



Self-Help Newsletter

WINTER 2009

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SEASONS GREETINGS



From
**Florida Non-Profit Housing,
Inc.**

**Warmest thoughts and Best Wishes for a
wonderful Holiday Season and a Very
Happy New Year.**

*Selvin McGahee, Executive Director
Lauretta Stephens, Deputy Director
Tara Rogers, Self-Help Specialist
Theresa Hunt, Self-Help Specialist
Jeff Gaddy, Self-Help Specialist
Santos De La Rosa, Farmworker Specialist
Rebecca McConniel, Program Analyst
Linda Childress, Financial Coordinator
Kelly Koger, Clerk*



FIRST TIME HOMEBUYER CREDIT EXTENDED



The Worker, Homeownership, and Business Assistance Act of 2009 extends the deadline for qualifying home purchases from November 30, 2009 to April 30, 2010. If a buyer enters into a binding contract by April 20th, the buyer has until June 30th to settle on the purchase. The maximum credit amount remains at \$8,000 for the first-time homebuyer—that is, a buyer who has not owned a primary residence during the three years up to the date of purchase.

For all qualifying purchases in 2010, taxpayers have the option of claiming the credit on either their 2009 or 2010 tax returns.

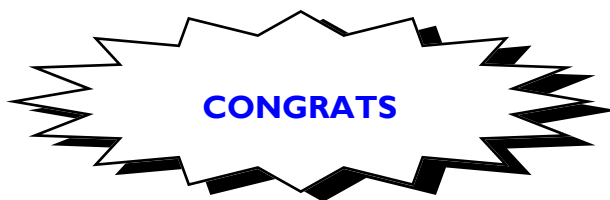
For more information on the first-time homebuyer tax credit and how to apply, visit the Internal Revenue Service Web Site at <http://www.irs.gov>.

WELCOME NEW STATE DIRECTORS

The Obama Administration began naming State Directors for Rural Development in June 2009. The following individuals are the most recent to have been named State Director in the Southeast Region.

Alabama—Welcome Ronald Davis, State Director—prior to being appointed as State Director Davis served as Chief Program Specialist for the Farm Service Agency (FSA) in Alabama. As Program Specialist, he advised the State FSA Committee about compliance with national regulations and policies. From 1995 to 2003 he served as County Executive Director for several FSA Service Centers in Alabama. Previously, Davis serviced as a Conservation Technician for the National Resources and Conservation Service (NRCS), where he played a key role in implementing major reforms and developed conservation systems to control erosion and conserve soil. He also educated local farmers about the benefits of double cropping and conservation tillage.

North Carolina—Welcome Randall Gore, State Director—has nearly two decades of experience working on behalf of rural Americans. He served as Area Director of Rural Development in Asheboro for 11 years during which he oversaw the construction of fire stations, town halls, clean water lines and sanitation systems. Between 1990-1994, he managed the processing of single-family housing loans and grants that allowed hundreds of rural families in North Carolina to purchase affordable homes during his time with USDA's Farmers Home Administration office in Greensboro, North Carolina. Previously, Gore served as a vocational teacher in Whiteville and West Brunswick High Schools, where he exposed rural Students to agricultural issues and taught farming skills.



Esther Stewart Buford Foundation, in Yazoo City, Mississippi has closed their Section 523 Grant for \$330,000. They plan to assist 19 families build their homes during this grant period in Yazoo County.

North Carolina Indian Housing Authority, in Fayetteville, North Carolina has closed their Section 523 Grant for \$186,168. They plan to assist 8 families build their home during this grant period in Robeson, Hoke & Cumberland Counties.

Hinton Rural Life Center, in Hayesville, North Carolina has closed their Section 523 Grant for \$308,019. They plan to assist 12 families build their homes during this grant period in Clay County.

Esther Stewart Buford Foundation

USDA conducted a bus tour in the Mississippi Delta on Tuesday, November 10, 2009 to commemorate the 60th anniversary of USDA Rural Development's Single Family Home Loan Program.

USDA Rural Development Administrator Tammye Trevino, who heads the agency's Rural Housing Service in Washington, D.C., U.S. Representative Bennie Thompson, and USDA Rural Development State Director Trina George all participated in the tour.

The tour began with a press conference on Tuesday, November 10, 2009 at 9:00 a.m. at the Business Education Building on the Campus of Mississippi Valley State University, additional stops were the courthouse in Sumner, toured Tutwiler, visited the Williams family home in Columbus, Norman Place in Mound Bayou, home of Ms. Clarice Brown in Belzoni, toured Holmes County and visited a Self-Help housing subdivision of Esther Stewart Buford Foundation in Yazoo City.

The tour spotlighted projects funded by the agency, which, in addition to single family housing programs, also has programs to finance multi-family housing complexes; water and wastewater systems; and community facilities such as hospitals.



Back row

Mayor Straughter & Linda Smith, Executive Director ESBF

Front Row

Henry Cote, Director Chamber of Commerce, Tammye Trevino, USDA Administrator for Rural Housing

Trina George, USDA-RD MS. State Director, Thelma Glasco, USDA/RD Area Director

FY10 Appropriations Bills Ushered Through Congress

On Thursday December 10, 2009 the House passed a roughly \$450 billion omnibus Appropriations bill by a vote of 221-202. The Senate approved the measure 57-35. The omnibus funds six major spending bills—approximately \$64 billion for Commerce, Justice and Science; \$68 billion for Transportation, Housing and Urban Development; \$24 billion for Financial Services; \$163 billion for Labor, Health and Human Services and Education; \$78 billion for Military Construction and Veterans Affairs; and \$38 billion for State and Foreign Operations.

One remaining spending measure is the Defense Appropriations bill and the House is gearing up to act on that once it determines which other “must pass” legislative priorities would hitch a ride on the bill. Leaders in the House and Senate have indicated that provisions to raise the debt ceiling by \$1.9 trillion, grant six-month extension of unemployment insurance and COBRA health benefits, and measures designed to spur job creation are all likely additions to the outstanding appropriations bill.

A chart listing FY10 funding levels for community and economic development programs of interest can be found at www.rapoza.org along with FY09 appropriations as comparison. After a wave of cash infusions from the Recovery Act funds, many programs returned to their pre-stimulus FY09 levels, a few saw cuts and several programs had their first significant funding increase. The latter group included the Community Development Financial Institutions (CDIF) Fund at Treasury which received \$256.76 million for FY10 up from \$107 million in FY09, the Self Help Opportunities Program which received \$82 million up from \$64 million in FY09, the Fair Housing Initiatives Program at HUD funded at \$42.5 Million in FY10 up from \$27.5 million last year, and the Section 523 Self-Help TA Grant Program funded at \$41.8 million up from \$38.7 million in FY09.

FY 09 Final, FY 10 Budget, FY 10 House, FY 10 Senate, FY 10 Omnibus Agriculture Appropriations—Selected Programs \$ in millions

RHS Programs	FY 09 Final	FY 10 Final	FY 10 House	FY 10 Senate	FY 10 Final
502 Single Family Direct	1121	1121	1121.5	1226.5	1121.5
504 Loans	34.41	34	34.4	34.4	34.4
514 Farm labor Housing Loans	20	22	30.5	21.67	27.3
515 Rural Rental Housing	69.51	69.5	80	69.5	69.5
516 Farm Labor Housing Grants	9.1	9	11.5	9.13	9.87
521 Rental Assistance	902.5	1091	980	980	980
523 Self-Help TA	38.7	39	45	38.7	41.8

BOARD MEMBERS

Johnny Hill, President

David Montez,
Vice President

Angel Lerma, Treasurer

Willie Martin, Member

Robert Saffold, Member

STAFF

Selvin McGahee,
Executive Director

Lauretta B. Stephens
Deputy Director

Tara L. Rogers
Self-Help Specialist

Theresa M. Hunt
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Jeff Gaddy
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Kelly Koger
Clerk

Nonprofit Tools You Can Use

Things to Do When the Budget Squeezes

I'M SURE MOST of us would like to say that we thought nonprofit budgeting was fun, but for the most part, it's painful. The fun part is the business planning--figuring out all the things we want to do next year. Attaching the numbers is at best work. And the hardest part of all is realizing that there may not be enough to go around to cover existing plans, let alone future plans. That's when the nightmares start--you know the ones--the type that leave you sitting bolt upright in bed at 3 in the morning, scared awake by a procession of menacing dollar signs, zeroes, ones, decimal points, and, worst of all, the dreaded parentheses of negative budget variances. Been there?



www.FieldstoneAlliance.org

Click here to see our list of [185 cutback strategies](#)

Article from www.fieldstonealliance.org

FORECLOSURE PREVENTION

If you, someone you know or a self-help borrower is having trouble making a mortgage payment, help can be just a phone call away. Being in foreclosure can be overwhelming and stressful.

Private Lenders

Call the Homeownership Preservation Foundation hotline at 888-995-HOPE.

At

888-995-HOPE, you'll talk to an advisor from a HUD-approved agency. There is no cost for these services, and the advisor can work with you to get back on track and help you stay out of foreclosure.

Contact reputable nonprofit organizations who will look after your best interests - go to www.hud.gov to find one in your community.

Rural Development

Call the Centralized Servicing Center in St. Louis, MO.
1-800-414-1226 General Information
1-800-793-8861 Payment Arrangements