



New York State

news bulletin

May 2009

Spring Conference June 13, 2009

The HFH-NYS Spring Conference will be held in Cortland on June 13. Registration and program materials will be posted on our website by May 13.

Endorse the Housing Trust Fund Legislation

HFH-NYS has been actively involved with our housing partners to create a housing trust fund (HTF) for NYS.

A HTF would provide a dedicated revenue for affordable housing and more flexible access to housing funds.

14 NYS affiliates have added their names to the list of supporters. If your affiliate would like to add your support, please email our office.

Have You Checked Homeowner Warranty Laws Lately?

NYS has laws regarding the warranty which builders must offer the buyers of their houses. Several changes have occurred which effect Habitat. The most significant of those changes is that a new home warrantee must cover mechanical systems for two years and material defects for 6 years. Traditionally Habitat affiliates have extended a blanket 1 year warranty. Be advised that these laws cover your homebuyers whether you include them in your warranty or not.

HFH-NYS has obtained a copy of a warranty that meets NYS law and permission to make it available for your use. You can find a copy of this document on our web site.

Please review this document with your attorney.

Announcing “Assets for Independence”

HFH-NYS is partnering with the NYS Division of Housing and Community Renewal (DHCR) to offer your partner families a down payment savings “match” program. This program is designed to help families learn to save money and encourage home ownership.

Enrolled families can receive \$4 for each \$1 they save toward their home purchase. This money can be used for any expense related to the purchase of their home including: homeowner insurance, escrow payments, or to reduce the amount owed on their mortgage. This program is scheduled end in February 2011 so all participating families must close on their house by then.

The program is simple to use and the necessary forms are available on our website. Affiliates must insure that families meet the income guidelines and attend a HUD certified homebuyer program. HFH-NYS and NYS DHCR do the rest. Near closing time, affiliates can assist families in requesting the funds from their account. There is no fee for participation in this program.

An overview of the program, a PowerPoint presentation that can be used to explain the program to the families, and enrollment forms are posted on our website. Contact HFH-NYS with any questions.

Making affordable housing a matter of conscience and action...



SAFE Act Update

HFH-NYS is Honored for Innovative Projects and Forceful Advocacy for Affordable Housing

HFH-NYS was honored as the **Not-for-Profit Partner of the Year 2008** by the New York State Association for Affordable Housing (NYSFAFH).

“Habitat affiliates have done a remarkable job in building innovative, green homes and in advocating for better affordable-housing public policy and funding,” said Bernie Carr, NYSAFAH Executive Director, who presented the award at the organization’s 10th annual NYS Affordable Housing Conference on May 6.

NYSAFAH is a trade association for private sector organizations throughout New York State that are involved in affordable housing. Its goals are to increase housing programs and subsidies, to be a voice for professionals in the field, and to inform members of new opportunities and developments.

Congratulations to each affiliate in NYS. This award is yours!

Several weeks ago, we sent your affiliate an alert regarding the Federal SAFE Act. SAFE requires all states to institute legislation regarding the licensure of mortgage bankers and brokers.

NYS has been licensing mortgage bankers/brokers since 1997 and it was not clear how these regulations might affect the mortgage activities of Habitat.

We have determined that any affiliate which writes fewer than 5 mortgages per year is not effected by any of the NYS or federal regulations.

We have good reason to believe that all Habitat mortgage activities are exempt from these regulations. We will issue another update as soon as we have a final answer. Please call our office if you have any additional questions.

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