



NORTHEAST MULTIFAMILY REGIONAL HOUSING NEWS



Vol. 14 No. 5 Teresa Bainton Hub Director Thomas.Langston@hud.gov, Editor February 2015



www.hud.gov/local/shared/working/r3/mfhsg.cfm?state=pa

Inside this Issue:

Key Priorities.....Pg. 1

Occupancy Protections.....Pg. 1

Renewable Energy.....Pg. 2

 Minimum Wage Increases.....Pg. 3

Controlled Substances.....Pg. 3

Be a Reporter.....Pg. 3

Summer Food Service Program.....Pg. 3

Roofing Resources.....Pg. 3

New Affordable Bed Bug Trap.....Pg. 4

Fast Energy Facts.....Pg. 4

A Century of Cities.....Pg. 4

LIHTC & Tenants.....Pg. 4

HIDTAs.....Pg. 5

Broadband Access.....Pg. 5

Fire Facts.....Pg. 6

Energy Star Certification.....Pg. 6

Assistance for Cities.....Pg. 6

“Around the Hubs”.....PP. 7-9



Key Priorities

With the start of a new year, Secretary Castro has established the following six priorities for the Department:



1. Building a Stronger HUD- By improving the way we do business, we will be able to more effectively deliver on our mission of creating opportunity for all. To do this, we want to focus on four areas of operational improvement: Measuring Outcomes, Transparency, Accountability and Interagency Cooperation.
2. Helping Families and Individuals Secure Quality Housing- We want to ensure that quality, attainable housing- for ownership and rent- is available and affordable to individuals and families across a range of incomes.
3. Ending Homelessness- HUD is committed to working with our federal, state, and local partners to end homelessness.
4. Strengthening all Communities in this Century of Cities- HUD will use place-based efforts that empower and strengthen local communities.
5. Leveling the Playing Field for Americans from all Walks of Life- With our fair housing efforts, we're going to help ensure that every American has the chance to pursue housing opportunities free from discrimination.
6. Addressing Climate Change and

Natural Disasters– HUD will combat climate change; prepare communities for the risks posed by extreme weather and other natural disasters; and strengthen communities' ability to be economically and culturally resilient.

Occupancy Protections

HUD has issued a memorandum, *Occupancy Protections for HUD-Assisted Households in Properties with Low-Income Housing Tax Credits*, dated January 12, 2015.



The memorandum provides guidance on tenancy protections for households when owners participate in both a HUD-assisted program (e.g., Project-Based Section 8, Section 236, Section 202) and Low-Income Housing Tax Credits (LIHTC).

In brief, the following protections are provided:

- Tenancy may only be terminated in limited circumstances, as prescribed by HUD regulations and the lease.
- Criminal background checks may be performed on existing tenants at recertification for lease enforcement or eviction if permitted by house rules.
- Assistance to an over-income tenant may be terminated, but the tenant retains all other rights under the lease, including the right of occupancy.

The memorandum can be read in its entirety at:

<http://portal.hud.gov/hudportal/documents/huddoc?id=occupprotectionshudassthg.pdf>

Renewable Energy and Energy Efficiency

Secretary Castro has announced a number of actions to expand financing for energy efficiency and solar energy in multifamily housing. These actions will help to achieve President Obama's goal of installing 100 megawatts of renewable energy across federally subsidized housing by 2020.



To continue to reinforce American leadership in deploying clean energy and cutting energy waste, while creating jobs and reducing carbon pollution, the Administration and the State of California are partnering to announce the following actions:

- **Unlocking Property-Assessed Clean Energy (PACE) Financing:** Many owners of affordable housing do not have the capital available to invest in cost-effective energy upgrades, and face a number of barriers to borrowing money for these projects. HUD and California will be working together using PACE financing. Under PACE, a property owner avoids the upfront costs of energy saving installations by entering into assessment contract with a participating PACE locality. The property owner agrees to repay the cost of improvements through a property assessment, typically over 20 years with semi-annual payments.
- **On-Bill Repayment in Affordable Multifamily Properties:** HUD is committing to support the State of California in creating an innovative California Master-Metered Multifamily Finance Pilot Project. The Pilot will enhance affordable multifamily properties which have a substantial majority of a property's energy consumption billed through a common meter, and provide access to upfront capital for financing energy efficiency improvements on affordable terms and time frames, which are repaid through the master meter utility bill. The \$3 million program of technical assistance and credit support may include a loan loss reserve and/or a debt-service reserve fund.
- **Engaging Philanthropy and the Financial Sector:** More bridges will be built between the philanthropic, housing and energy sectors. As a first step, the MacArthur Foundation has committed \$10 million to upgrade and preserve affordable housing.
- **Empowering Communities to Deploy Solar:** The Department of Energy has recently awarded more than \$14 million for 15 projects, under its Solar Market Pathways program, that will develop plans, streamline deployment and launch innovative programs to spur solar market growth in numerous communities across the U.S. The awardees include not-for-profits, utilities, industry associations, universities, and state and local jurisdictions in NY, VA, DC, VT, CA, IL, MN, UT and WI.
- **New Commitments to Advance Energy Efficiency Investments:** In February 2011, President Obama launched the Better Buildings Challenge (BBC) to help American commercial, industrial, and multifamily buildings become at least 20% more energy efficient by 2020. More than 250 diverse organizations, representing over 3 billion square feet, 600 manufacturing plants and more than \$2 billion in energy efficiency financing have stepped up to the President's Challenge, including more than 85 new multifamily partners since the Challenge was expanded to multifamily housing. Since the Better Building Challenge began, partners are on track to meet the 2020 goal and on average, are cutting energy use by 2.5% each year, saving 36 trillion BTUs and \$300 million. The Administration is also calling on Section 202 Project Rental Assistance Contract (PRAC) properties serving elderly and disabled Californians to take advantage of the PRAC Shared Savings incentive HUD released in September 2014. The incentive allows owners to utilize realized utility bill savings to make needed energy and water improvements at their property as part of the BBC.
- **Making Energy Data More Accessible:** Better information helps building owners and residents understand when there are opportunities to reduce energy consumption, which saves money for tenants, owners and taxpayers. HUD spends nearly \$6.5 billion annually on utility costs for affordable housing properties and households and the first step to lowering these costs is understanding where they come from. The challenge is that many housing units are individually metered and billed, so it's hard for owners to get good data about energy consumption and costs. As part of HUD's work on data access, HUD will be publishing guidance that standardizes the approach owners and performance-based contract administrators use to appropriately assess the utility subsidy levels needed to offset tenant-paid utilities.

In summary, as Secretary Castro has stated, "Greening properties is good for the health and wealth of all Americans. That's why HUD is partnering with leaders from all sectors to reduce energy consumption and bring clean energy-like solar power-to affordable housing. These measures are about investing- investing in communities, investing in American businesses, and investing in people."

Minimum Wage Increases

On January 1, 2015, 4.4 million workers in the nation received pay raises as a result of boosts to their state's minimum wage.

In the Northeast Region, workers in 8 states saw increases in their wages. The new rates are as follows: CT- \$9.15, DE- \$8.25, MD- \$8.00, NJ- \$8.38, NY- \$8.75, RI- \$9.00, VT- \$9.15 and WV- \$8.00.



Controlled Substances

HUD has issued a memorandum, *Use of Marijuana in Multifamily Assisted Properties*, dated December 29, 2014. The memorandum states that owners must deny admission to assisted housing for any household with a member determined to be illegally using a controlled substance (such as marijuana).



Marijuana use of any kind (medicinal or recreational) is against federal law even though some states have legalized it. Owners must deny admission to a household with a member determined to be using a controlled substance. Second, owners have discretion to evict or not evict a household with a member using a controlled substance, but this discretion needs to be exercised on a case-by-case basis. An owner cannot establish policies that affirmatively permit occupancy by a member of a household using marijuana. In other words, you cannot have house rules or lease provisions that state that medical marijuana users will never face termination of tenancy because of their drug use.

The memorandum can be viewed at:

<http://portal.hud.gov/hudportal/documents/huddoc?id=useofmarijinmfassistpropty.pdf>.

Be A Reporter

If you would like to see your project highlighted in a future issue of this newsletter, send your best practice or tenant interest story (in Word format) to: thomas.langston@hud.gov.



Summer Food Service Program

The USDA's Food and Nutrition Service (FNS) administers 15 nutrition assistance programs nationwide- one of which is the Summer Food Service Program. Millions of low-income children have access to nutritious meals during the school year, but what happens to them when school is in recess? The Summer Food Service Program exists to provide these same nutritious meals during the summer. Unfortunately, these summer meals reach only about 15% of these eligible children nationally.



Last summer, the agency established an exciting partnership with USDA's Rural Development (RD) to bring the program to children that live in the multifamily housing units overseen by RD. They are perfect sites for bringing nutritious meals to children, especially where transportation may be a problem.

This worthwhile initiative is equally replicable in low-income HUD housing units and housing developments. The goal of USDA is to establish this program throughout the Mid-Atlantic states of Delaware, Maryland, New Jersey, Pennsylvania, Virginia, Washington, DC and West Virginia.

If your project is interested in becoming a site, additional information can be found at:

www.fns.usda.gov/sfsp/summer-food-service-program-sfsp

Roofing Resources

Buildings has three informative articles on its web site concerning roofing requirements, roofing membranes and roofing decks.



See:

www.buildings.com/article-details/articleid/9900/title/keeping-up-with-changing-roof-requirements.aspx

www.buildings.com/article-details/articleid/9112/title/black-vs-white-roofing.aspx

www.buildings.com/article-details/articleid/10871/title/it-all-starts-with-the-roof-deck.aspx

New Affordable Bed Bug Trap

A new inexpensive and effective trap could hit shelves next year, using a combination of unique insect pheromones as bait, to trap juvenile and adult bed bugs.



"This trap will help landlords, tenants and pest-control professionals determine whether premises have a bed bug problem, so that they can treat it quickly," states Gerard Gries, a biology professor at Simon Fraser University. "It will also be useful for monitoring the treatment's effectiveness."

Working in bedbug-infested apartments in metropolitan Vancouver in British Columbia, Gries and his team targeted the common bedbug, *Cimex Lectularius*, once believed to have been eradicated until a ferocious re-colonization hit industrialized countries.

Their first pheromone blend attracted the bed bugs during lab experiments but not in apartments that had become infested, so they teamed up with SFU chemist Robert Britton, who is an expert at synthesizing natural products.

After two years, the team found that the molecule histamine is what attracts bed bugs to human skin and keeps them there due to a composition that sends them a signal of safe haven.

It took five months and 35 experiments for the team to find the next three compounds, which they eventually mixed with histamine and two others from previous research to create the chemical compound they plan to market.

The paper was published in the journal *Angewandte Chemie International Edition* and the team expects their product will become commercially available next year.

Fast Energy Facts



In the U.S., about 25% of all households live in multifamily units. Improving the efficiency of these buildings by 20% would save nearly \$7 billion in energy costs annually and cut 350 million tons of carbon pollution in a decade.

This is equivalent to taking 7 million cars off of the road!

A "Century of Cities"

By 2050, the United Nations projects that 75% of the world's population will live in cities, leading some to dub this the "century of cities."



In an article in *The Edge*, HUD's online magazine, Deputy Assistant Secretary for Policy Development Lynn Ross discusses how HUD supports cities through Promise Zones, Choice Neighborhoods and Strong Cities/Strong Communities and how the department is expanding its engagement globally with Habitat III, a U.N. conference on Housing and Sustainable Development.

For more information, see:

www.huduser.org/portal/pdredge/pdr_edge_frm_asst_sec_011215.html

Understanding Whom LIHTC Serves

The Low-Income Housing Tax Credit (LIHTC) program is the largest federal program for creating and preserving affordable rental housing for low-income households. Under the program, rental property owners receive tax credits in exchange for maintaining federally set income and rent restrictions. Although the LIHTC is a federal program, state housing agencies administer most aspects of the program, including allocation of credits and compliance with rent and income rules. This structure, with administration primarily at the state level, has allowed states to focus on their individual housing needs, but with the unintended consequence of limiting broad-based understanding of who the program serves nationwide.



In order to learn more about the tenants served in this program, Congress, through the Housing and Economic Recovery Act (HERA) of 2008, required state housing agencies to provide information on LIHTC tenants to HUD. Using this information, HUD has released *Understanding Whom the LIHTC Program Serves*, the first national compilation of demographic and economic data about tenants of rental housing built or rehabilitated with LIHTCs. This initial report relays the type of tenant information- race and ethnicity, disability status, family composition and age, household income, monthly rental payments and use of rental assistance- that provides a useful picture of the program's beneficiaries.

The report can be read in its entirety at:

http://www.huduser.org/portal/publications/hsgfin/understanding_LIHTC.html

High Intensity Drug Trafficking Areas

Congress created the High Intensity Drug Trafficking Areas (HIDTA) program with the Anti-Drug Abuse Act of 1988 to reduce the cultivation, production, trafficking, distribution and use of illegal drugs. It provides assistance to Federal, state, local, and tribal law enforcement agencies operating in areas determined to be critical drug-trafficking regions of the United States.



There are currently HIDTAs in 46 states. These include approximately 16% of all counties in the United States and 60% of the U.S. population. In the Northeast Region, 76 counties and cities have been designated: PA- 3, NJ- 8, WV- 15, MD- 8, VA- 11, DC- 1, NY- 17, MA- 6, CT- 3, NH- 1, RI- 1, VT- 1 and ME- 1.

The DEA plays a very active role and has 589 authorized special agent positions dedicated to the program. At the local level, the HIDTAs are directed and guided by Executive Boards composed of an equal number of regional Federal and non-Federal (state, local and tribal) law enforcement leaders.

The purpose of the HIDTA program is to reduce drug trafficking and production in the United States by:

- Facilitating cooperation among Federal, state, local, and tribal law enforcement agencies to share information and implement coordinated enforcement active ties.
- Enhancing law enforcement intelligence sharing among Federal, state, local, and tribal law enforcement agencies.
- Providing reliable law enforcement intelligence to law enforcement agencies to facilitate the design of effective enforcement strategies and operations.
- Supporting coordinated law enforcement strategies that make the most of available resources to reduce the supply of illegal drugs in designated areas of the United States and in the nation as a whole.

One HIDTA in the Northeast Region is Philadelphia/Camden. It was designated as an HIDTA in 1995. Despite all efforts, Philadelphia remains a center of activity for the importation, wholesale distribution and street level sales of illegal drugs on the East Coast. Camden, NJ, separated from Philadelphia by the Delaware River, is a focal point for drug trafficking from Philadelphia and the New York area.

The location of Philadelphia and Camden on the eastern seaboard, particularly their proximity to New York, places the city on one of the busiest illegal drug transit routes. Major interstate rail and highway systems, a major international airport and key shipping terminals on the 100 miles of waterfront along the Delaware River, facilitate drug trafficking into and through the region.

Cocaine is the drug most used in the region; heroin is considered the fastest growing drug and greatest health threat in the region, and locally produced methamphetamine remains readily available. The HIDTA is located in a significant consumer region for imported marijuana. Money transmittal businesses have become an emerging industry, contributing to the already existent money-laundering problem. Violent crime is heavily concentrated in a patchwork of neighborhoods where crime rates are among the nation's highest. Both cities have measurably reduced the open air drug trafficking and the associated violent crime through "Quality of Life" investigations by two HIDTA Initiatives.

Agencies participating in the HIDTA initiative are as follows: Federal- Bureau of Alcohol Tobacco, and Firearms, Drug Enforcement Administration, Federal Bureau of Investigation, Immigration and Naturalization Service, Internal Revenue Service, United States Attorney's Offices (Eastern District of Pennsylvania, District of New Jersey), United States Health and Human Services; State- New Jersey State Police, New Jersey National Guard, Pennsylvania Office of Attorney General, Pennsylvania State Police, Pennsylvania National Guard; and Local- Camden County Prosecutor's Office, Camden County Sheriff's Office, Camden Police Department, Philadelphia District Attorney's Office, Philadelphia Housing Authority and Philadelphia Police Department.

For more information on HIDTAs, see:

www.dea.gov/ops/hidta.shtml

www.whitehouse.gov/ondcp/state-map

Broadband Access

In a January 13, 2015 press announcement, the White House stated that the President is calling for the Federal Government to remove all unnecessary regulatory and policy barriers to broadband build-out and competition, and is establishing a new Broadband Opportunity Council of over a dozen government agencies with the singular goal of speeding up broadband deployment and promoting adoption for our citizens.

The Council will also solicit public comment on unnecessary regulatory barriers and opportunities to promote greater coordination with the aim of addressing those within its scope.

Fire Facts

The U.S. Fire Administration has published several reports on fire-related topics. The following are some interesting facts disclosed in the reports:



- Cooking was the leading reported cause of building fires, at 47%.
- Residential building fires occurred most frequently in the early evening hours, peaking during the dinner hours, from 5-8 PM, when cooking fire incidence was high.
- The incidence of residential building fires was higher in the cooler months, peaking in January at 11%.
- The leading reported factor contributing to the ignition of fires was misuse of a product, at 38%. The second most common was electrical failure at 22%.
- Smoke alarms alerted occupants in confined residential building fires 44% of the time.

You can read more about fire safety at:

<https://apps.usfa.fema.gov/publications/>

Energy Star Certification

The Energy Star certification system has been customized to apply to multifamily buildings. The certification will allow building managers to showcase sustainable practices while reducing energy costs for renters.



Over the past 10 years, energy costs for renters have increased 20%. Current estimates, however, show that multifamily properties could become 30% more efficient by 2020.

The rating system will provide scores ranging from 1-100, representing a building's percentile ranking compared to similar buildings. Any property scoring above 75 would be eligible for an Energy Star certification.

In addition, Energy Star has an online, interactive energy management tool, Portfolio Manager, that allows owners to measure and track their building's energy and water consumption, identify investment priorities, verify improvements over time, track weather-normalized energy use intensity (EUI), energy costs, greenhouse gas emissions, and water consumption.

This tool can be found at:

www.energystar.gov/buildings/owners_and_managers/existing-buildings/find_resources_your_property_type/energy_star_multifamily_housing

www.energystar.gov/ia/business/multifam_housing/QRG_Multifamily_Housing.pdf

Assistance for Cities

The National Resource Center is partnering with American cities to help them identify and implement new and practical solutions to facilitate their path to economic recovery and growth.



The Network consortium includes leading experts and practitioners selected by HUD from the private and non-profit sectors, as well as academia, who work with city leaders every day to address their greatest economic need. The five team members are: Enterprise Community Partners, a national non-profit leader in community development and housing; Public Finance Management, HR&A Advisors, The NY University School of Public Service and International City/County Management Association.

Based on population loss, unemployment and poverty criteria, 272 cities, nationally, qualify for on-the-ground technical assistance from the Network. In the Northeast Region 61 cities qualify. A breakdown by state is as follows: NJ-17, PA- 11, DE- 1, WV- 1, NY-8, VA-5, MD- 1, MA- 7, RI- 5, and CT- 5.

The Network provides three core services: direct assistance to cities; access to peer networks and new ideas; and on-line, on-demand access to expertise. The Network's informative website can be accessed using the following link:

www.nationalresourcenetwork.org/en/home.

"Around the Hubs"**PHILADELPHIA****Interactive Property Map**

The City of Camden, NJ now has an interactive property map showing every parcel in the city. The Camden Community Development Association and CamConnect spent two years utilizing 80 volunteers and members of local organizations.

The application, that is populated by both parcel-level survey data and tax data, provides the first detailed look at the city's abandoned buildings. The comprehensive survey identified 3,417 abandoned properties, meaning 14.9 percent of Camden's 22,906 buildings are abandoned. It also found that the city has 8,142 empty lots.

The mapping tool can be found at:

www.camden-data.org/

Tax Credits for Businesses

The NJ State Economic Development Authority has approved sizable tax breaks for two employers planning to bring almost 1,000 jobs to Camden, NJ- \$118 million for Subaru of America and \$40 million for Cooper University Hospital.

The tax break approved for Subaru was the second largest for a Camden project. Only Holtec International received more, with \$260 million in incentives for a factory that will make small nuclear reactors in the city's port district.

The EDA now has approved 10-year tax credits worth about \$630 million for Camden-based projects under the 2013 Economic Opportunity Act, a law intended to spur investment in the impoverished city.

Camden Mayor Dana Redd, remarked that "Camden is on the rise and ready to once again become the economic hub of the Southern New Jersey region...the 2013 law has truly catapulted Camden as the hottest market in the country for investment and economic development."

First Homeless Lease

An award ceremony was held, on December 23, 2014, commemorating the first lease signed by a management agent using a homeless occupancy preference. Rodell Burton, Director Program Management, presented certificates signed by Jane Vincent, Regional Administrator, to Mercy Douglas Residence, the owner/agent, and to AFR Furniture Rental, the company which donated the furniture for this unit.

The resident was a homeless referral from the City of Philadelphia's Office of Supportive Housing Clearinghouse.

Bed Bug Task Force

Philadelphia City Council has created a task force to develop a strategy to deal with a growing bed bug infestation problem in the city where row homes are the primary type of residence.

Philadelphia Land Bank

The City of Philadelphia has established a land bank that will consolidate 8,000 city-owned vacant lots and abandoned buildings into one place with one transparent set of rules. The Philly Land Bank's 11-member board will sell properties to bidders with the best plans to return vacant, tax-delinquent properties into vibrant and tax-producing reuse.

For additional information, see:

www.philadelphialandbank.org/

Revitalization of Allentown, PA

In 2013, the nonprofit housing provider Alliance for Building Communities (ABC) initiated a program to renovate between three and five vacant houses per year in Allentown, PA and to rent the units to low- and moderate-income households. In addition to providing needed affordable housing, ABC's renovation programs are complementing several efforts to encourage economic development and revitalize the city's downtown and waterfront district.

For more information, see:

www.huduser.org/portal/pdredge/pdr_edge_inpractice_011215.html

NEW YORK



Transfer of NYCHA Projects

New York City Housing Authority (NYCHA) owned a portfolio of six project-based Section 8 properties consisting of twelve buildings (874 units): East 4th Street, Milbank-Frawley, East 120th Street and Campos Plaza located in Manhattan; Bronxchester located in the Bronx and Saratoga Square located in Brooklyn. NYCHA advertised a Request for Proposals (RFP) for the partial transfer of these properties to private ownership and management to enable the refinance of these developments to cure physical deficiencies that exist in these developments.

The NY Hub Office processed a preservation transaction for these projects. The new owner, Triborough Preservation LLC, closed on 12/22/2014 and plans to rehabilitate the properties using New York City Housing Development Corporation tax-exempt bonds and LIHTCs. Approximately \$100 million is budgeted for rehabilitation. Triborough Preservation LLC has executed 20-year MU2M HAP Contracts for the six properties. C&C Affordable Management LLC has been approved as new management agent

Retirement

On January 3, 2015, after 38 years of service with the Federal Government, Jay Fass, Senior Project Manager has retired from the New York Multifamily Hub. Jay began his Federal service in 1976 while working for the General Service Administration. After 2 ½ years he began his career at HUD, first assigned to the Newark field office and then moving to the New York Office in 1987. His expertise as Mortgage Credit Examiner was essential to the countless HUD newly assisted developments created during his tenure. Jay was well-respected by both HUD staff and the housing industry and will be sorely missed by all.

BOSTON



Ribbon Cutting

On December 18, 2014, the Providence FOD and MF Director attended a ribbon cutting celebration for Belleville House, which is comprised of two Section 202 developments located in North Kingstown, RI at the site of the former St. Bernard's Church built in 1874. Phase I, funded with \$2,854,600 in FY 2007 Capital Advance Funds, consists of 20 units and Phase II, funded with \$2,631,500 in FY 2010/11 Capital Advance Funds, consists of 16 units. Other funding sources included: HOME (\$940,000); Building Homes RI (\$800,000); CDBG (\$400,000) and RI Commerce, Inc. (\$50,000). The Phase II firm commitment was issued by Rhode Island Housing under delegated processing.

The developments, which closed on September 13, 2012 and September 26, 2014, were sponsored by Church Community Housing Corporation. Historic preservation as well as energy efficient design and components, including a solar hot water heating system, are incorporated throughout.

Energy Efficient States

Three New England states were rated in the top five energy efficient states according to the 8th annual State Energy Efficiency Scorecard: Massachusetts- #1, Rhode Island and Vermont- #3.

Preservation of Affordable Housing

Lincoln Village is an affordable apartment community located in Worcester, Massachusetts consisting of 1,213 units— the largest in the Region. Through a collaborative effort between Multifamily Housing, Public Housing and the ownership of Lincoln Village, the units were preserved for affordable housing. This was made possible with the use of the second component of the Rental Assistance Demonstration (RAD) Program allowing projects with Rent Supplement Contracts to convert their tenant-based vouchers, which are issued upon contract expiration or termination, to project-based Section 8 assistance.

The owner intends to make a significant investment in rehabilitating the property, as evidenced by the fact that they are securing approximately \$78 million in 4% tax credits. Maximizing the amount of project-based vouchers provided makes the property more stable and also makes further rehab/refinancing possible. There are three (3) components to the revitalization which includes a "greener" community, a modernization and a general replacement, all of which when combined will work together to preserve the affordability of the community well into the future.

BALTIMORE



Section 8(bb)(1) Training

The Office of Asset Management and Portfolio Oversight conducted a training session on the Section 8(bb)(1) Housing Notice 2014-14 from December 16 through December 18, 2014 in Washington DC. Representatives from each Multifamily Hub/Region and several HQ Asset Management staffs participated in the training. The objective was to facilitate an understanding of the Section 8 (bb)(1) Housing Notice and the procedures for reviewing proposals.

The Section 8(bb)(1) Housing Notice explains the procedures for transferring remaining budget authority of a project-based Section 8 HAP Contract to one or more contracts. The notice also provides HUD's terms and conditions for approving a Section 8(bb)(1) transfer where an owner and HUD or the contract administrator mutually agree to terminate the contract early. This is an important HUD initiative and vital preservation tool that allows the use of remaining budget authority from expiring HAP contracts or from early opt-outs.

The training also prepared participants to train fellow Asset Management staffs in their respective Hubs/Regions. Uche Oluku, the Richmond Multifamily Program Center (PC) Director, represented the Baltimore Hub at the training and subsequently conducted one-day training sessions at the Richmond, Washington DC, and Baltimore Multifamily PCs on January 27, January 28, and January 29, 2015, respectively. The training was well received by the Project Managers.

Low Income Housing Tax Credits

Three low income housing tax credit loans were closed in the Baltimore Hub Office during December and January. The properties, Park View at Ellicott City (81 units, risk share); Paddington Square [165 units, 223(f)]; and Riverwoods at Tollgate [84 units, 221(d)(4)] represent a total of 330 units of affordable rental housing added or maintained in the market.

Energy Department Recognizes City of Roanoke

As part of the Obama Administration's effort to cut energy waste in the nation's buildings, the Energy Department recognized the City of Roanoke, Virginia for its leadership.

Through the Better Buildings Challenge, Roanoke has committed to 20% savings by 2020 across more than 25 buildings, covering one million square feet. Roanoke has already achieved a 16% energy savings since 2009, and its Better Buildings Challenge showcase project, a retrofit of the Berglund Center, is expected to result in 30% energy savings, totaling \$180,000 annually.

The Berglund Center is a 390,000 square-foot entertainment and convention center with a performing arts theater, coliseum, exhibit hall, and special events center and office space. Kicking off upgrades in 2011, Roanoke first conducted a comprehensive assessment of the civic center and identified strategies to reduce energy use while increasing comfort and cutting costs.

Retirements

The following Baltimore Hub employees have retired:

William Hill, Senior Advisor, Baltimore
 Carol Grasso, Project Manager, Baltimore
 Joseph Stackler, Construction Analyst, Baltimore
 Bernice Smullen-Lewis, Project Manager, DC
 Charles Osborne, Project Manager, DC

