Housing Services, Inc.

City of Ithaca

Website: <http://www.ithacanhs.org>

Program Purpose:

The purpose of this program is to promote homeownership to low income families with a comprehensive approach to neighborhood revitalization and affordable housing development. The partnership of the program is between the neighborhood residents, government, and business community that target four primary housing and community development concerns. The program provides high quality homebuyer education; affordable loan products; technical assistance with housing rehabilitation issues; and post-purchase counseling to create highly qualified homeowners who will become stakeholders in their neighborhoods. INHS loans can be used to help purchase one- or two- family homes. Featuring low down payments, low closing costs, low interest rates and flexible qualifying standards, The Home Purchase Loans program is designed to help first time homebuyers who want to buy a home in the City of Ithaca. In order to become eligible for INHS loan program the household's earning must not exceed the income limits shown below:

Maximum Annual Income for INHS Loan Programs

| Household Size | First Home | City Advantage |
|----------------|------------|----------------|
| 1 | \$34,650 | \$49,800 |
| 2 | \$39,600 | \$56,900 |
| 3 | \$44,500 | \$64,050 |
| 4 | \$49,500 | \$71,150 |
| 5 | \$53,500 | \$76,900 |
| 6 | \$57,450 | \$82,600 |
| 7 | \$61,400 | \$88,250 |

Data Source: Ithaca Neighborhood Housing Service, Inc.

Target Population-Projects:

- not-for-profit community-based organizations
- low- and moderate- income families
- elderly and disabled

Program Activity in Tompkins County:

Since 2001, the INHS has received \$1.2 million to fund its activities under the HOPME and HOME LPA programs. The table below tracks this funding by year.

2001-05 HOME and HOME LPA funding awarded to INHS

| Year | HOME | HOME LPA |
|---------------|------------------|--------------------|
| 2001 | \$400,000 | \$0 |
| 2002 | \$0 | \$400,000 |
| 2004 | \$0 | \$400,000 |
| 2005 | \$0 | \$400,000 |
| Total: | \$400,000 | \$1,200,000 |

Data Source: New York Division of Housing and Community Renewal

Better Housing For

Tompkins County Inc.

Tompkins County

Website: <http://www.betterhousingtc.org>

Program Purpose:

The program purpose is to develop and improve housing opportunities for low- and moderate low- income families, individuals, elderly, and disabled in the towns of Tompkins County. The program serves low-income families and individuals with a household income at 80% or less of median. Currently, the program offers services such as:

- moderate rehabilitation of owner occupied housing
- financial and technical assistance to first-time homebuyers (home improvement rehab)
- minor repair of owner-occupied housing for elderly and disabled
- provision of affordable rental housing for seniors and families

To become eligible to receive First-Time Homebuyer Assistance, applicants must live or work in Tompkins County and be located outside of Ithaca City. The maximum financial assistance to participants is \$30,000 with no repayment for the first five years. In the following 5 years, repayment is scheduled at a 3% rate of interest. An eligible applicant must meet the income limit qualification listed above in the Ithaca Neighborhood Housing Services Inc. section.

Target Population-Projects:

- not-for-profit community-based organizations
- low- and moderate- income families
- elderly and disabled

Program Activity in Tompkins County:

Since 2001, the program has received nearly \$375,000 for its activities under the RESTORE and HOME LPA programs. The following table documents these funds by year.

2001 and 2004 RESTORE and HOME LPA funding awarded to BHTC

| Year | RESTORE | HOME LPA |
|---------------|-----------------|------------------|
| 2001 | \$50,000 | |
| 2004 | | \$324,000 |
| Total: | \$50,000 | \$324,000 |

Data Source: New York Division of Housing and Community Renewal

Bishop Sheen Ecumenical Housing Foundation, Inc. (Sheen Housing)
Rural Housing Preservation Company

Website: <http://www.sheenhousing.org>

Program Purpose:

The purpose of the program is to promote self-worth and dignity of the low- to moderate- income families, individuals, seniors and persons with disabilities by addressing the housing needs in 13 following counties: Allegany, Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Tioga, Tompkins, Wayne, and Yates. In collaboration with local and government agencies, Sheen Housing assists numerous families with varying degrees of financial resources to achieve the goal of home ownership. The services that the Sheen Housing provides include: closing cost assistance and mortgage reductions for newly constructed homes for families and first time homebuyers. In addition, Sheen Housing provides emergency home repairs, and substantial rehabilitation, home buying seminars, and housing counseling. In order to become eligible for this funding participants must meet income limit criteria.

Maximum Annual Income for Sheen Housing (Income Limits)

| Household Size | Maximum Income |
|----------------|----------------|
| 1 | \$34,800 |
| 2 | \$39,750 |
| 3 | \$44,700 |
| 4 | \$49,700 |
| 5 | \$53,650 |
| 6 | \$57,650 |
| 7 | \$61,600 |
| 8 or more | \$65,600 |

Data Source: Bishop Sheen Ecumenical Housing Foundation, Inc.

Target Population-Projects:

- local government agencies
- low- and moderate- income families
- elderly and disabled

Program Activity in Tompkins County:

In 2003, an application for \$400,000 in funds under the HOME LPA program was made and received by the Bishop Sheen Ecumenical Housing Foundation. These funds were/are being used to develop single family housing for low- and moderate- income families.

Tompkins Community Action Housing Services

Tompkins County

Website: <http://www.tcaction.org>

Program Purpose:

Each year over 5,000 individuals and families come to Tompkins Community Action Housing Service (TCAction) for assistance. TCAction currently operates with several programs that assist eligible applicants. TCAction Housing programs provide affordable, safe, decent housing and related services to low- and moderate- income families, individuals, elderly, and disabled. The following is a brief description of the housing programs currently are offered by TCAction:

Housing Choice Voucher Program (HCVP)

The program provides assistance to eligible families, elderly, and disabled individuals to afford appropriate rental housing in Tompkins County.

Family Self-Sufficiency (FSS)

FSS is a voluntary program designed to assist HCVP families achieve economic independence and self-sufficiency through education, employment, financial management and home ownership resources. Participants are offered a chance to earn an escrow account based on earned income.

HCVP Home Ownership

The Family Home Ownership Program is designed to partner with Housing Choice Voucher towards the purchase of a home. The home ownership option allows first time homeowners to use their voucher subsidy to help with mortgage payments.

Family Unification Program (FUP)

Provides eligible families, whose children are at risk of out-of-home placement, or who are delayed in returning from care due to lack of adequate housing, help with rental assistance.

Supportive Permanent Housing (Corn Street Apartments)

Provides homeless families (targeting pregnant and/or parenting youth 18-25 years of age) with subsidized housing through a family development model.

Supportive Permanent Housing (Chartwell House)

Provides single-room supportive housing for homeless men in recovery from substance abuse.

Target Population-Projects:

- low- and moderate- income families
- elderly and disabled

Program Activity in Tompkins County:

- As of July 8, 2005, TCAction has distributed 800 Section 8 vouchers. TCAction current has a waiting list of 762 families—with a considerable wait. In addition, TCAction expanded its publicly assisted housing by 6 units at the Corn Street Apartments and by 12 beds in the Charwell House project.
- In 2004 and 2005, TCAction also received a total of \$80,000 in RESTORE funding to pay for the costs of emergency repair in homes owned and occupied by eligible seniors.

Ithaca Housing Authority

Ithaca Housing

Website: <http://www.ithacaha.com/>

Program Purpose:

Agency provides quality and affordable housing to almost 1,000 families, providing for the basic needs for the most vulnerable members of Ithaca community. IHA plays a vital role in maintaining the health of community by building strong public and private partnerships, maintaining a high standard of property maintenance, and helping low-income families move toward economic self-sufficiency. According to its program descriptions, IHA also strives to assist families and individuals to obtain safe, clean and affordable housing in accordance with Federal HUD guidelines. Eligible participants must meet the requirement of income limits for Section 8 program. The Housing Choice Voucher Program guarantees a federal assistance to eligible families for any housing unit that meets the general program requirements. The rent subsidy program helps families to pay a reasonable share of income for rent with the government making up the difference up to a specific limit. HUD sets the Fair Market Rent (FMR) annually for each metropolitan and non-metropolitan area of the county.

Target Population-Projects:

- low- and moderate- income families
- elderly and disabled

Program Activity in Tompkins County:

As of July 29, 2005, IHA has distributed 639 Section 8 vouchers with a waiting list of 250 families. IHA reports that this wait list now includes families with an over 18 month wait. In addition, IHA has a total of 341 subsidized housing units in its housing program. A total of 235 units are tied to the Titus Towers project (which converted to age 50+ housing in 2003) and 107 other family units.

General Overview of Tompkins County Awardees

The following table presents a summary of key housing program award data. The programs covered comprise many of the key federal-state cooperative programs that are present in the county.

2000-2005 Awardee in Tompkins County, New York

| | AWARDEE | HTF | HOME | HWF | LIHC | HOME LPA | RESTORE | SLIC |
|---------------|--|-------------|-------------|-----|--------------------|--------------------|-----------|-----------|
| 2001 | Ithaca Neighborhood Housing Services Inc Better Housing for Tompkins County Inc LINDERMAN CREEK II ASSOCIATES, | | 400,000 | | 671,328 | | 50,000 | |
| 2002 | GROTON COMMONS LIMITED PARTNERSHIP ITHACA NEIGHBORHOOD HOUSING SERVICES, INC. TRUMANSBURG APARTMENTS PARTNERSHIP, LP | 720,000 | | | 387,688 | 400,000 | | |
| | | | 904,070 | | 137,713 | | | |
| 2003 | BISHOP SHEEN ECUMENICAL HOUSING FOUNDATION GROTON COMMONS LIMITED PARTNERSHIP LINDERMAN CREEK III ASSOCIATES, LLC | | | | | 400,000 | | 225,600 |
| | | 720,000 | | | 372,324 | | | |
| 2004 | BETTER HOUSING FOR TOMPKINS COUNTY INC. ITHACA NEIGHBORHOOD HOUSING SERVICES, INC. THE OVERLOOK AT WEST HILL, L.P. CONIFER REALTY, LLC TOMPKINS COMMUNITY ACTION | | | | | 324,000 400,000 | | |
| | | | | | 795,537 344,008 | | 40,000 | |
| 2005 | Ithaca Neighborhood Housing Services Inc THE OVERLOOK AT WEST HILL, L.P. TOMPKINS COMMUNITY ACTION | | | | | \$400,000 | | |
| | | | | | \$850,000 | | \$40,000 | |
| Total: | | \$1,440,000 | \$1,304,070 | \$0 | \$3,558,598 | \$1,924,000 | \$130,000 | \$225,600 |

Data Source: New York State Division of Housing and Community Renewal