

PHILADELPHIA MULTIFAMILY HOUSING HUB NEWS



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NN Centers 15th Anniversary

This summer, Neighborhood Networks Week will be even more meaningful as it honors the Initiative's 15th Anniversary. During this weeklong observance, scheduled for August 2-7, HUD invites all centers to host a local event that not only captures the spirit of Neighborhood Networks Week, but also honors this significant milestone.



As you know, the Philadelphia Hub has been a strong advocate of this Initiative and leads the nation with 237 operational Centers.

To help Centers plan and host a successful event, the Department is updating the Neighborhood Networks Week Event Planning Guide. The updated guide includes an enhanced step-by-step overview of the event planning process, as well as new resources, such as a planning timeline, a budget checklist, and Internet safety tips, that Centers can use for their events. Additionally, HUD will sponsor national events in which all Centers may participate, via the Web.

Spend some time this summer honoring Neighborhood Networks' successful past and promising future during Neighborhood Networks Week 2010.

For more information, visit the Neighborhood Networks Web site at:

www.NeighborhoodNetworks.org, or call the Neighborhood Networks Information Center toll-free at: (888) 312-2743.

Open Government Initiative

President Obama's Open Government Initiative represents a major change in the way Federal Agencies interact with the public. HUD recognizes that open government is about more than new technologies and programs- it is about leveraging new ideas to improve the way the Department serves its customers. Whether through the creation of unique partnerships with other Agencies or the timely dissemination of HUD's data, the Department has identified ways to utilize the principles of transparency, engagement, and collaboration to increase mission efficiency and efficacy.



HUD has created a comprehensive plan that takes into account the specific culture, policy, and technology issues that need to be addressed in order to leverage open government to serve HUD missions. This plan describes the approach and key initiatives through which the Department will utilize open government to more effectively implement HUD's strategic plan.

Through open government, HUD seeks to:

Increase Transparency by:

- Making HUD's processes, activities, and regulations more open, accessible, and transparent both internally and to HUD's many stakeholders.
- Improving access to and the timeliness of HUD's financial and mission-related information by proactively making data available online in consistent, open



formats, while protecting privacy, security, and confidentiality.

Encourage Engagement by:

- Creating public online forums to solicit feedback from HUD's customers and guide that feedback into actions that improve mission performance.
- Providing the public with the online ability to review and provide feedback on proposed rule changes before they are implemented.

Drive Collaboration by:

- Creating an exchange where mission related organizations, HUD stakeholders, HUD personnel, and state and local officials can openly share and discuss ideas and best practices and provide feedback on what works and what needs improvement.
- Providing community-based non-profits access to tools and guidance to aid their establishment, sustainability, and effectiveness as force multipliers in their communities.
- Continuing to develop HUD's collaborative relationships with other Federal agencies to more effectively implement HUD's strategic plan.

To accomplish the aforesaid objectives, HUD will be implementing the following "Bureaucracy Busting Flagship Initiatives:"

1. Establish an Innovation Lab to Fuel Program and Support Area Performance Improvements.
2. Proactively Allocate Homelessness Prevention Resources Utilizing Predictive Analytics.
3. Build a Business Practices Exchange for Housing Providers to Share Ideas.
4. Identify and Update Outdated Policies and Practices.

EPA Renovation Repair Rule



The Renovation Repair and Painting Rule (RRP) was issued on April 22, 2008 and became effective in April 2010 for contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978.

It requires that workers be certified and follow specific work practices to prevent lead contamination during common renovation activities like sanding, cutting, and demolition. These actions can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. The RRP also requires that renovators are trained in the use of lead-

safe work practices, that renovators and firms be certified, that providers of renovation training be accredited, and that renovators follow specific work practice standards. Additional information on this Rule can be found at:

www.epa.gov/lead/pubs/renovation.htm.

The RRP applies to all firms and individuals who are paid to perform renovation, repair, and painting projects that disturb paint in pre-1978 housing and child-occupied facilities. This includes home improvement contractors, maintenance workers, painters, plumbers, carpenters, electricians, and other specialty trades.

Property owners who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing or space rented by child-care facilities must, before beginning work, provide tenants with a copy of EPA's lead hazard information pamphlet *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*. Owners of these rental properties must document compliance with this requirement. EPA's sample pre-renovation disclosure form may be used for this purpose.

After April 22, 2010, property owners who perform these projects in pre-1978 rental housing or space rented by child-care facilities must be certified and follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling Rule. To become certified, property owners must submit an application for firm certification and fee payment to EPA, which will begin processing applications on October 22, 2009. The Agency has up to 90 days after receiving a complete request for certification to approve or disapprove the application.

Property owners who perform renovation, repairs, and painting jobs in rental property should also:

- Take training to learn how to perform lead-safe work practices.
- Learn the lead laws that apply to you regarding certification and lead-safe work practices.
- Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you followed lead-safe work practices on the job. To make recordkeeping easier, you may use the sample recordkeeping checklist that EPA has developed.
- Read about how to comply with EPA's rule in the *EPA Small Entity Compliance Guide to Renovate Right*.

- Read about how to use lead-safe work practices in EPA's *Steps to Lead Safe Renovation, Repair and Painting*.

To access the guides and forms visit the EPA website at: www.epa.gov/lead/pubs/renovation.htm

Responding to Housing Crisis



The National League of Cities issued a report, "Responding to the Housing Crisis," on January 8, 2010. The report is a collection of ideas and insights to explore solutions to housing and community problems arising from the nation's

foreclosure crisis. Key topics discussed in the report include homelessness, rental housing, and affordable homeownership.

To preserve and expand the rental housing stock, forum commentators recommended increasing the inventory of homes to keep rents affordable. Incentives for expanding rental home development include the adoption of regulatory strategies such as reduced impact fees for developers of affordable rental units, inclusionary zoning ordinances, lease-purchase agreements, and shared-equity homeownership.

To read the entire report, see: www.nlc.org/ASSETS/E5CA9EC919504DA4B9F8D4259EC5133E/

Outstanding Projects

The owners and management agents of the following projects are to be commended for receiving REAC physical inspection scores of 96 or better and Superior management review ratings:

PA– Palisades Plaza, Forest Apartments, Bates Street Apartments, Edin Lake, May Building, Floracer; *DE*– Quaker Hill Place, Terry Apartments, and Ken-Crest Housing Delaware; *NJ*– Penny Point Park and Trenton Group Home; and *WV*– Weston Arbors, West Virginian Manor, Charleston Arbors, Princeton Towers, Lewis Terrace/Tabor Tower, Wildwood House, Chapmanville Towers, Baughman Towers, Williamson Towers, Clarksburg Towers, Bridgeport Manor, Marjorie Gardens, Buckhannon Manor, Riverview Manor, Ash Grove, and Cabell-Huntington Unity Apartments.



Bed Bug Control

The National Center for Healthy Housing has issued a new report, "What's Working for Bed Bug Control in Multifamily Housing: Reconciling Best Practices with Research and the Realities of Implementation."



NCCH designed the report for health professionals, housing professionals, and pest management specialists seeking to plan or respond to a bed bug infestation. It describes methods to control bed bugs, evaluates the method's pros and cons, and makes recommendations on the method.

The report discusses the following nine approaches to manage the problem:

- Resident laundering (\$22 for 10 dissolvable bags)
- Unit preparation (cost varies)
- Encasements (\$80 for mattress and \$50 for box spring)
- Monitors (\$8 for 4 interceptors and \$15-\$950 for CO2 attractant devices)
- HEPA vacuuming (\$250-\$500)
- Steam (\$500-\$1,500)
- Thermal remediation (\$330-\$90,000)
- Bed bug detecting canine (\$1,300 per team)
- Pesticides (cost varies)
- Dry ice freezing (\$6,900)

To read the entire report, see:

http://www.nchh.org/Portals/0/Contents/bedbug_report.pdf.

The following additional resources are recommended:

www.healthyhomestraining.org/ipm/NCHH_Bed_Bug_Control_2-12-10.pdf.

<http://portal.hud.gov/portal/page/portal/HUD/webcasts/archives/multifamily>

www.epa.gov/oppfead1/cb/ppdc/bedbug-summit/

<http://www.ecy.wa.gov/programs/swfa/upest/housebed.html>

<http://www.kcci.com/news/23236105/detail.html>

<http://bedbugger.com/>

Discrimination Against Families

HUD has charged the owners of several apartment buildings in suburban Philadelphia with discriminating against families with children.

Specifically, HUD charges Charles and Patricia Trucksess with illegally terminating the lease of a single mother because she adopted an 11-year-old child. In addition, the Department alleges that the landlords made discriminatory statements indicating that they did not rent to families with children and that they discouraged other families from applying for available rental units by understating the number of bedrooms.

The Fair Housing Act prohibits housing discrimination on the basis of family status. "Adoptive families deserve the same respect and enjoy the same rights as all families in our society," stated John Trasviña, HUD Assistant Secretary for Fair Housing & Equal Opportunity. "HUD works vigorously to enforce legal protection for families with children."

According to the charge, when a single woman viewed an apartment owned by Charles and Patricia Trucksess and mentioned that she intended to adopt a child, Ms. Trucksess told her that she had never before rented to a family with children. After the woman moved into the unit, and later adopted her son, the owners notified her that they were terminating her lease. The family was forced to move to a new town, depriving the eleven-year-old boy of his school, friends, and the aunts that he visited regularly. The charge further alleges that Ms. Trucksess had previously advertised the three-bedroom apartment as having two-bedrooms to avoid inquiries from families with children.

The charge will be heard by a U.S. Administrative Law Judge unless any party to the charge elects to have the case heard in federal district court. If an administrative law judge finds after a hearing that discrimination has occurred, he may award damages to the family for its losses and order injunctive relief and other equitable relief to deter further discrimination. In addition, the judge may impose fines in order to vindicate the public interest and award attorney fees. If the matter is decided in federal court, the judge may also award punitive damages to the aggrieved persons.



Turn Off the Lights?

In an "Mythbusters" episode on the Discovery cable television channel, the "myth" of turning off lights to save energy was questioned.

After a series of scientific tests, using various types of light bulbs (e.g., incandescent, CFL, LED, halogen, and CFL), it was definitively proven that it is vastly energy efficient to turn lights off, as opposed to leaving them continuously burning.

As an example, one of the tests calculated the start-up energy that is used to activate a bulb. After comparing this figure with the energy used in leaving the bulb on, it was determined that a person would have to be out of a room less than .01 seconds for a CFL bulb, less than .36 seconds for an incandescent bulb, and less than 23 seconds for a florescent bulb to make turning off the lights the more cost efficient choice.

So, turn off those lights!

Guilty Pleas

As a result of IG Investigations, the following individuals, from the Hub's area, pled guilty to criminal charges:

Embezzlement (\$5,000): Diane Mandell, former associate director of Forward Housing Corporation.
Bribe: Nina Parker-Davis, occupancy specialist for Pilgrim Baptist Village.
Fraud (\$70,825): Dawn Jackson, Section 8 tenant at Rolling Hills.



PHFA Smart Rehab Program

The Preservation through Smart Rehab Program (Smart Rehab) is a preservation tool available to any of PA's 139,000 affordable apartments. The goal of the program is to preserve affordable housing by stabilizing project operations. This is accomplished with funding for capital improvements that result in a measurable reduction in energy consumption and utility costs.

For more details, visit the PHFA website at:

www.phfa.org/developers/preservation/

“Rags to Riches”

Jennifer R. heard about Luther House IV, a 44-unit Section 202 project, located in West Grove, PA, that is managed by Lutheran Senior Services of Southern Chester County, from an aide who helped several of the senior residents who lived there.



The aide told Jennifer that Luther House is a wonderful place to live. Not only did HUD provide the funding to build the apartments, but HUD also committed Project Rental Assistance of up to \$621,900 for the first several years. These funds would subsidize the rent for very low income seniors who lived there since residents pay only 30% of their adjusted gross income for rent.

At that time, Jennifer R. was living in a place that she describes as “terrible.” She didn’t have heat in the middle of the winter. There were illegal drugs on the property, and a pedophile lived in her building. The washers in the laundry room had overflowed so many times that the floor covering was coming up, creating a tripping hazard. When she requested a parking space near her apartment because of her disability, it was denied by the management until Jennifer complained to the authorities. There was no manager on site except to collect rent, and maintenance requests rarely received a response.

So, three days after her 62nd birthday, Jennifer applied for housing at Luther House. In May 2007, Ms. R’s application was accepted and she was placed on the waiting list.

Almost two years later, in February 2009, Jennifer was finally able to move into Luther House. She remarked that, “The building is so beautiful. I never thought that I’d live in a place like this. I couldn’t bring my mom (who’s 93 years old) to my old apartment. I didn’t want her to see how bad the place was where I lived. But she’s been here and even stayed with me for a little while.”

Since moving into Luther House Jennifer has used the services of the Service Coordinator to get help completing her rent rebate forms, learning how to use her cell phone, and obtaining information through other residents to reduce her health insurance expenses by 50%. Because Luther House also provides a library with computers for residents to use, Jennifer has had some new opportunities. “I never thought that I would ever learn how to use a computer, but I’ve learned how to play Bookworm, a word game, and now I play it on the computer almost every night. It helps to keep my brain active.”

Jennifer gets very excited when she talks about her life at Luther House. “One of the first people I met when I moved in was from Nevada. I had never met anyone from there before! I have met a lot of nice people here.”

These may seem like simple things. Yet it is a big deal to no longer be embarrassed to have your own mother see where you live...to learn something brand new at age 64...to save money that you didn’t know was possible...to broaden your horizons and meet people from places you have never been...to know that when you have a problem someone will be there to listen and the problem will be resolved.

Jennifer R. describes her move to Luther House IV as her very own “Rags to Riches” story. Recalling the theme song from a 1970’s TV sitcom, she says, “I’m movin’ on up - to the east side. I love it here. What else could you want?”

Community Garden

Volunteers, organized by Maple Nurseries and Boy Scout Troop 43, created a ground-level and a raised-bed planting area for the residents of Elm Court I and Harriet Bryan House, two Section 202 projects comprising 156 units, located in Princeton, NJ.



The project drew donations from many Princeton area businesses, from paving stones and top soil to fencing.

The creation of the community garden involved a clean-up of a site adjacent to Elm Court and the construction of raised planter beds to allow wheelchair-bound people to participate in tending the garden. Among the crops to be grown this summer will be tomatoes, zucchini, pumpkins, and blueberries. The garden will enable the residents of the two senior housing projects to “exercise their green thumbs” and enjoy the hobby of outdoor gardening.

The projects’ sponsor is Princeton Community Housing-Susan Persichetti, Executive Director.

Weatherization Wage Rates

The Department of Labor (DOL) has created special “Weatherization Wage Rates” for the Department of Energy’s (DOE) weatherization program. The grants issued by the DOE are subject to these weatherization wage rates. HUD grants, however, such as the Green Retrofit Program, are not subject to these rates. Additional information is available at the following DOL website: <http://www.dol.gov/whd/recovery/index.htm>.

Enterprise Income Verification (EIV)



Enterprise Income Verification (EIV) became effective on January 31, 2010. Now that use of the EIV system is mandatory, you will find it a helpful tool to use at the time of recertification, to verify a tenant's employment and income, and to reduce your administrative burden in complying with third-party income verification requirements.

The successful verification of employment and income through the EIV system depends on accurate information on Form HUD-50059 that is transmitted to the TRACS database being correct; namely an individual's Social Security Number (SSN), last name, and date of birth (DOB). This is why the Final Rule also revised the SSN disclosure and verification requirements to require that all applicants and tenants disclose their SSNs with few exceptions.

Here is a summary of the Revised SSN Disclosure and Verification Requirements

Tenants- As of January 31, 2010, all individuals, including those under the age of six, must now disclose a valid SSN. The only exceptions to this requirement are for tenants age 62 or older as of January 31, 2010, whose initial determination of eligibility was begun prior to January 31, 2010, and individuals who have not claimed eligible immigration status. The exemption for persons 62 and older does not apply to new applicants coming into your property unless they were already receiving federal housing assistance somewhere else on January 31, 2010. Individuals who have already disclosed a valid SSN do not have to re-disclose their SSN. Affected tenants must provide verification of SSNs at the time of their next interim or annual recertification if the following criteria apply: 1. they have not previously disclosed a SSN; 2. they previously disclosed a SSN that HUD, or 3. the SSA determined was invalid; or they have been issued a new SSN.

The penalty for affected tenants' non-disclosure of SSNs is the termination of tenancy of the household. Owners and management agents may provide tenants with an additional 90 days past the recertification date to comply with the SSN requirements if the failure to comply is due to circumstances outside of the tenant's control and there is reasonable likelihood that the tenant will be able to comply by the deadline date. After this 90-day deferral, if the tenant has not met the SSN disclosure and verification requirements, the tenancy of the entire household must be terminated.

Applicants - Each member of an applicant's household except for those who do not claim to have eligible immigration status, and persons 62 and older who were already receiving federal housing assistance somewhere else on January 31, 2010, must disclose his/her SSN before the household may be housed. However, they do not need to have or disclose their SSN in order to be placed on the waiting list. Furthermore, they may retain their place on the waiting list if all household members required to disclose a SSN cannot do so at the time a unit becomes available for them.

Managers must correct all errors identified in EIV Failed Identity Verification Reports and follow up on any deceased tenants identified for their project.

Additional information can be found at the HUD Multifamily RHIIP website at: <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>.

HUD/HHS Collaboration

As part of President Obama's Year of Community Living initiative, HHS and HUD have collaborated to provide housing support for non-elderly persons with disabilities to live productive independent lives in their communities rather than in institutional settings.



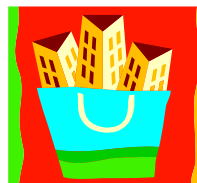
Specifically, HUD is offering approximately \$40 million to public housing authorities across the country to fund approximately 5,300 Housing Choice Vouchers for non-elderly persons with disabilities, allowing them to live independently. HHS will use its network of state Medicaid agencies and local human service organizations to link eligible individuals and their families to local housing agencies who will administer voucher distribution.

Section 202 & 811 Announcements

The funding announcements for the Section 202 and 811 projects approved under the FY 09 NOFA, should be made by June 30, 2010.



Loan Closings



The following two Section 811 loans closed in the Hub during the month of April: *PA*- Temple SIL (Philadelphia) and *NJ*- The Warren Project (Warren).