



GOW CoC Meeting
Wednesday, October 25th, 2016, 10 AM
Independent Living of Genesee Region
113 Main Street, Suite 5, Batavia, NY 14020

GOW Meeting Minutes

In Attendance: Richard Bennett (Genesee County DSS), Andrew Dearing (HAWNY), Debra McKnight (ILGR), Nora Sheen (Orleans MH), Michelle McCoy (DePaul)

- 1.) Welcome & Introductions
 - a. Please make a note that the GOW Pocket Guide will be available on HAWNY emails from me on the button at the bottom of the screen.
- 2.) Youth Count Results
 - a. Results from the Youth PIT (10/7) are in. Thank you to everyone who participated.
 - b. More details can be found in an attachment to the minutes/agenda
 - c. About 22 identified as homeless or at-risk
 - d. Majority were at-risk (couch-surfing)
 - e. 11 in Orleans, 7 in Genesee, and 4 in Wyoming
 - f. Head Start and different youth Bureaus were very effective sources of information
 - g. Other contributing agencies: Head Start, Spectrum, Community Action, ILGR
 - h. Some different finding
 - i. Majority was couch surfing without families
 - ii. 1 case of pregnant and living on the street/ in a car in Wyoming county
 - iii. Female white and with child was the majority of the population
 - iv. These number are still predicted to be underrepresented
 - v. Most of the recorded cases were identified as not being in school
 - vi. All responses were 18-24 years old
 - i. Moving forward partnering with school will be a large part of receiving more accurate data.
 - j. One short coming of the data is that the majority of completed surveys are second hand from agency representative
 - k. May be a benefit to re-frame the homeless PIT as a 'housing stability study'
 - l.
- 3.) Governor's Resource
 - a. Recently went to Governor Cuomo's Sustainable Development & Collaborative Governance
 - b. One take-a-way from the event was a resource for state resources on sustainability
 - c. <https://www.ny.gov/programs/sustainable-development-collaborative-governance>
 - d. GOW is already using some of these resources (DePaul: low income housing tax credit)
 - e. The Housing portion of the resource is attached to
- 4.) CoC Updates
 - a. Veterans Announcement
 - i. There was a Press Conference/ Event recently to Announce a great achievement in our community.
 - ii. 2014 Michelle Obama gave the 'Mayor's Challenge' to End Veteran Homelessness
 - iii. Not that no one would be homeless
 - iv. We have been working with the VA to prove that we met Federal Standards and have met all requirements.
 - v. Although Mayors involved in the celebration were not from the GOW veterans agencies
 - b. DePaul Update: There is a zoning board meeting in Wyoming County early November to discuss rezoning of an old knitting mill in Perry, NY to supportive housing.



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- i. Andrew was contacted by a town representative for more information about the state of homelessness in Wyoming and that there seems to be public pushback in fears of the staple of homeless housing. The project is actually mixed-income and follows ADA compliance.
 - ii. Landlords are also afraid that it is going to take their business
 - iii. Michelle says that public education is the strongest
 - iv. There seems to be more pushback in Wyoming for this type of housing, due to lack of understanding.
- c. No Updates from the Warming Center in Batavia. Debra said that she would reach out to Pastor Pam at the Methodist Church to get updates.
- i. They didn't get many people last year, so that might have disincentive its continuation.
- d. Regular PIT
- i. Is coming up in January.
 - ii. We are starting
 - iii. We are planning on doing more outreach with soup kitchens and pantries in the area to administer the survey.
 - iv. Volunteers could possibly table at events.
 - v. Expanding the definition (couch surfing) and time to collect data
 - vi. Nora Sheen volunteered Orleans Clinic would help collect data.
 - vii. Debra Suggests Apartment Complexes might have great insights to homelessness: Big Tree Glenn and Section 8 providers.
 - 1. Big Tree Glenn is doing well and is planning on expanding
- e. There is a new Landlord Housing Specialist from Belmont that will help us sell the concept of Rapid Re-housing. He is also looking into resources in the area that can help him have a better understanding of the GOW area.
- f. No update from Pathstone Visions from Orleans County.
- g. Dale Zuchlewski, HAWNY Executive Director is planning on coming to the next meeting to discuss moving the CoC collaboration forward in the GOW.

NEXT MEETING: November 23th, 2016 in ILGR 10am-11am



Homeless Youth & At-Risk- GOW- Count 2016

30 total surveys (all counties)
 22 homeless/at risk that night and unaccompanied (all counties)

County	Homeless/at risk, all surveys
Orleans	11
Genesee	7
Wyoming	4

^all unaccompanied

Of those that were unaccompanied and homeless or at risk on night of the PiT, just GOW:

Gender:

Female 16
 Male 6
 Missing 0
 Transgender (MtoF) 0

In School:

No 8
 Yes 4
 Missing 10

Race:

Black Or African American 6
 White or Caucasian 16
 Hispanic
 Latino/a/x

Have children:

No 4
 Yes 8
 Missing 10

Age:

18 and under: 36%
 19 to 21: 44%
 22 to 24: 20%

If parent, have custody:

Yes 8
 Not applicable 14
 No 0
 Missing 10

Key Findings

- Most common housing description was staying temporarily with friends, relatives (couch surfing) not with a parent
- One client was identified as pregnant and spending time on the street.
- Majority of responses are female/white/with child.

Short Comings of the Study:

- Majority of data was second hand information
- Hard population to reach (couch surfing and youth)
- Stigma against homelessness during outreach



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Sustainable Development & Collaborative Governance
- Handbook for New York State –
HOUSING

Housing Community Development Block Grant (CDBG)

The New York State Community Development Block Grant Program is a federally funded program administered by the Housing Trust Fund Corporation's (HTFC) Office of Community Renewal. The program provides resources to eligible communities to enable the development of decent, affordable housing, create suitable living environments, and enhance economic opportunities across the state. CDBG funds are available for housing activities including housing rehabilitation, homeownership, manufactured housing replacement, well and septic replacement, and lateral connection assistance that primarily benefit low- and moderate-income persons. CDBG funds are available on an annual basis through a Notice of Funding Availability. For further information, please visit: www.ny.gov/CDBGHousing34

All Affordable Housing Program

Homes and Community Renewal offers financing to private and not-for-profit developers for the creation and preservation of affordable rental housing. Applications are accepted on a rolling basis. Info: www.ny.gov/AllAffordable

80/20 New Construction Housing Program

Homes and Community Renewal offers financing for the creation of affordable multifamily rental housing in high-cost markets with a minimum of 20% of the units for low-income families. The remaining units can be rented at market rates. Applications are accepted on a rolling basis. Info: www.ny.gov/8020Housing

New York State Housing Finance Agency Bonds

Homes and Community Renewal offers financing to create and preserve affordable multifamily rental housing using agency-issued bonds, which can be tax-exempt, taxable, or 501(c)(3) bonds. Info: www.ny.gov/LowIncome

4 Percent Low Income Housing Tax Credit

For projects financed by tax-exempt bonds allocated from the State's private activity bond volume cap, 4% "as-of-right", or non-competitive, tax credits are available to developers. These tax credits are not subject to the State's annual 9% tax credit allocation ceiling. Applications for "as of right" tax credits can be made throughout the year. Info: www.ny.gov/LowIncome

9 Percent Low Income Housing Tax Credit (LIHC)

Homes and Community Renewal offers allocations of tax credits for the construction or rehabilitation of rental housing reserved for low-income households with incomes up to 60 percent of the area's median income. The LIHC program provides a dollar-for-dollar reduction in federal income tax liability for project owners. 36 Applicants eligible to receive LIHC allocations include individuals, corporations, limited liability corporations, and limited partnerships. Applications for this program are accepted on an annual basis through a competitive Request for Proposals process. Info: www.ny.gov/LIHC

NYS Low-Income Housing Tax Credit Program (SLIHC)

Homes and Community Renewal offers a program modeled after the federal LIHC program with program parameters that allow mixed-income development including moderate-income households. SLIHC-assisted units must serve households whose incomes are at or below 90 percent of the area's median income. The SLIHC Program provides a dollar-for-dollar reduction in state taxes to investors in qualified low-income housing. Applications for SLIHC allocations are accepted either throughout the year in an open window format or in response to an annual Request for Proposals. Info: www.ny.gov/SLIHC

Low Income Housing Trust Fund

Homes and Community Renewal offers financing for new construction or rehabilitation of property for low income tenants, tenant-cooperators, or condominium owners. Eligible applicants include not-for-profit corporations or charitable organizations or their wholly-owned subsidiaries; housing development fund companies; municipalities; counties (counties with their own department of assessment may be direct recipients; other counties are eligible as local program administrators); housing authorities (for properties owned after July 1, 1986); private developers who make equity investments in a project and who limit their profits or rate of return to investors; or partnerships in which the non-profit partner has at least a 50 percent controlling interest. Applications for this program are accepted on an annual basis through a Request for Proposals process. Info: www.ny.gov/HousingTrustFund

Homes for Working Families

Homes and Community Renewal offers financing through low-interest loans to create and preserve affordable housing for families and seniors for projects that utilize tax-exempt bond financing. Applications for this program are accepted on an annual basis through a Request for Proposals process. Info: www.ny.gov/WorkingFamilies

Middle Income Housing Program

Homes and Community Renewal offers financing through low-interest loans to create and preserve affordable housing for families and seniors for projects that utilize tax-exempt bond financing. Applications for this program are accepted on an annual basis through a Request for Proposals process. Program information is available at: www.ny.gov/MiddleIncome



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Rural and Urban Community Investment Fund

Homes and Community Renewal offers a variety of financing options that support retail, commercial, or community facilities in mixed-use affordable housing developments, and preserves existing affordable housing in rural areas. This financing is provided through an open window Request for Proposals. Resources available through this RFP are largely intended to be paired with tax-exempt bond financing. Info: www.ny.gov/RuralUrban

New York State HOME Program

Homes and Community Renewal offers financing administered by the New York State Housing Trust Fund Corporation (HTFC) to acquire, rehabilitate, or construct housing, or to provide assistance to low-income homebuyers and renters. The HOME Program funds a variety of activities through partnerships with counties, towns, cities, villages, private developers and community-based non-profit housing organizations. Info: www.ny.gov/NYSHome

HFA Second Mortgages

Homes and Community Renewal offers subordinate, low-interest subsidy loans to developers who obtain new construction and preservation mortgages from HFA and require a subsidy to maximize the number of affordable units and to reach lower income or special needs populations. Info: www.ny.gov/AllAffordable

Farmworker Housing Program

The Farmworker Housing Program is a low-cost loan program that assists agricultural producers to make improvement to existing housing or construct new housing for farmworkers (both seasonal and year-round). Info: www.ny.gov/FarmWorker

Mortgage Insurance Fund

Homes and Community Renewal provides project insurance on mortgages that finance multifamily developments, as well as pool and individual primary 42 insurance for single-family residential mortgages purchased by the State of New York Mortgage Agency (SONYMA). Project mortgage insurance is available for multifamily rental and underlying cooperative mortgage loans. Eligible underwriting lender applicants include banks, public pension funds and retirement systems, government agencies, and industrial development agencies. Info: www.ny.gov/MIF

SONYMA Mortgage Program

SONYMA has various mortgage programs for low and moderate income first-time homebuyers including special programs for military veterans, active military, and National Guard; homes built to New York State Energy-Star standards; and homes in need of repair. All SONYMA programs feature financing up to 97 percent with a minimum cash contribution as low as 1 percent; down payment assistance up to \$15,000; funds for home improvements; and competitive, fixed-rate loans. Applicants must contact participating lenders to apply for SONYMA mortgages. Info: www.ny.gov/SONYMA

Affordable Housing Corporation Home Ownership Development Program

This program provides grants to governmental, not-for-profit, and charitable groups to build, acquire, rehabilitate, or improve homes for low and moderate income families. Applications for this program are accepted on an annual basis through a Request for Proposals process. Info: www.ny.gov/AHCG

Access to Home Program

This program offers financial assistance to property owners to make dwelling units accessible for low and moderate income persons with disabilities. Applications for this program are accepted on an annual basis through a Request for Proposals process. Info: www.ny.gov/AccessToHome

Residential Emergency Services to Offer Repairs to the Elderly

This program provides financial assistance to elderly homeowners to make repairs to eliminate hazardous conditions in their homes. Applications for this program are accepted on an annual basis through a Request for Proposals process. Info: www.ny.gov/RestoreRepair

Weatherization Assistance Program (WAP)

This program helps to improve the energy efficiency of homes, reducing heating and cooling costs and improving the safety. Households with incomes at or below 60 percent of the state median income are eligible for assistance. For more information, contact a WAP provider in your area: <http://www.ny.gov/weatherization>

The Complete Handbook can be found here: <https://www.ny.gov/programs/sustainable-development-collaborative-governance>