

About SHPC:

The Southern Hills Preservation Corporation (S.H.P.C.) was founded in 1985 and established as a private, nonprofit organization in 1986 to provide needed housing services to low- and moderate-income residents of southern Onondaga County. The organization was formed with the assistance and guidance of P.E.A.C.E., Inc., the county's human services agency. The S.H.P.C. Board of Directors set goals, oversees finances and works with staff to carry out programs.

2008 Board of Directors

Ron Ramsden – President
Doug Morris – Vice President
Amanda Shaw – Secretary
June Harmon – Treasurer
Anne DeMore, Fabius
Kenneth Kaufman, Skaneateles
Stephanie Miner, Fabius
Anne Padget, Tully
Dr. Richard Perkins, Otisco
Lura Rouse, The Meadows Tenant's Association
Billy Vinzant, Spafford
Frank Winters, Pompey

Thank yous:

To the US Department of Agriculture, Rural Development for funds from the Rural Housing Preservation Program;

To the US Department of Housing and Urban Development for funds to support the housing counseling program;

To the Federal Home Loan Bank of New York and M&T Bank for funds for the First-Time Homebuyer Program;

To the New York State Division of Housing & Community Renewal for its continued financial support under the Rural Preservation Program;

To the New York State Housing Trust Fund for Main Street, HOME and RESTORE funds;

To the New York State Affordable Housing Corporation for grant funding for the Home Improvement Program and the First-Time Homebuyer Program;

To the Towns of Fabius, Tully, Pompey, LaFayette, Otisco and Spafford for their financial support;

For their generous donations, thanks go to:
Anonymous— proceeds from sale at the Country Peddler Thrift Shop
Julee Johnson
Patricia Electric, Terry Hibbard
HSBC Bank, Tully Branch, June Harmon, VP and Branch Manager

2008 Annual Report

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2008 Annual Report

SOUTHERN HILLS PRESERVATION CORPORATION

It is our vision that all people be housed decently, safely and affordably.

Serving the Towns of Fabius, Tully, LaFayette, Pompey, Otisco, Marcellus, Skaneateles and Spafford since 1985.

The mission of Southern Hills Preservation Corporation is to promote affordable housing and community revitalization through development, financing, advocacy, counseling and education.

The staff and board are proud of the following accomplishments for 2008.

EXPANSION OF SERVICES

In an effort to reach more residents of rural southern Onondaga County, SHPC expanded some of its programs to include the rural portion of the Town of Onondaga. SHPC is now able to meet the needs of very-low income elderly homeowners who need assistance with emergency repairs. Grants for first-time, very-low income homebuyers are also available to rural Onondaga Town residents. As new grants are written, more programs will include rural Onondaga Town. SHPC's goal is to have the Rural Preservation Program recognize the rural portion of the Town of Onondaga as part of the official SHPC service area.

HOMEBUYER EDUCATION

Reducing future mortgage defaults and foreclosures is one of the goals of the first-time homebuyer classes. In order to better prepare first-time homebuyers for the homebuying process, several classes were held during 2008 with a total of 23 graduates. Including some of our class graduates, a total of 42 clients received prepurchase counseling. Several of those who took the classes received one-on-one counseling for credit repair and debt management.

HOMEOWNERSHIP

Two of our homeownership class graduates went on to purchase their first home. Increasing the resources available to first-time homebuyers was a goal for 2008. A \$200,000 grant from the Federal Home Loan Bank of New York through its member bank, M&T was obtained. So far one first-time homebuyer was granted \$20,000 toward the purchase of a home in the Town of Onondaga.

HOUSING COUNSELING

In addition to the Homebuyer Education classes and assistance to first-time homebuyers, the SHPC housing counseling program served 130 clients in 2008. Needs were diverse and ranged from information and referral to longer term, one-on-one counseling.

HOME IMPROVEMENT

A total of 95 low-income homeowners sought assistance with repairs and renovations to their homes. The Home Improvement Program provided 34 low-income homeowners with needed repairs to their homes. A total of \$386,214 was invested in these homes. An additional 12 properties were evaluated for work to begin in 2009.

Funds were provided by the New York State Affordable Housing Corporation; the New York State Housing Trust Fund, HOME and RESTORE; the USDA Rural Development Housing Preservation Program. Some funds were also provided by SHPC's own Revolving Loan Fund. Four homeowners took advantage of this fund in 2008 to help with the costs of improving their homes.

As needs increased and costs rose, SHPC had to consistently rely on making appropriate referrals for additional assistance to homeowners. This year referrals were made to PEACE, Inc. Weatherization, EmPower New York, USDA Rural Development and Onondaga County Community Development. This allowed SHPC to stretch its resources while giving the homeowner as much assistance as possible. Of the total amount spent, \$121,000 was leveraged from one of these sources.

MARCELLUS MAIN STREET

This grant program helped revitalize the business area of the Village of Marcellus. Three properties were completed and a fourth is underway. A grant

of \$200,000 is provided by the New York State Division of Housing & Community Renewal. Bradley Square, 17 South Street Marcellus (pictured below) received a new façade and interior renovations through the Main Street Program. The renovations made it possible for a dental practice to locate in Marcellus.



AFFORDABLE APARTMENT MANAGEMENT

Southern Hills continued the supervision of staff and the day to day management of the three properties, The Meadows in Tully and Nine Mile Landing and Upper Crown Landing in Marcellus.

A total of 84 units of affordable rental housing are available for low-income seniors and persons with disabilities of any age. The staff at PEACE, Inc. in Tully continues to support activities at the three properties.

STAFF

Executive Director: Barbara Locke

Office Manager: Shannon Cunningham

Construction Director: Marvin Murray

Housing Counselor: Shana Karn

Community Manager: Melissa Yackel

Apartment Maintenance: Michael Schruise, The Meadows, Tully; Adrian Turnmyre, Edwin Nelson, Nine Mile Landing and Upper Crown Landing, Marcellus.