



NORTHEAST MULTIFAMILY HOUSING HUB NEWS



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

Inside this Issue:

Revised RAD Notice.....	Pg. 1
Energy Codes.....	Pg. 1
First Section 811 PRA Project.....	Pg. 1
Renewable Energy Survey.....	Pg. 2
Fair Housing Law Upheld.....	Pg. 2
Bed Bug Management Plan.....	Pg. 2
Termination of Mortgage Insurance.....	Pg. 3
Departmental Enforcement Center.....	Pg. 3
Residual Receipts Authority.....	Pg. 3
Reducing Risk of Falls.....	Pg. 4
Cutting Costs for Contract Services.....	Pg. 4
Roofing Membranes.....	Pg. 4
Aging Collaboration.....	Pg. 5
HUD Construction Bulletins.....	Pg. 5
Severe Housing Problems.....	Pg. 6
Rental Assistance Resource.....	Pg. 6
Stop Fraud.....	Pg. 6
Cold Water Washing.....	Pg. 7
Federal Energy Use.....	Pg. 7
Urban Parks.....	Pg. 7
"Around the Hubs".....	PP. 8-10



Revised RAD Notice

On June 16, [HUD RAD Program](#) 2015, HUD published a revised RAD Notice, PIH 2012-32, REV-2. The Notice (1) incorporates changes authorized by the FY 15 Appropriations Act (e.g., increasing the cap on public housing conversions from 60,000 to 185,000 units); (2) includes lessons learned from the previous two years with respect to gaps in policy and better management of transactions; and (3) clarifies frequent stakeholder questions from the previous notice.



Some of the key revisions include:

- Extending the time period for submission of multi-phase public housing applications to July 1, 2018.
- Eliminating all pre-financing plan milestones and better aligning the RAD submission requirements for tax credit transactions with those of the tax credit issuing bodies.
- Identifying applicable HUD fair housing and civil rights requirements to ensure that residents are fairly treated and that communities comply with fair housing goals.
- Clarifying when non-dwelling property and land can be removed/released from the public housing program in conjunction with the conversion.
- Allowing a portion of the savings in public housing utility allowances to be captured in

contract rents for project-based rental assistance (PBRA) conversions.

- Allowing Mod Rehab Single Room Occupancy (SRO) projects that were funded under the McKinney-Vento Homeless Assistance Act to convert under RAD.
- Providing an option for owners of Rent Supp and RAP projects to convert to a 20-year PBRA contract.
- Establishing residents' right to remain or return to the property in all Mod Rehab, Rent Supp and RAP conversions.
- Ensuring that Davis-Bacon wages apply to all rehabilitation/construction work.

A copy of the revised Notice may be obtained at:

www.hud.gov/rad.

Energy Codes

HUD has established the 2009 IECC/ASHRAE 90.1-2007 as the minimum standard for new construction of certain HOME and FHA-insured properties (both Single Family and Multi-family).



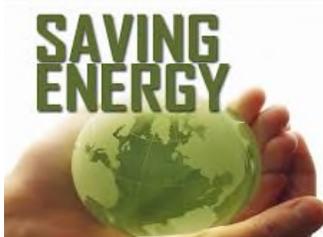
HUD FR-5647-N-02, 2009 Energy Codes were published in the May 6, 2015 *Federal Register*.

First Section 811 PRA Project

The first project assisted by the Section 811 Project Rental Assistance Program, Garden Village, located in Sacramento, CA, has begun occupancy by housing 11 low-income disabled residents.

Renewable Energy Survey

HUD has been charged by President Obama's Climate Action Plan (CAP) to increase the renewable energy capacity in public housing agencies



and multifamily-assisted housing properties. In order to do that, we first need to establish the baseline of "Where are we now?" - and will do that by conducting a baseline assessment of the renewable energy capacity within public and assisted housing stock.

This effort will be the Department's first step toward meeting the 100 megawatt (MW) goal of renewable energy capacity by 2020 within the federally-assisted housing stock- LIHTC properties (Treasury), Rural Development properties (USDA), and PHA and MFH properties (HUD), as specified in the Climate Action Plan.

To establish a comprehensive picture, HUD is conducting a voluntary survey to explore and document all currently installed (and proposed) renewable energy systems. Findings of this study will enable HUD to develop strategies to most efficiently and effectively support the efforts of you and your colleagues in the acquisition and installation of renewable energy systems.

HUD will send an initial survey with a handful of questions that can be completed within 5 minutes. These results will provide a snapshot of the agencies and properties that have, or plan to install, renewable energy systems. To those who responded affirmatively, we will then send a more in-depth survey. This will focus on the type, capacity, financing, and costs associated with the installed renewable energy systems. We anticipate the second survey will take approximately 10-15 minutes to complete. You will soon receive an e-mail from the Department providing you with a link to the web-based survey.

If you know someone else within your agency or establishment who should be the respondent, please forward the link to that individual. The e-mail will contain a telephone number and e-mail address for you to send any questions about the survey.

We ask for your assistance in completing these

Surveys and providing the requested information. With your help, we will have the most accurate illustration of the renewable energy practices of public and assisted housing across the country.

Once we have reported back to the White House Climate Action Plan team we will share the information with all parties, with the innovative practices we've identified.

Thank you in advance for your cooperation.

Fair Housing Law Upheld



The U.S. Supreme Court ruled, on June 25, 2015, that housing discrimination does not need to be intentional to be illegal. The justices stated that people objecting to lending, zoning, sales and rental practices can base their legal claim on the disparate impact those practices have on blacks and other minorities. The decision is expected to help fight against "subtle" discrimination, such as predatory lending.

The use of disparate impact is one of the Fair Housing Act's key enforcement tools. It prohibits exclusion on the basis of race, color, religion, national origin, gender, disability, or family status, unless it's for a legitimate reason. The court also acknowledged the Fair Housing Act's continuing role in moving the nation toward a more integrated society.

In-House Bed Bug Management Plan

Multifamily housing communities are on the front lines of the bed bug battle. Housing managers and staff have come a long way in managing this pest. Bed bug management can be expensive, frustrating, and time consuming.

The Northeastern IPM Center at Cornell University has developed an informative video about bed bug management. The presentation was developed with funding from HUD and the Dept. of Agriculture. It will be useful in helping project managers make decisions about how and where to spend time and money in order to be effective in prevention and management of bed bugs.

The video can be viewed at:

www.stoppests.org/ipm-training/training-opportunities/stoppests-webinars/vtechbedbug/

Termination of Mortgage Insurance

HUD's Multifamily Insurance Operations Branch has made a change to the processing Insurance Termination Requests. Effective immediately:

- All Form 9807 Termination Requests and Block 5/Revised 9807s/Termination Effective Date Forms must be sent to: MFIOBTerminationApprovals@hud.gov.
- Similarly, all inquiries, regarding terminations should be sent to the aforesaid e-mail address.



Needless to say, to prevent delays in processing, all Form 9807s must be legible.

Departmental Enforcement Center

The Mission of HUD's Departmental Enforcement Center (DEC) is to restore the public trust by protecting residents, improving the quality of housing and eliminating fraud waste and abuse.



The DEC's primary goal is to bring owners to full compliance so that there is no compromise in the quality of America's housing. To a large extent, owners have agreed to work with HUD to prevent possible enforcement action. Such a proactive stance on the part of owners, is in the best interest of all parties, especially for residents.

In instances where owners fail to bring properties up to standard, and where physical and financial deficiencies persist, the DEC can take appropriate enforcement action. This includes administrative sanctions, such as civil money penalties, suspension and/or debarment and possible referral to the Department of Justice for civil actions. When criminal activity is suspected, the DEC refers these cases to HUD's Office of the Inspector General.

At the end of the 2nd Quarter of FY 15 (March 31, 2015), the DEC had 2,165 referrals in the following categories: Financial– 1,493, Non-Filer– 631, Physical– 18 and Other– 23. In addition, from Oct. 1 through Feb. 25, 2015, the DEC recovered \$4.5 million.

The DEC also had 501 compliance actions, through May 31, 2015: Proposed Debarments– 191, Final Debarments– 194 and Suspensions– 116.

Residual Receipts Authority

On June 19, 2015, statutory language was implemented, in accordance with the Consolidated and further Continuing Appropriations Act of 2015, addressing the remission of Residual Receipts for projects subject to a Section 202 or 811 Project Rental Assistance Contract (PRAC).



The following is a brief programmatic summary:

- Annually, upon expiration and/or renewal of the PRAC, Residual Receipts Account balances in excess of \$250 per unit will be remitted to the HUD Ft. Worth Accounting Center.
- Owners of projects with Residual Receipts account balances, at or below \$250 per unit, shall retain the existing residual receipts balance until the next expiration/renewal date of the PRAC.
- Owners shall submit Annual Financial statements within 90 days at the end of the fiscal period. Owners who are not required to file must submit a year-end certified financial statement to REAC.
- Upon submission of the project's fiscal year audit or certified financial statement, all project funds remaining after payment of any permissible distributions must be deposited into the project's Residual Receipts Account.
- If, after all Residual Receipts have been applied and the Residual Receipts Account balance exceeds the retained balance level of \$250 per unit, due to an annual deposit of project funds, at the expiration and/or renewal of the PRACs, excess amounts will be remitted to the Accounting Center.
- To the extent that Residual Receipts are available at a project, owners are allowed an initial Residual Receipts balance (retained balance) in an amount equivalent to \$250 per unit to use for project purposes (e.g., offset PRAC renewal costs, funding of Service Coordinators for 1 year or renewal of Senior Preservation Rental Assistance Contracts (SPRACS) or new Section 811 PRA awards).
- HUD Form 9250 will be used for release of Residual Receipts funds exceeding \$250 per unit.

Only projects with contracts expiring/renewing from 7/18 to 9/30/15 will be immediately affected. For additional details, contact your assigned Project Manager.

Reducing Risk of Falls

The Department of Health and Human Services (HHS) is banking on a new fall prevention program that aims to help seniors continue living inde-



pendently and delay the move to costlier care settings like nursing homes and long-term care facilities. Developed by HHS, the comprehensive prevention program includes clinical in-home assessments of health, physical functioning, falls history, home environment and medications to create customized recommendations.

The program is based on a 3-year study, conducted between 2008 and 2011, of the Living Independently and Falls-Free Together (LIFT) program, a falls-prevention intervention aimed at community-dwelling individuals 75 and older. HHS tested long-term care insurance policy holders, age 75 and older, to determine whether its intervention was effective and, if so, the impact of the program intervention on long-term care use. What it found was the program led to significantly lower rates of falls over a one-year study period, where those who received the intervention had a 13% lower rate of falls and an 11% reduction in fall risk, compared to the control group.

The findings were notable considering both the physical and financial consequences falls can have on a seniors' ability to continue living in their homes or apartments, as opposed to somewhere like an assisted living facility, where the median annual cost for a single-occupancy, one-bedroom accommodation is \$43,200, according to the 2015 Genworth Cost of Care Survey. Falls, which happen to 1 in 3 people age-65 and older each year, ran up a \$35 billion health care spending tab in 2014. Since falls are a leading risk factor, precipitating a need for long-term care, HHS believes its findings "give hope" for reducing the rate of falls among the nation's growing senior population. Although this study focused on the rate of falls and long-term care utilization and costs, future research will examine the impact of the intervention on health care utilization and costs.

The intervention, which cost \$500 per person to administer, saved \$838 per person, according to HHS.

The 2015 White House Conference on Aging, in partnership with the National Council on Aging, recently convened a Falls Prevention Summit to call attention to

the critical role of falls prevention in healthy aging and to provide opportunities for older Americans and stakeholders to share their views and ideas on this important issue.

More information about the intervention and the study design are available at:

<http://aspe.hhs.gov/daltcp/reports/fallexpfr.htm>.

Cutting Costs for Contracted Services

An often overlooked way to reduce a project's operating costs is to cut service contract costs.

Depending on the type of contract, this can be accomplished in several ways:



Pest Control

- Focus on high-risk areas vs. low risk ones.
- Cover only the common pests.
- Emphasize prevention (i.e., integrated pest management).
- Use "time and material" contracts vs. fixed cost ones.

Landscaping

- Use indigenous plants that require less water.
- Use perennials instead of annuals.
- Water only when plants need it– not on a fixed schedule that does not account for rainfall.

Cleaning

- Implement day cleaning.
- Reduce daily tasks in staff areas.
- Give employees responsibility for personal office space.
- Switch to concentrated formulas with non-toxic chemicals.

(Source: *Buildings*– June 2015)

Roof Membranes

Roofing membrane thickness is a key determinant to longevity, durability and weldability. Roof surfaces have to withstand challenging climatic and meteorological conditions involving moisture, temperature, and solar radiation and wind. Over time, these forces combine to age membranes, resulting in part in a loss of thickness for all products. All other factors being equal, a thicker membrane withstands these forces longer.

Aging Collaboration

A recent report from Harvard's Joint Center for Housing Studies (JCHS), "Housing America's Older Adults: Meeting the Needs of An Aging Population," confirmed and elaborated on what many already know- the population of Americans aged 50 and older is projected to increase dramatically. At the same time, funding for supportive housing and other assistance targeted at older adults, has significantly diminished. This mismatch of policy and evidence is not sustainable.



Given the expanding population of older adults coupled with a shrinking pool of resources, a HUD partnership with AARP and other stakeholders offers an opportunity to shape a collective strategy for addressing the needs of our aging society.

The JCHS report presents key findings, including:

- **Demographic shift.** The population of adults aged 65 and over is projected to soar to 73 million by 2030, an increase of 33 million in just two decades.
- **Increased risks.** Aging brings increased risks of disability, isolation, and financial stress. Incomes for all household types drop with age, leaving many households with very low incomes, especially those with adults aged 80 and older.
- **Affordability of housing.** Households owning their homes outright are much less likely to be cost burdened than renters or owners with mortgages. Among households aged 80 and over, 37% have at least moderate cost burdens, including 20% with severe burdens.
- **Housing assistance.** Rapid increase in the number of older eligible renters will put even more pressure on housing assistance programs. Currently, just over one-third of eligible households, aged 62 and over, benefit from rental assistance. Because of the projected growth of this population, JCHS estimates that, just to maintain the current share of eligible renters receiving assistance, the number of older renters receiving assistance would have to increase 450,000 by 2020 and 900,000 by 2030.
- **Accessible housing.** Ninety percent of existing homes have at least one of five universal design elements (no-step entries, extra-wide hallways and doors, lever-style handles and faucets, accessible electrical controls, and single-floor living), but only 57% have more than one.
- **Community connection.** The car-centric nature of

many suburbs and rural areas makes it difficult for those who do not or cannot drive, to remain active outside of the home. Without cars or nearby transit, many older adults in outlying areas are at risk of isolation.

Not only is America experiencing a demographic shift in older adults, but there is a growing understanding that people in this age group intend to age in different ways than their parents and grandparents did. The report highlights that "even among individuals aged 80 and over, more than three-quarters live in their own homes." Since the vast majority's preference is to age in place, it is crucial that HUD and its partners develop innovative approaches that address the unique preferences and needs of this population.

To raise awareness and convene around this issue, HUD co-hosted a Senate staff briefing on May 7 with the AARP Foundation and JCHS. The event underscored the importance of housing as a platform for financial security, physical security, social connections, and long-term support and services, particularly for vulnerable populations such as older adults. Taking advantage of the momentum around this burgeoning partnership, HUD has worked with the AARP Foundation to design a research memorandum of understanding (MOU). The possible research topics are centered on mutual priorities, such as exploring the benefits of the housing plus services model and investigating the impact of targeted retrofitting of universal design elements.

We hope that this research MOU will not only produce evidence to inform HUD's policies and strategies on aging but also will help AARP and HUD work more efficiently around a shared understanding and framework. This multi-faceted partnership between AARP and HUD is a prime example of how strengthening HUD's external relationships can be a powerful tool for supporting its mission.

You can read more about HUD's efforts in this area at:

www.huduser.org/portal/pdredge/pdr_edge_frm_asst_sec_060115.html

HUD Construction Bulletins



HUD has a wealth of informative information, "Materials Release Bulletins," "Structural Engineering Bulletins" and "Use of Materials Bulletins," that addresses technical suitability for construction materials used in housing constructed under FHA mortgage insurance or other HUD programs. See:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/bulletins/

National Assessment of Severe Housing Problems



Every other year, HUD conducts a nationwide assessment of severe housing problems facing very low-income renter households. The most recent assessment, *Worst Case Housing Needs: 2015 Report to Congress*, is an analysis of the causes

and trends that of severe housing problems facing very low-income renter households in 2013 based on American Housing Survey data. Very low-income renters are those who earn less than 50% of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30% of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50% of their income for rent, live in severely inadequate conditions, or both.

The researchers discovered a modest but significant decline in the number of very low-income rental households experiencing worst case housing needs from 2011 to 2013. The primary cause of worst case housing needs, affecting 97% cases, was severe rent burden (households paying more than 50% of their income in rent). Severely inadequate housing without severe rent burden was responsible for 3% of the total. Of four household types, families with children accounted for the largest share (40%) of worst case housing needs in 2013. The number of worst case needs among families with children decreased by 12% since 2011, and the proportion of very low-income renter families with children that experienced worst case needs in 2013 decreased by 2.5% as the proportion with housing assistance increased by 1.5%.

According to the researchers, 70% of the reduction in worst case housing needs cases during the time period can be attributed to demographic changes. Increases in the overall number of households and the share of households who are renters contributed to increases in worst case housing needs by adding demand for rental units.

Although the overall decline in worst housing needs between 2011 and 2013 is encouraging, several observations from this report illustrate that worst case housing needs remain a national problem. The study concludes that a comprehensive housing assistance strategy at the federal, state, and local levels is needed to address the affordable housing gap.

The study can be read in its entirety at:

www.huduser.org/portal/pdredge/pdr_edge_research_061515.html

Rental Assistance Resource Fact Sheets

Federal rental assistance and Housing Choice Voucher fact sheets have been released by the Center on Budget and Policy Priorities. The fact sheets provide state level data on the impacts of HUD rental assistance, the Housing Choice Voucher Program, Housing Choice Voucher utilization data, and sequestration cuts in Housing Choice Vouchers.



The fact sheets can be downloaded at:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/cn/cntechnicalassistance/ppg

Stop Fraud



If someone, claiming to be a HUD employee, informs your organization that it has been awarded a grant but requires a fee to activate or qualify for the award, it has likely been targeted by criminals. HUD will never require grant applicants or awardees to pay money for information, to apply for, or to access grant funds. This fraudulent behavior would be a felony punishable by heavy fines and jail time, regardless of whether or not money is exchanged.

If you get a telephone call from someone claiming to be from HUD soliciting for money, the incident should be reported to the HUD Inspector General immediately at: 1-800-347-3737, or HOTLINE@hudoig.gov. If the complaint involves someone impersonating someone at HUD, include the words "HUD Telephone Scam" in the notes. If you have questions regarding the status of your grant request, call the Grants Management & Oversight Division at (202) 708-0667. The HUD employees will help you with any grant questions regarding award status.

Similarly, if you receive unsolicited contact from someone claiming to be a CFDA (Catalog for Federal Domestic Assistance) program representative, the incident should be reported along with any information and documentation that you have to the FBI's Internet Crime Complaint Center (IC3) (www.ic3.gov) and your local law enforcement authorities.

The CFDA does not use social media or contact individuals by phone to solicit, review, or make awards. Additionally, no government staff will call or message you requesting money in order to be eligible for an award.

Cold Water Washing

Did you know that up to 90% of the energy used to wash clothes is spent heating water? That's why more people are washing their clothes in cold water. However, there are some things your tenants should know before they press the "cold" button on their washer's temperature selector.



- Use the right liquid detergent.
- Get a washer with a dedicated cold cycle.
- Save the warm wash for white fabrics.
- Only use hot water for items, like bedding, pet items, bathroom rugs and underwear and diapers to kill bacteria.

Energy Star states that almost 90% of the energy consumed by a washing machine goes to heating water. Switching from hot or warm water to cold water washing saves that energy. In fact, each household that makes the switch to cold-water washing eliminates about 1,600 pounds of carbon dioxide emissions a year, according to the Sierra Club. But if the benefits are so obvious, why haven't people made the switch before? Although cold water has long been used for certain garments, many people have assumed that only hot water could really get clothes clean. That's just partly true.

Heat is one of three main ingredients in cleaning clothes – mechanical energy (in the form of your washing machine agitating clothes) and chemicals are the other two, according to a recent *New York Times* article. So, you can take out one of the ingredients as long as you improve the others, James Danzinger, a senior scientist who works on detergents for P&G, told the *Times*.

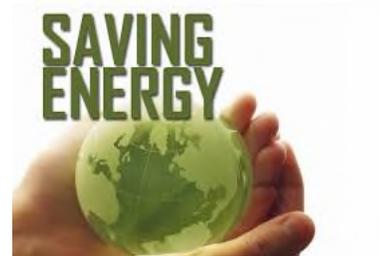
Cold-water specific detergents do just that. Whereas older soaps only worked well with hot water, new cleaning agents are chemically formulated for cold water. These cold-water detergents perform the same as or better than traditional detergents, as rated by *Consumers Reports*. In fact, P&G's Tide Coldwater, one of many detergents specifically designed for cold water, is ranked above many regular detergents on *Consumer Reports'* detergents' list,

Cold-water detergents also cost about the same as their warm-water competitors, with the additional benefit of reducing energy use by over three-quarters. This can add up to substantial savings every time you do laundry.

Washing clothes in cold water with cold-water detergents not only will save energy and money- it also will preserve fabric color. Hot and warm water washes can cause dark colors to fade, delicate fabrics to fray and shirts to shrink. If the label says "warm," it'll probably be fine in a cold wash.

Federal Energy Use

The U.S. Government is doing its part to conserve energy. In FY 13, its total delivered-to-site energy use dropped to 0.96 quadrillion BTUs from more than 1 quadrillion in 2012, at a cost of \$24 billion– with federal facilities making up 38% of total consumption.



Contributing to this achievement is the Energy Independence Act of 2007 requiring buildings to reduce energy intensity by at least 3% each year and energy consumption from fossil fuels by 65% in any property undergoing renovations. Also playing a role is Executive Order 13515, issued on October 9, 2009, that set targets for federal buildings to meet energy efficiency, water conservation and environmental guidelines in 95% of contracts undertaken for products and services, as well as potable water consumption intensity by 2% each year.

Urban Parks

Everyone knows that urban parks provide outdoor space for community members to exercise, engage and just relax under some coveted shade in a hot summer day. But, besides the mental benefit, there is a monetary one.



Real estate agents often refer to neighborhood parks as "green gold." Green space, in urban settings, offers three things: better quality of life, healthy living through recreation and a stronger, safer neighborhood with civic centers and people who care about their park.

Although it is difficult to put a dollar amount on the impact of green space, it certainly helps to sell properties faster and maintain their desirability, salability and value.

“Around the Hubs”**PHILADELPHIA****West Philadelphia Housing Market**

There has been a significant increase in new residential development in West Philadelphia over the past few years. Students at nearby universities and professionals see the area as a desirable and affordable place to live. The influx of these Millennials is expected to result in more nightlife, entertainment and retail for the area. Recent housing includes a 25-story apartment building at 3737 Chestnut Street (under construction), two apartment building proposals for 44th and Chestnut and 43rd and Clark Street, and modular homes at 46th and Sansom Street (completed).

Pittsburgh Housing Trends

The City of Pittsburgh is expected to witness a surge in apartment construction this year, based on research data from Marcus & Millichap. Developers are expected to bring 1,900 apartments online this year, expanding inventory by 1.4 percent. This is slightly less than the amount of new additions recorded in 2014, when the rental construction cycle in Pittsburgh hit a peak with the completion of 2,200 units.

Demand for multifamily projects will be sustained mostly by young professionals and empty nesters looking to rent newly built apartments in desirable neighborhoods, despite the fact that renting is less affordable than monthly mortgage payments on a median-priced home. Apartment deliveries will surpass demand and put upward pressure on vacancy, which is estimated to rise by 70 basis points to 5.0 percent this year. Following a 2.0% gain in 2014, effective rents this year will climb 3.7% to \$1,050 per month.

As for investment opportunities, well-located assets, such as those in the East End, South Side and North Hills, will attract out-of-state buyers in search of properties that trade at prices below what is available in their home markets. Local investors will also compete for these high-yield assets, boosting deal flow in 2015. (Source: *Multi-Housing News*, May 26, 2015).

Text 911

New Jersey is piloting the state's first service allowing people to text 911. The service is expected to go statewide by the end of the year. It will, primarily, serve younger people who favor this type of communication, as well as people with speech or hearing disabilities.

HIV/AIDS Grants

On May 19, 2015, HUD announced \$29 million in grants to help approximately 1,200 extremely low-income persons and families living with HIV/AIDS annually. In addition to housing assistance, these local programs will provide access to the needed supportive services such as case management, mental health, substance abuse and employment training.

The funding announced is offered through HUD's Housing Opportunities for Persons with AIDS Program (HOPWA) and will renew HUD's support of 25 local programs in 16 states. Research shows that a stable home is critical to the health of persons with HIV/AIDS resulting in better health outcomes and reduced transmission of the disease. In Region III, the Ministry of Caring, Inc. of Wilmington, Del. received more than \$790,000; the City of Baltimore, Md. received over \$1.4 million and Calcutta House in Philadelphia, Pa. received over \$837,000.

See:

<https://www.hudexchange.info/hopwa/>

Delaware Joins Mayor's Challenge

Governor Jack Markell has issued a proclamation to add the State of Delaware to the Mayors Challenge to End Veteran Homelessness.

Delaware estimates 277 veterans will experience homelessness over the course of 2015. The City of Dover joined the Mayors Challenge last year and has already permanently housed 19 homeless veterans towards its 100 day goal of housing 22 homeless veterans in the capitol city by June 10. New Castle County, Wilmington and Newark will begin their 100-day effort to permanently house 84 homeless veterans July 1.

Meanwhile, Georgetown is planning a June symposium to build awareness about veteran homelessness and the resources available to help house them across Sussex County. Kent County and Seaford also signed on to the Challenge this month.

Goggleworks II Groundbreaking

City of Reading has broken ground for GoggleWorks II. The \$5.6 million project will convert an existing factory building into apartments and is expected to create 100 jobs. HUD provided Community Development Block Grant funding, (\$300,000 loan from the city) Brownfields Economic Development Initiative (BEDI) funding (\$750,000 grant) and a \$1,500,000 low-interest Section 108 loan towards the funding of the project. HUD was also a funding partner in original GoggleWorks, one of the largest Arts Centers in the country, by providing a \$4,300,000 Section 221(d)(4) loan.

Landlords Needed To End Homelessness

Last August, spearheaded by the Mayor's Office City of Pittsburgh and the Office of the County Executive, Allegheny County Department of Human Services, all of the area Continuum of Care service providers and interested community stakeholders, joined with the U.S. Department of Veterans Affairs (VA) and HUD to host the Pittsburgh Rapid Results Boot Camp. Through HUD's Point-in-Time count and the VA's Gap Analysis, it was determined that Pittsburgh needed to house 627 veterans experiencing homelessness to end homelessness in the city by Dec. 31, 2015. Now in their third 100 days, they have housed 50% of their goal. The coalition's "Housing Homeless Veterans" media campaign and landlord outreach has included a television talk show appearance, a YouTube public service announcement and a 144 bus and 100 bus shelter poster campaign encouraging interested landlords to call "2-1-1."

Century Plaza Apartments Expansion

A dedication ceremony and open house was held for the \$2.4 million Century Plaza Apartments for the Elderly Expansion Project. The project involved the construction of 14 new apartments that are connected to the original 65-unit Century Plaza Apartments located in North Franklin Township, PA. In 1993, the Redevelopment Authority purchased the former dilapidated Century Plaza Motel out of Federal Bankruptcy Court and transformed the former 100-unit motel into a 65-unit apartment building. Since its opening on Sept. 1, 1994, the facility has been fully occupied with a substantial waiting list. In response to that demand, the Redevelopment Authority planned this expansion project, which was funded through the Washington County HUD HOME Investment Partnerships Program and the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Program. PHARE funds are generated from the impact fees that are collected from the Marcellus Shale industry. Both programs are

administered by the Redevelopment Authority on behalf of the County Commissioners.

Point Breeze Avenue Revitalization

Starting in the 2000s, the Point Breeze section of Philadelphia has become revitalized partially due to gentrification. Real estate investors like John Longacre and Ori Feibush have begun developing property in the area, especially along the Broad Street and Washington Avenue corridors. A section of Point Breeze east of 18th Street is now being called Newbold by some developers, residents and neighborhood organizations. As evidence of the revitalization, Zillow estimates that median home values have soared from \$77,300 to \$115,000 in the past four years.

Newark ID Cards

The City of Newark has established a municipal identification card program for most city residents, including those who live in the country illegally. The cards, which will be available to all Newark residents 14 and older, will provide serve as proof of identity and allow access to vital city services. The cards began as a pilot program on July 1 and will open citywide on August 1, 2015.

NEW YORK



Conferences

On May 7, the NYAHMA Regulators Seminar was held in Manhattan, New York. Holly Leicht, Regional Administrator, Stacey Schrager, Director, Project Management and Margaret Wingate, Senior Project Manager, gave an overview of the Multifamily Transformation, Section 8(b)(b), Section 214, interest rate reduction and homeless preferences. Senior staff from HTF (the PBCA for NY) and their subcontractor (CGI) also spoke on contract administration changes and updates on the resumption of normal PBCA functions.

On May 13, NYSFAH's 16th Annual New York State Affordable Housing Conference was held in Manhattan, New York. Holly Leicht and Stacey Schrager spoke on interest rate reduction, homeless preferences and the collaboration with the City agencies to preserve affordable housing.

BALTIMORE



The Residences at Government Center

The McLean-based Jefferson Apartment Group (JAG), known for luxury residential projects, is now working on its first 100% affordable housing apartment complex for people earning 50%-60% of the area median income. The Residences at Government Center will consist of 270 units in two, four-story buildings in Fairfax County. It also includes an above-grade parking garage with 367 spaces, which is rare in affordable housing projects.

Bon Secours Benet House Re-Opening

On April 23, Bon Secours celebrated the Grand Reopening of Benet House. Bon Secours Benet House is a 101-unit former Section 202 building, originally renovated in 1991 as an adaptive reuse of a public school building. The current renovations were accomplished with an FHA Section 223(f) loan, HOME funds from Baltimore City, Rental Housing Works and Energy Funds from the State of Maryland, and Federal Home Loan Bank funds. Renovations updated apartment interiors including kitchens, baths and flooring; improved building performance and enhanced common areas. Green features included upgrades to the central heating system and the addition of Energy Star appliances and light fixtures, low-flow plumbing fixtures and low VOC paints. Bon Secours Hospital and Enterprise Homes, which has a long history both in Baltimore and nationally of creating and preserving affordable housing, sponsored the renovation.

Discrimination Settlement

On May 26, 2015, HUD announced an agreement with Roanoke, Virginia-based Retirement Unlimited, Inc. resolving allegations of discrimination against residents with disabilities in two of the company's rental properties. The settlement requires Retirement Unlimited to pay \$167,500 in damages.

The case came to HUD's attention when two residents and *Housing Opportunities Made Equal (HOME)*, a non-profit fair housing organization based in Richmond, VA, filed complaints alleging that Retirement Unlimited required residents who use motorized wheelchairs or scooters to pay a \$1,500 security deposit, acquire a minimum

of \$100,000 in liability insurance and sign an agreement stating that approval of the motorized wheelchairs could be withdrawn if payments to maintain the required insurance policies were not made. After receiving the complaints, HUD conducted an investigation and found that the policies were applied at other properties and to other residents.

Persons with disabilities may not be required to pay extra fees or obtain liability insurance because they use motorized wheelchairs.

Under the terms of the agreement, Retirement Unlimited will pay a total of \$107,500 to the complainants and other aggrieved individuals. In addition, Retirement Unlimited will donate \$30,000 to HOME to support advocacy for individuals with disabilities and donate an additional \$30,000 to a HUD-approved organization that promotes education and assistance to persons with disabilities in Virginia. Retirement Unlimited will also adopt a revised "Power Mobility Devices Policy" for its six properties in Virginia that prohibits residents who use such devices from being charged extra security deposits or being subjected to other forms of discrimination and provide training to its employees about the new policy.

BOSTON



Multi-Generational Development

A new mixed-income, multi-generational development will be providing affordable and market rate units in the town of Shelburne, VT. Developed by nonprofits Champlain Housing Trust (CHT) and Housing Vermont, Harrington Village includes 42 apartments spread over 5 buildings. Thirty-six senior apartments, with free in-home care coordination services, will be developed by Cathedral Square Corporation, as Wright House. Green Mountain Habitat for Humanity will soon add four for-sale homes in two duplexes on the site that will remain perpetually affordable through CHT's shared equity program. The development is meeting a need for affordable and adaptable housing in Chittenden County, where more than 50% of renter households face housing cost burdens and housing demand for the 65 to 74-year-old group is projected to increase significantly by 2020.

For additional details, see:

http://www.huduser.org/portal/pdredge/pdr_edge_inpractice_051815.html