

**NEW YORK STATE HOMES & COMMUNITY RENEWAL
Neighborhood and Rural Preservation Companies
ANNUAL PERFORMANCE REPORT**

Directions: Please submit your Annual Performance Report via EMAIL, no later than **August 14, 2017**, to Program Staff and NPP_RPPAnnualReport@nyshcr.org. By completing page 16, you acknowledge and certify that the information provided is accurate to the best of your knowledge. The information contained in your report will be included in HCR's Annual Report to the Legislature, and your organization's profile will be updated in HCR's Affordable Housing Directory.

Check One: NPP RPP

Contract Program Year: **7/1/2016** to **6/30/2017** SHARS ID#: 20160178

Date of Latest Approved Workplan: 07/01/16 Date Form Completed: 08/08/17

Company Name: Wyandanch Community Development Corporation

Mailing Address: 59 Cumberbach Street City: Wyandanch

State: NY Zip Code: 11798 County: Suffolk

Telephone Number: (631) 643-4786

Email Address (for publication): wyandanchcdc@optonline.net

Internet Web Site (if applicable): www.wyandanchcdc.org

Executive Director: Sondra Cochran Board Chair: Sadie Badon

Email Address (for Executive Director): sondrawcdc@optonline.net

Contact Person, if other than E.D.: _____ Title: _____

Email Address for Contact: _____

Federal Employer ID#: 11-2325394 Charitable Registration Number: 05-76-83

Date of Most Recent Needs Assessment: 04/16 Date of Most Recent Strategic Plan: 06/16

Work Plan Activities: Please indicate the Work Plan activities for this contract from the latest approved Work Plan. The funds requested under this application are for the administration, planning, and implementation of the Work Plan activities checked below.

ACTIVITIES	Check Appropriate Work Plan Activities
Property Rehabilitation and Construction	✓
Client Assistance	✓
Community Renewal	✓

Service Area Profile

Please visit HCR's Affordable Housing Directory at <http://nyhousingsearch.gov>, click on "Weatherization & Housing Organizations" then search for and read the current profile for your organization. In the space below provide an updated profile of your organization or indicate, "No Changes". The profile should briefly describe your organization and the type of services provided to your service area.

"No Changes".

If the needs of your community have changed since submitting the Application for Funding or current Work Plan, please describe them and how your program activities were modified to meet those needs. If not, please indicate "**No Changes**".

We are starting to see more people in need of 1 and 2 bedroom affordable, safe and decent housing.

Exhibit A - Property Rehabilitation and Construction Activities

	Preservation Program Contract Activities Number of Units Assisted					Activities Performed NOT Under N/RPP Contract
	Numbers from Latest Approved Work Plan		Actual Numbers from 2016-17 Program Year			
OWNER OCCUPIED Property Rehabilitation and Construction	Units in Progress	Units Completed	Units in Progress	Units Completed	Total Units	Total Units (In Progress & Completed)
Minor Repair (Up to \$5,000/unit)						
Home Improvement (\$5,001-\$25,000)						
Moderate Rehabilitation (\$25,001-\$75,000)						
Substantial Rehabilitation (Over \$75,000)						
New Construction	1	3	1	3	4	3
TENANT Property Rehabilitation and Construction						
Minor Repair (Up to \$5,000/unit)		3		3	3	
Home Improvement (\$5,001-\$25,000)		1		1	1	
Moderate Rehabilitation (\$25,001-\$75,000)						
Substantial Rehabilitation (Over \$75,000)						
New Construction						2
NON-RESIDENTIAL Property Rehabilitation and Construction						
Capital Improvements (up to \$25,000/unit)						
Capital Improvements (\$25,001-\$75,000)						
Capital Improvements (over \$75,000)						
New Construction						

Special Populations Affected by Rehab and Construction Activities Listed Above	# Served (Actual)
Frail Seniors	
HIV/AIDS	
Developmental Disabilities	1
Homeless Persons	
Homeless Families	
Physical Disabilities	1
Victims of Domestic Violence	
Psychiatric Disorders	
Homeless Veterans	
Veterans - Substance Abuse	
Substance Abuse	

Exhibit A - Property Rehabilitation and Construction

Please describe in a **narrative** format, the tasks completed under *Property Rehabilitation and Construction* (Exhibit A).

Please include the location, work done, and impact.

The agency continues to meet its goal of improving the quality of life in our catchment area as per our strategic plan which outlines provisions to improve housing quality standards for families, including those with special populations in the extremely low to moderate income range.

We have designed our work plan to address these issues as reflected in our mission. As you refer to WCDC applications, strategic and work plans, it is clear that WCDC provides programs and completes projects that contribute to solutions.

In this contract period the corporation completed 3 new units on property located in the Town of Babylon. All of the units are 3 bedrooms. All projects were funded by program income, HOME funds and construction loans. The completed homes provide affordable homeownership opportunities for income eligible families and we are in contract for 2 of the units and still marketing the 3rd. The mortgages are subsidized by the Town of Babylon to make them affordable and the buyers were qualified under the HOME Income Guidelines for Affordable ownership. All projects are located in the agency's catchment area and the completed units are at 74 Brooklyn Avenue, Wyandanch, 56 Troy Avenue, West Babylon and 50 Cesana Place, Copiague. The 1 unit in progress is 380 Atlantic Street, Lindenhurst and due to Suffolk County water main installation complications in that area, the project is projected to be completed by late fall 2017.

Also, it is essential that we continue to develop and maintain affordable, safe and decent rentals for income eligible families whom may otherwise have to live in conditions that are substandard, not affordable or dangerous to the health or welfare of family members. During this contract period the agency performed minor repairs to 3 properties located at 20 Brook Avenue, Wyandanch, and 140 North 21st Street, Wyandanch and 145 Jefferson Avenue, Wyandanch. Home improvement repairs were made to 45 Parkway Blvd, Wyandanch. One of the properties is home to a family who has a member with physical disabilities and another unit has a child with learning challenges. Please note that it is challenging to project the special populations that we will serve with specific accuracy. All of these rehabilitation activities were funded by WCDC.

Finally, the agency initiated the concept for 5 additional housing units for the near future which was not performed under this contract.

Exhibit B - Client Assistance

Preservation Program Contract Activities						Activities Performed NOT Under N/RPP Contract	
	Numbers from Latest Approved Work Plan		Actual Numbers from 2016-17 Program Year			# Individuals ≤ 90% AMI	# Individuals > 90% AMI
	# Individuals ≤ 90% AMI	# Individuals > 90% AMI	# Individuals ≤ 90% AMI	# Individuals > 90% AMI	TOTAL		
Debt Consolidation/Credit Counseling	8		12		12		
Down Payment/Closing Cost Assist.	2		2		2		
Reverse Mortgage	0		0		0		
Foreclosures Prevented	45	5	44	9	53		
Evictions Prevented	5		8		8		
Tenant Assistance	17		21		21		
Subsidy Assistance	20		39		39		
Relocation Assistance	0		0		0		
Homelessness Diversion	2		5		5		
Entering/Returning to Work Force	0		0		0		
First Time Homebuyers*	4		6	0	6		
Mortgages/Loans Obtained*	3		3		3		
For loans above (*) sum in dollars	\$600,000		\$648,225		\$648,2		
WORKSHOPS							
	Number of Workshops	Number of Individuals	Number of Workshops	Number of Individuals		Number of Workshops	Number of Individuals
Workshops Offered	3	60	2	67			
TENANT ASSOCIATIONS							
	Number of Associations	Number of Tenants	Number of Associations	Number of Tenants		Number of Associations	Number of Tenants
Total Number							
PROPERTY MANAGEMENT							
	Total Units		Total Units			Total Units	Total Units
Number of Units in Buildings Managed							

Special Populations Affected by Client Assistance Activities Listed Above	# Served (Actual)
Frail Seniors	32
HIV/AIDS	
Developmental Disabilities	
Homeless Persons	
Homeless Families	5
Physical Disabilities	1
Victims of Domestic Violence	
Psychiatric Disorders	2
Homeless Veterans	
Veterans - Substance Abuse	
Substance Abuse	

Exhibit B - Client Assistance

Please describe in a **narrative format**, the tasks completed under Client Assistance (Exhibit B).

The agency provided comprehensive housing counseling administered by HUD certified counselors, including mortgage default and delinquency counseling. In an effort to avoid foreclosures, WCDC worked with homeowners and lenders to initiate loss mitigation components such as Special Forbearance, Mortgage Modification and the HUD Partial Claim and Refinancing. In the event that our applications were not effective, we assisted with counseling in the areas of Pre-Foreclosure Sale and Deed-in-lieu of Foreclosure or related alternatives. Our counseling services also included Homebuyers Education, financial management and budgeting and renter's assistance.

Our agency assisted **12** families with addressing credit issues. **55** households received financial and/or technical assistance through counseling services. Staff efforts included, although were not limited to; assessing each consumer's situation and identifying their objectives and goals. After an evaluation, a plan of action was established and executed. As a HUD approved housing counseling agency, there were various components of our counseling available to homeowners who had problems with their mortgages. These included HUD Loss Mitigation, debt consolidation, credit/budget counseling and mortgage restructuring. Assistance allowed consumers to submit applications with confidence. These procedures are required for effective foreclosure alternatives were contributing factors to eliminating pockets of foreclosure and the abuse related to foreclosure.

In addition, we assisted **34** consumers with affordable housing subsidy application renewals and tenant housing issues. Approvals afforded special populations with decreased housing costs and funds to subsidize living expenses and avoid/divert homelessness and displacement.

Ultimately, these efforts assisted in remediating further debasement of our catchment area and contributed to community stabilization as highlighted in our strategic plan. Counseling activities also allowed participants to identify and safeguard themselves against "under the table lending practices". Our staff enlightened **39** homeowners (on a one on one basis) about housing products, and received assistance with completing and submitting the various types of property discount applications; Basic STAR, Enhanced STAR, Veteran's and Aged discounts and Federal & State refunds.

As stated in our work plan, an educated consumer has a higher rate of success and during this critical time for the housing industry was, and continues to be important to provide potential buyers with the tools that they need to maintain their ownership status. Therefore we educated and assisted **6**, first time home buyers in our target area and worked with **3** families to obtain loans totaling \$648,225 (\$330,000, \$317,500 and \$725). Consumers were also assisted through formal referrals. All referrals were documented and follow-ups were performed as applicable.

Please note the fact that Client Assistance involved meeting consumers after the fact and it was challenging to project (before the fact) the special population that we would serve with accuracy.

Exhibit C - Community Renewal

Preservation Program Contract Activities - Number of Projects Assisted					Activities Performed NOT Under N/RPP Contract
	Numbers from Latest Approved Work Plan		Actual Numbers from 2016-17 Program Year		
	Total Projects to be In Progress	Total Projects Completed	Total Projects to be In Progress	Total Projects Completed	Total Project In Progress/ Completed
INFRASTRUCTURE - Assistance to Neighborhoods/ Municipalities					
PLANNING - Assistance to Neighborhoods/Municipalities	1		1		
GRANTS - Assistance to Neighborhoods/Municipalities	Grants Written	Grants Administered	Grants Written	Grants Administered	Grants Written and Administered
Totals					
BUSINESS ASSISTANCE	Total		Total		
Provision of Loan Products for Businesses					
Businesses Attracted					
Businesses Retained					
PROGRAMS	Number of Programs	Number of Individuals Served	Number of Programs	Number of Individuals Served	
Crime Watch Programs					
Weed and Seed Programs					
Block Clubs/Neighborhood Associations Formed/Sustained					
Youth Programs					
ORGANIZATIONAL ACTIVITES	Number of Events	Number of Individuals	Number of Events	Number of Individuals	
Staff/Board Development (Trainings/Conferences/Workshops)					
Involvement with HCR Activities					
PARTNERSHIPS CREATED	Total Partnerships		Total Partnerships		
With local agencies					
With the private sector					
With statewide or national nonprofits					

Exhibit C - Community Renewal

Please describe in **narrative** format, the tasks completed under **Community Renewal** (Exhibit C).

"Wyandanch Rising" is an ongoing downtown revitalization project. Our Organization is the Town's Not-for-Profit partner for Brownfield Opportunity (BOA) contracts, which is a major component of the process. WCDC is also a member of the Wyandanch Rising Implementation Committee which consists of select representatives from nonprofit organizations, commercial establishments and community residents, as well as faith based organizations. The committee's purpose is to advise the Town Supervisor on matters that impact the downtown area of Wyandanch. Such matters included environment and physical image; arts, culture, heritage and entertainment; marketing and business development; media and community relations; housing and community development; transportation and parking. Members reviewed the visioning plan and made recommendations to the Supervisor on proposed projects that were based on the plan, conducted public meetings to review economic development with the Supervisor and assisted the Supervisor, his designees and consultants in reviewing/monitoring economic development projects.

Partnerships continued to leverage finances for the revitalization and economic development for the downtown of one of the poorest community in our county and complementing a nearly-completed mixed-use apartment complex. Albanese Organization continues plans to start construction building "C" next to the LIRR Station. This building will include a center dedicated to the hands-on learning of STEM (Science, Technology, Engineering and mathematics) subjects with an arts-oriented approach. Building C will feature metal fabrication, woodworking, and glassblowing stations. Instruction will be provided to adults and students alike in ArtCam and Computer Aided Manufacturing software that will enable them to convert designs into artwork to sell in the center's retail and exhibition portion. The top two floors of Building C will be for offices; the street level will feature "place-making" retail and cultural attractions and walk-in services for veterans and others. This phase of the project has also created temporary and permanent jobs. Some of the 115 construction jobs will go to Wyandanch residents trained in a NYS DOL-funded project.

The Town of Babylon has committed an additional \$2.4 million for streetscape enhancements around Building C, and planning and design to attract and accommodate the Long Island Music Hall of Fame museum continues. This aspect of the project, once completed will support the creation of 14 construction jobs as well as private investment in the new downtown.

Board & staff attend 14 trainings, seminars, conferences and workshops. 2 were provided by NYS HCR, 2 were NYS CHDO/HOME, 1 was TOB CHDO/HOME and 1 was TOB CDBG. Staff also attended 1 NYS BOA seminar and 7 housing relates conferences relating to HUD/State Housing & Funding, Compliance & Grant writing seminars. These trainings, seminars and conferences provided new resources, functioned as refresher courses, clarified laws, requirements and regulations and expanded the agency's existing networking system. The information provided at these events provided continued education, which enables staff the opportunity to provide accurate information and services to program recipients. Staff and Board members also participated in the HCR & NPC webinars.

WCDC acquired a partnership with TD Bank in this contract year. The partnership produced resulted in activities that created educational homebuyer seminars for consumers in the community.

Please use the space below as necessary to provide any additional information regarding your Work Plan activities. HCR is particularly interested in activities/projects that have achieved success and may be replicable by other organizations. These activities may be highlighted by HCR.

Our agency continues to work with the Municipality to research and apply for related grants to fund activities while continuing to work with the Wyandanch Community Resource Center & the Town of Babylon with Green Build activities on programs to address the unmet job/vocational needs in the community. These programs focus on providing "green pathways out of poverty" by recruiting and training people with barriers to employment (e.g., lack of job skills, lack of education, language/cultural barriers, or history in juvenile/criminal justice system).

In its 6th season, the Shiloh Community Youth Farmers' Market is so successful that we are once again supported via Wyandanch Rising and were able to hire 10 young people this season. The main objective of the Shiloh Community Farmers' Market project is to create and improve healthy eating and economic opportunity for an underserved community and the surrounding area and provides affordable fresh produce for Wyandanch and the surrounding areas (many of which are also low-to-moderate income communities) by increasing access to fresh, healthy, affordable produce and providing summer jobs and job training opportunities for community youth. Most importantly, to make healthy produce more accessible to low-income residents of the community by participating in the NYS Farmers' Market Nutrition Program and Wireless EBT program, accepting Senior and WIC FMNP checks as well as SNAP benefits.

Because we are a poverty laden community, an unequivocal need for these services is constant in Wyandanch. As a result, residents are still challenged with access to an adequate supply of fresh, healthy produce. Also, in a time when youth unemployment is high and participation in food & nutrition programs is on the rise, Wyandanch and the surrounding communities benefit tremendously from the local farmers' market.

Finally, the program continues to give local farmers an opportunity to sell produce while still maintaining their farms, ultimately improving their economic position and it also makes it possible for them to be an avenue to help promote the health of underserved communities.

Please use the space below to elaborate on work completed outside the contract service area.

WCDC staff provided comprehensive housing counseling services to an undisclosed amount of households.

Budget - Total Salaries

Please complete this section by providing the name and title of each Staff person whose salary was funded (in part or completely) with **2016-17** Program Year funding. Please indicate in Column C the amount each staff person was funded with **Preservation Program funds ONLY**. Column D should contain the total annual salary paid to each individual.

A Staff Person Name, Title	B Weekly Hours Worked on Preservation Program Contract	C Annual Salary	
		D Preservation Program Funded ONLY	Total Salary
Sondra Cochran, Executive Director	25	\$ 55,526	\$ 78,000
Sarah Kelly, Director's Assistant	25	\$ 36,000	\$ 58,000
Bridget Stokes, Housing Specialist	25		\$ 39,000
Danielle Jorge	6		\$ 9,880
TOTALS	81	\$ 91,526	\$ 184,880
TOTAL Number Of COMPANY Staff Persons			
TOTAL Number Of PRESERVATION PROGRAM Staff Persons			

Budget to Actual
Program Year 07/01/2016 to 06/30/2017

A Item	B NPC/RPC Approved Budget	C NPC/RPC Actual Expenditures
Personnel Services		
Total Salaries	\$ 91,526	\$ 91,526
Total Fringe Benefits		
Total Personnel Services	\$ 91,526	\$ 91,526
Regulated Other Than Personnel Services (OTPS)		
Insurance/Bonding		
Professional Services - Agency Audit		
Professional Services - Legal		
Professional Services - Other (Define):		
Professional Services - Other (Define):		
Equipment		
Regulated OTPS Other (Define):		
Regulated OTPS Other (Define):		
Total Regulated OTPS	\$ 0	\$ 0
General Other Than Personnel Services (OTPS)		
Rent/Mortgage		
Utilities (Phone, Electric, Etc.)		
Office Supplies		
Printing/Postage		
Travel		
Bank Charges (not interest)		
General OTPS Other (Define):		
General OTPS Other (Define):		
Total General OTPS	0	0
TOTAL BUDGET	\$ 91,526	\$ 91,526

What is your organization's total annual administrative budget? \$ 314,380

The Neighborhood Preservation Program award amount was \$91,526.
 Be sure your Approved and Actual Program Funds Totals are correct. They should both be this number.

Funding Sources (Match and Leverage)
Program Year 07/01/2016 to 06/30/2017

STATE	AMOUNT OF MATCH		AMOUNT OF LEVERAGE
	Administrative	Non-Administrative	
Agency/Program Name			
Affordable Home Ownership Development Program (AHC)			
Affordable Rental Housing Program			
Community Development Block Grant (CDBG)			
Community Restoration Fund (CRF)			
HOME			
Homeless Housing Assistance Program (HHAP)			
Homeless Prevention Program			
Homeless Rehousing Assistance Program			
Housing Shelter Allowance			
Housing Opportunities for Persons with AIDS (HOPWA)			
Housing Trust Fund (HTF)			
Legislative Member Item Program (MIP)			
Main Street New York			
Buffalo Main Street Initiative (BMSI)			
Access to Home (ACSS)			
Access to Home - Medicaid (MRTL)			
Access to Home Veterans (ACSV)			
RESTORE			
Rural Area Revitalization Program (RARP)			
Rural Rental Assistance Program (RRAP)			
Urban Initiatives (UI)			
Other:			
Other:			
Other:			
Other:			
TOTAL STATE	\$ 0	\$ 0	\$ 0

Funding Sources (Match and Leverage)

Program Year 07/01/2016 to 06/30/2017

FEDERAL	AMOUNT OF MATCH		AMOUNT OF LEVERAGE
Agency/Program Name	Administrative	Non-Administrative	
Community Service Block Grant			
Federal Housing Administration (FHA)			
HEAP			
HOPE			
HUD 202			
HUD Comprehensive Housing Counseling			
Low Income Housing Tax Credits			
National Foreclosure Mitigation Counseling			
Rural Housing Services 502 (FMHA)			
Rural Housing Services 504			
Rural Housing Services 514/516			
Rural Housing Services 515			
Rural Housing Services 533			
Other: CDBG	\$ 17,500	\$ 5,000	\$ 206,110
Other: HOME	\$ 14,711	\$ 494,000	\$ 647,500
Other:			
Other:			
Other:			
TOTAL FEDERAL	\$ 32,211	\$ 499,000	\$ 853,610

Funding Sources (Match and Leverage)

Program Year 07/01/2016 to 06/30/2017

LOCAL	AMOUNT OF MATCH		AMOUNT OF LEVERAGE
Agency/Program Name	Administrative	Non-Administrative	
Municipal Program			
Permanent Housing for Homeless			
Other: Sustainable Long Island		\$ 5,000	\$ 19,120
Other:			
Other:			
Other:			
Other:			
Other:			
TOTAL LOCAL	\$ 0	\$ 5,000	\$ 19,120

PRIVATE	AMOUNT OF MATCH		AMOUNT OF LEVERAGE
Agency/Program Name	Administrative	Non-Administrative	
Building Revenue (Management Fees)			
Bank, Identify:			
Bank, Identify:			
Bank, Identify:			
Equity and Developers Fees			
Individual Fundraisers			
Foundations/Corporate Contributions			
Local Utility (NYSEG, National Grid, ConEd, etc.)			
Other: WCDC Program Income	\$ 153,578	\$ 80,302	\$ 204,000
Other:			
Other:			
TOTAL PRIVATE	\$ 153,578	\$ 80,302	\$ 204,000

Funding Sources (Match and Leverage)

Program Year 07/01/2016 to 06/30/2017

IN-KIND Agency/Program Name	AMOUNT OF MATCH		AMOUNT OF LEVERAGE
	Administrative	Non-Administrative	
Personnel Services			
Identify:			
Identify:			
Identify:			
Other than Personnel Services			
Identify:			
Identify:			
Identify:			
TOTAL IN-KIND	\$ 0	\$ 0	\$ 0

Please describe the in-kind source including the method for determining the dollar value associated with the service.

FUNDING SOURCE TOTALS	TOTAL MATCH		TOTAL LEVERAGE	SOURCE TOTAL
	Administrative	Non-Administrative		
State	\$ 0	\$ 0	\$ 0	\$ 0
Federal	\$ 32,211	\$ 499,000	\$ 853,610	\$ 1,384,821
Local	\$ 0	\$ 5,000	\$ 19,120	\$ 24,120
Private	\$ 153,578	\$ 80,302	\$ 204,000	\$ 437,880
In-Kind	\$ 0	\$ 0	\$ 0	\$ 0
GRAND TOTAL	\$ 185,789	\$ 584,302	\$ 1,076,730	\$ 1,846,821

Board Roster Requirements

By signing this report, we attest that our board of directors met the requirements for the appropriate program as listed here: (1) Minimum of five board members; (2) NPC has at least 33% members living in service area; RPC has at greater than 50% members living in service area.

Company Certification of Annual Report

I certify that all information contained in this report is true and accurate and that

Wyandanch Community Development Corporation is in compliance with Article XVI or XVII of the Private Housing Finance Law, the Rules and Regulations of Article XVI or XVII and the N/RPP Manual.

Signature Executive Director:

Sondra Cochran

Digitally signed by Sondra Cochran
DN: cn=Sondra Cochran, o=Wyandanch Community Development Corporation, ou=Executive Director, email=sondrawcdc@optonline.net, c=US
Date: 2017.08.08 15:21:22 -04'00'

Signature Board Chair:

Sadie Badon

Digitally signed by Sadie Badon
DN: cn=Sadie Badon, o=Wyandanch CDC, ou=Chairperson, email=sbadon1@verizon.net, c=US
Date: 2017.08.08 15:21:39 -04'00'

Save File

Submit File to OCR

*Be sure to save the file before submitting

FOR HCR USE ONLY

HCR Authorization

Reviewer's Name: _____

Company's activities have had impact on community's needs: Yes No

Company's Board of Directors is in compliance: Yes No

Company has met 1/2 match requirement: Yes No

Company has substantially completed work plan: Yes No

Reviewer's Comments

[Empty text box for reviewer's comments]