



# NORTHEAST MULTIFAMILY HOUSING REGIONAL NEWS



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[www.hud.gov/local/shared/working/r3/mfhsg.cfm?state=pa](http://www.hud.gov/local/shared/working/r3/mfhsg.cfm?state=pa)

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### HUD Vision

HUD is the Department of Opportunity. As HUD approaches its 50th anniversary next year, Secretary Julián Castro is focused on advancing policies that create opportunity for people across the country, creating a solid foundation for the next 50 years.



The vision outlined below will build on HUD's mission to promote homeownership, support community development, and increase access to affordable housing, free from discrimination.

- **Building a Stronger HUD-** By improving the way HUD does business, it will be able to more effectively deliver on its mission of creating opportunity for all. To do this, it will focus on four areas of operational improvement: measuring outcomes, transparency, accountability and enhancing interagency collaboration.
- **Helping Families and Individuals Secure Quality Housing-** HUD wants to ensure that quality, attainable housing, for ownership and rent, is available and affordable to individuals and families across a range of incomes.
- **Ending Homelessness-** HUD is committed to working with its

federal, state, and local partners to end homelessness.

- **Strengthening all communities in this Century of Cities-** HUD will enhance its work with local leaders to strengthen rural, tribal, suburban, and urban communities across the nation.
- **Leveling the Playing Field for Americans from all Walks of Life-** HUD is going to help ensure that every American has the chance to pursue housing opportunities free from discrimination.
- **Addressing Climate Change and Natural Disasters-** Under the President's Climate Action Plan, HUD will take action on three fronts: doing all it can to combat climate change; preparing communities for the risks posed by extreme weather and other natural disasters; and strengthening communities' ability to be economically and culturally resilient in the face of a changing climate and natural disasters.

### Section 232 Program Fees

As of November 1, 2014, all Section 232 Program fees must be paid by lenders directly to [pay.gov](http://pay.gov), a secure website operated by the U.S. Dept. of Treasury. Paper checks will no longer be accepted and will be returned.

This change is reflected in Mortgagee Letter 2014-20, dated September 18, 2014. See:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/letters/mortgagee](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee)

### **Section 202 Processing Guidance**

On August 20, 2014, HUD issued Notice H 2014-10, Update to Housing Notice H 2011-18, *Processing Guidance for the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities Programs*.



This updated guidance includes corrections and clarifications to certain sections to improve the underwriting process, as well as corrections based upon the governing regulatory changes.

Here is a summary of the three changes:

- Housing Consultant - Final payment to the housing consultant is due at final closing, rather than one year after final closing.
- Cash Requirement of a Contingency Reserve— Has been replaced with a construction contingency line item in the developer's fee as previously allowed.
- Fund Reservation Duration— Field offices can now allow for fund reservations for up to 36 months. Previously, a regulatory waiver request would have to be submitted after 24 months.

Also, the following clarifications were made:

- Cost Certification— Exempted projects are allowed to bill for expenses under the capital advance up to 60 days beyond final completion.
- Owner/Architect Agreement- HUD amendment to AIA Form B-108 is available as Form HUD-92408-M. It clarifies that there is a new streamlined amendment available to use with the updated AIA agreement. This provides consistency with FHA projects.
- First Lien Position— When HUD is not in first lien position, the Use Agreement must be recorded first to protect HUD's interest in the project. HUD does not have to be in a first lien position as long as a Use Agreement is recorded first.

The entire Notice can be read at:

<http://portal.hud.gov/hudportal/documents/huddoc?id=14-10hsgn.pdf>

### **Fast Fact**

Did you know that the Secretary of HUD is 12th in line for Presidential succession?

### **Section 8 Renewal Guide Waivers**

On August 28, 2014, delegation authority was issued to the Hub Directors for approval of five waivers to encourage the preservation of affordable housing. The waivers will be at their discretion and will be incorporated into the revised *Section 8 Renewal Policy Guide*.



They are as follows:

- The prohibition on for-profit participation in Chapter 15.
- Section 15-8 of the *Guide* that requires the project manager/contract administrator (PM/CA) to lower the comparable market rents in the Rent Comparability Study (RCS) to reflect any use restriction on the rents that can be charged.
- Section 15-6.C.1 that states post-rehabilitation rents for substantial rehabilitation be effective only after the rehabilitation is complete.
- Section 15-5.B.2 that does not allow the early termination of a pre-MAHRA contract.
- Section 3-2.A states that a REAC physical inspection score of 60 or above is required in order to be eligible for renewal under Mark-Up-To-Market (MUTM).

### **Section 223(a)(7)**



Applications for mortgage insurance that require significant repairs are not appropriate for processing under Section 223(a)(7) of the National Housing Act.

Headquarters will not waive the (non-mortgageable) assurance of completion escrow requirement for Section 223(a)(7) to less than 10%. Repair levels that impact on value or remaining useful life, trigger a full underwriting review and will be processed as a Section 221(d)(4) or Section 223(f).

Generally, lenders should submit refinancing applications for projects that need significant work under Section 223(f), or if the work is considered a substantial rehabilitation, under Section 221(d)(4).

### **Tenant Appeals Process**

On September 4, 2014, Housing Notice H 2014-12 was issued. It will supercede Notice H 2012-21 addressing Tenant Participation Requirements. The notice reiterates the rights of tenants to organize, as well as examples of impediments to these rights. It also addresses available sanctions and the use of civil money penalties as tools to enforce HUD's commitment to tenant participation. Procedures for tenants to appeal findings of complaints filed with the Hub or Program Center (Hub/PC) have been added.



HUD's regulations governing tenant participation in multifamily housing projects can be found at 24 CFR Part 245 Subpart B. These regulations reflect the Department's commitment to tenant participation, individually and through legitimate tenant organizations as defined in 24 CFR 245.110. HUD believes that tenant participation is an important element to maintaining sustainable projects and communities.

See:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/notices/hsg](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/hsg)

### **HUD/VISTA Interagency Agreement**

On August 28, 2014 an agreement between HUD and VISTA (part of CNCS) was signed to provide \$2 million to AmeriCorps VISTA in order to build the capacity of nonprofit organizations that will address the preservation of HUD Section 8 project-based affordable housing throughout the United States.



The IAA will yield approximately 50 AmeriCorps VISTA members who will be placed in communities in FY 2015 and FY 2016. This will result in a total of 100 AmeriCorps VISTA members, at organizations in at least 20 sites for sponsor organizations for VISTA projects na-

The IAA program will help MFH owners understand their preservation options, which may have changed over time.

### **Large Loan Policy**

On September 4, 2014, Housing Notice H 2014-13 and accompanying Mortgagee Letter 2014-18 were issued to revise previous specialized underwriting standards for large loans above \$25 million and/or which support projects exceeding unit thresholds.



This consolidates previous guidance. The other underwriting requirements for large loans in Mortgagee Letter 2011-40 and Housing Notice 2011-36 that were not included in Mortgagee Letter 2014-04 and H 2014-13, are added to this Mortgagee Letter/Housing Notice.

The key changes to the existing guidance are: The table outlining the minimum reserve requirements is revised to be simpler to administer, and more clearly define the loan amount and/or unit thresholds for each minimum reserve level. Additional examples were added to illustrate the development types in each category. The initial operating and debt service reserve threshold is changed from 150 units to 250 units.

The debt service reserve for Section 223(f) loans is now a discretionary risk mitigant that the lender and/or Hub can consider. It is no longer required but recommended for projects in weaker markets. Typically, a Section 223(f) project is at stabilized occupancy when it is financed.

And, there is a reduction in the amount of operating deficit escrow requirements for some new construction loans.

The new policies do not apply to: loans below these size or unit thresholds, refinancing loans processed under Section 223(a)(7), refinancing or substantial rehabilitation loans for properties with rental assistance contracts covering 90% or more of a property's units, or the insurance programs administered by the Office of Healthcare Programs.

### **OCAF Adjustment Factors**

The Operating Cost Adjustment Factors (OCAF) for 2015 have been issued. These factors are used for adjusting or establishing Section 8 rents under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), as amended.

The factors are effective February 11, 2015 and can be found at: <http://www.gpo.gov/fdsys/pkg/FR-2014-10-02/pdf/2014-23475.pdf>

### USPAP & HUD Appraisals

HUD Headquarters issued a memorandum to its field staff, on August 15, 2014, that provided direction to HUD appraisers, underwriters and other production employees reviewing applications for multifamily mortgage insurance.



The memorandum stated that HUD Review Appraiser assignments are to be completed in accordance with USPAP (Uniform Standards of Professional Appraisal Practice) and in accordance with workload norms to support production. HUD Review Appraisers are responsible for advising management and documenting their findings and recommendations (including non-concurrences, if applicable) as to the acceptability of MAP lender third party appraisals and applications.

### Energy Conservation Resource

The American Council for an Energy-Efficient Economy (ACEEE), a nonprofit, 501(c)(3) organization, is America's leading center of expertise on energy efficiency. It was founded in 1980 by leading researchers in the energy field. Since then, it has grown to a staff of about 50. Projects are carried out by ACEEE staff and collaborators from government, the private sector, research institutions, and other nonprofit organizations. ACEEE focuses on three program areas:



- Energy policy (federal, state and local).
- Research (including programs on buildings and equipment, utilities, industry, agriculture, transportation, behavior, economic analysis and international).
- Outreach (including conferences, publications and the Ally Program).

It has an excellent website that it uses to advance energy efficiency policies, programs, technologies, investments and behaviors. Among the informative areas covered are national state and local energy policies; resident and home appliances; commercial buildings and equipment; behavior and human dimension; energy efficiency programs; and energy efficiency topics.

We encourage you to visit ACEEE's website at: [www.aceee.org](http://www.aceee.org)

### Tenant Programs to Promote Efficiency

The ACEEE has published a white paper, *Saving Energy with Neighborly Behavior: Energy Efficiency for Multifamily Renters and Homebuyers*.



In a recent survey, researchers found that 59% of all housing providers used e-mails, letters and flyers to educate tenants and encourage them to become more energy efficient. Unfortunately, this method of communication is not very effective.

Instead, project owners and management agents should focus on tenant engagement programs that encourage changes in tenant behavior. The use of behavioral techniques involving incentives, challenges and teams with role models can be attractive options for owners or managers who want to improve energy efficiency. They complement traditional programs that rely on equipment installations and upgrades to the physical building. Behavior programs can be a powerful tool for reducing energy consumption. Being low-cost interventions, they may be particularly useful to affordable housing providers and other organizations that work with low-income or otherwise disadvantaged populations. However they should not be the only energy efficiency programs implemented at a property. Landlords, housing authorities, and housing program administrators should run behavior programs in combination with upgrades to a building's physical structure, or after basic changes have been made.

As an added advantage, buildings with energy efficiency behavior programs may attract tenants with the prospect of saving energy, lowering their utility bills and joining a like-minded community.

It should also be remembered that a well-designed energy efficiency tenant engagement program should also involve local utility companies. They can provide funding, informational materials for customers, or program referrals.

The white paper can be read in its entirety at:

[www.aceee.org/files/pdf/white-paper/saving-energy-with-neighborly-behavior.pdf](http://www.aceee.org/files/pdf/white-paper/saving-energy-with-neighborly-behavior.pdf)



## Medicare/Medicaid Users in HUD-Assisted Housing

In a ground-breaking cross-agency collaboration, HUD and HHS produced the first-ever dataset of HUD-assisted households that includes Medicare and Medicaid claims data. The agencies looked specifically at data on people age 65 and older. Although the data does not describe individuals, it can be used to study trends. The findings of the study, *Picture of Housing and Health: Medicare and Medicaid Use Among Older Adults in HUD-Assisted Housing*, underscore the critical role that HUD plays in providing housing to some of the most vulnerable Americans.



Specifically, the Lewin Group and its sub-contractors, Leading Age and the Moran Company, explored the potential for publicly-subsidized senior housing to serve as a platform for efficiently managing the population health of low-income older adults with various levels of physical and mental health risk. The project sought to: (1) identify and examine affordable housing with services models that enable low-income older adults to live in affordable, safe, and accessible housing with access to health and supportive services needed to “age in place;” and (2) propose a way to track and measure outcomes and costs associated with promising housing with services models.

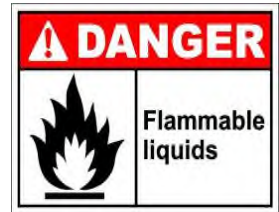
To accomplish these two objectives, they developed a demonstration design and piloted a new dataset linking HUD tenant and Medicare/Medicaid claims data in twelve jurisdictions across the country. In these jurisdictions, up to 93% of HUD-assisted households appeared in both datasets. Approximately 68% of HUD-assisted Medicare beneficiaries were enrolled in both Medicare and Medicaid and about 90% of Medicare beneficiaries had Part D (drug) coverage, with most receiving subsidies through the Low Income Subsidy Program. In addition, the report found that HUD-assisted older adult households have more chronic conditions and higher Medicare spending than unassisted older adult households in their areas.

To read more about this study, see:

<http://aspe.hhs.gov/daltcp/reports/2014/HUDpic.pdf>

## Use/Storing of Flammable Products

Maintenance staff should follow these safety tips in using and storing flammable products:



- Don't store paper, gasoline, paint, trash and other flammable objects near hot water heaters, furnaces, stoves, ovens or other fuel burning appliances.
- Don't fill gasoline containers to the top. Allow room for vapor expansion.
- Don't store gasoline in plastic milk jugs or glass containers.
- Don't hang anything on gas piping to prevent a possible collapse and gas leak.
- Follow manufacturers' instructions in using flammable liquids.
- Store gasoline in containers meeting DOT specifications and approved by a national laboratory, such as UL or FM, with tightly sealed caps.
- Keep gasoline and other flammable liquids away from children.

## What to Do if You Smell Gas

Tenants should be advised if they detect a strong odor of gas in their apartment to leave it immediately and call their local utility company or 911 from a nearby telephone.



The telephone in the apartment should not be used, as well as any electrical equipment, including electric switches and thermostats. These devices can create sparks and cause a fire. Also matches should not be used to light a gas appliance.

If the odor is weak, the pilot lights and burner valves should be checked on the gas appliances. Doors and windows should be opened to let in fresh air and the utility company should be called immediately.

## Call Before You Dig

If you are starting a major outdoor project that will involve digging up your grounds, you are reminded to call your local utility company at least four business days before any work begins.

Your utility company will gladly come out to your property to mark the ground where pipes or lines are buried.

Remember calling before you dig is not only smart, it's the law.

### **Housing and Health Connection**



A growing body of research linking housing to health outcomes has expanded the scope of housing and community development research at HUD and throughout the field.

HUD's Policy Development & Research is matching data on HUD-assisted renters with health data for the same populations, as a cost-effective way to better inform policy and research.

You can read about this collaborative effort at:

[http://www.huduser.org/portal/pdredge/pdr\\_edge\\_frm\\_asst\\_sec\\_090814.html](http://www.huduser.org/portal/pdredge/pdr_edge_frm_asst_sec_090814.html)

### **Fair Housing Choice**

Fair housing remains critical to the pursuit of sustainable and inclusive communities, yet housing discrimination continues to undermine efforts to support equal opportunity for all.



Renewed efforts at both local and federal level are promoting fair housing choice with the ultimate goal of reducing economic inequality by ensuring equal opportunity.

You can read about these efforts at:

<http://www.huduser.org/portal/periodicals/em/spring14/highlight1.html>

### **Philadelphia Safecam Program**

The Philadelphia Police Department, under its Safecam Program, is offering to pay owners of commercial buildings and businesses up to 50% of the total cost of eligible networked surveillance camera improvements, for a maximum reimbursement of \$3,000 per property.



The program will allow owners to upgrade an existing surveillance system to IP-networked cameras. After registering the equipment with the police, owners will be provided with a window decal. In return, the police may request a copy of a captured video to assist in a future investigation.

Why not take part in a program that helps pay for camera equipment upgrades and helps to make your neighborhood safer?

For additional details, call: 877-933-2288, or visit its website at:

[www.philadelphiasecurity.com/](http://www.philadelphiasecurity.com/)

### **Crime-Free Rental Housing**

The International Crime Free Association, a non-profit organization, has developed a state-of-the-art program designed to fight crime, drugs, and gangs on rental properties.



It consists of three phases:

- Property owner or manager training by the police.
- A Crime Prevention through Environmental Design Survey (CPTED).
- Crime-Free Commitment.

By reducing crime, projects will have a more satisfied tenant base and there will be increased demand for units, lower maintenance/repair costs, increased property values, improved personal safety for tenants and project staff and reduced exposure to civil liability.

To find out more about this program, and become a certified member see:

[www.crime-free-association.org/rental\\_housing.htm](http://www.crime-free-association.org/rental_housing.htm)

### **ENERGY STAR Score**

Projects of more than 20 units will be able to receive a preliminary 1 to 100 ENERGY STAR score from the EPA's Portfolio Manager.

The release of this score is a major milestone for the multifamily industry. It is a easily understood number that can help owners understand their property's energy performance over time, to put that performance in context of peer properties and to gain a certification from the EPA in recognition of a performance of 75 or greater.

By knowing their property's 1 to 100 ENERGY STAR score, owners can target specific properties to make smart investments that reduce energy costs and create better quality real estate.

To learn more, see: <http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

## “Around the Hubs”

### NAHMA 28th Annual Poster/Calendar Contest

The National Affordable Housing Management Association (NAHMA) recently judged its 28th annual “AHMA Drug-Free Kid” poster art and calendar contest. Nearly 5,000 children, elderly/disabled and special needs residents of NAHMA and AHMA-member affordable housing communities nationwide participated in the contest.



This year’s contest theme was one of celebration: “Join the Dance of Life: Celebrate Music, Arts and Crafts.” The artwork was categorized by grade, with winners selected from each category (grades K-1, 2-3, 4-6, 7-9, 10-12, seniors and special needs residents). Only students can be selected for the grand prize.

Winners from the New York, Philadelphia, Baltimore and Boston Hubs were as follows:

**GRAND-PRIZE WINNER** (\$2,500 NAHMA Foundation Scholarship).

- Jennifer Lauzon, Grade 8, Bay Village, Fall River, MA, First Realty Management, NEAHMA.

**NATIONAL WINNERS** (\$1,000 Scholarship)

- Barbara Balogh, Senior, Laurelwood Apartments, Johnstown, PA, Improved Dwellings for Altoona, PAHMA.
- Kenneth Camacho, Special Needs, Winteringham Village, Toms River, NJ, Interstate Realty Management, JAHMA.
- Winnie Mei, Grade 8, Charlesview Residences, Brighton, MA, Peabody Properties, NEAHMA.
- Kia Taylor, Grade 9, The Fairways Apartments, Worcester, MA, First Realty Management, NEAHMA.

**HONORABLE MENTIONS** (\$100 Scholarship)

- Allina Mohammad Nadir, Grade 5, Village Park Apartments, Scranton, PA, Interstate Realty Management, PennDel AHMA.
- Imani Claiborne, Grade 6, Cross Creek, Portsmouth, VA, Community Housing Partners, Mid-Atlantic AHMA.

Calendars may be ordered by visiting NAHMA’s website at <http://www.nahma.org/>. They cost \$5.50 and are a HUD and RHS allowable expense. More details on the NAHMA Fall meeting are available at:

<http://www.nahma.org/meetings/MeetingInfo.html>.

## PHILADELPHIA



### Secretary Castro Visits Philadelphia

Secretary Castro visited the City of Philadelphia on September 5, 2014 and toured the Mantua neighborhood of West Philadelphia, including Mt. Vernon Manor, with Mayor Michael Nutter. The area was previously designated, in January 2014, as one of the first five designated Promise Zones in the nation.

The Promise Zone initiative is a collaborative effort to accelerate revitalization efforts in targeted areas by leveraging community and federal resources. The Promise Zone initiative is led by the White House with support from federal agencies, including HUD, Department of Agriculture, Department of Education and Department of Justice. In addition to grants provided by the Federal government, two local institutions have begun a \$4 million initiative to transform early-childhood education in the zone neighborhoods of Mantua, West Powelton, and Belmont. The effort, led by the William Penn Foundation and Drexel University, aims to double the number of children in high-quality child care within three years.

After the tour, Secretary Castro visited the Philadelphia HUD Regional Office and met with its staff. He praised the Philadelphia staff for their hard work and dedication and stressed the importance of demonstrable outcomes to impress upon Congress and the public the critical role HUD plays in communities throughout America. Secretary Castro also discussed the importance of transparency and accountability in HUD’s daily activities and urged more collaboration with HUD’s sister agencies, citing Promise Zones, Choice Neighborhoods and the Partnership for Sustainable Communities as examples of how agencies can work together to successfully promote dynamic, resilient and vibrant neighborhoods.

### **City of Reading- Federal Partnership**

On August 27, The Philadelphia Regional Office convened a meeting with the Federal Partnership Network, a coalition of seven Federal agencies (HUD, HHS, SBA, DOL, EPA, GSA and DOL) to discuss how the agencies, working in a holistic manner, can assist the City of Reading, PA. Specifically, current involvement, challenges, issues/concerns and priority action items were discussed.

### **Sacred Heart II Groundbreaking**

On August 11, Regional Administrator Jane Vincent, DE Field Office Director Maria Bynum and Cheryl Mazurkiewicz staff joined U.S. Rep. John Carney and Delaware Governor Jack Markell, other elected officials and supporters as the Ministry of Caring broke ground at the construction site of Sacred Heart Village II, a \$7.1 million 26-unit Section 202 project, located in Wilmington, DE.

The project will allow the future residents to age-in-place by providing assistance with transportation and activities to improve their quality of life. It will include a convenience store/cafe, off-street parking, a hair salon, and a fitness center. The project will also provide security, access to off-site grocery shopping, social outings, recreational activities and a food program. In addition, specialized units will be reserved for people with disabilities. The original 77-unit Sacred Heart Village I on the West Side is filled to capacity and has a waiting list close to 100 applicants.

### **Penndel AHMA Conference**

Staff from the Philadelphia Program Center attended Penndel AHMA's 2014 Fall Management Conference, on September 17-18 in Dover, DE. There were 265 attendees, including 23 speakers. Some of the topics covered during the two-day conference were: Reasonable accommodation, tax credits, service coordinators, financial audits, crime prevention, TRACS and REAC inspections.

### **Freedom Village Groundbreaking**

Newark CPD Director Annemarie Uebbing recently joined local and state agency directors, as well as numerous housing advocacy groups to celebrate the groundbreaking for Freedom Village, a 72-unit affordable rental housing community, located in Toms River, NJ. The project is being assisted through the State's Fund for Restoration of Multifamily Housing (FRM).

The FRM Program is funded by HUD's CDBG-Disaster Recovery Program, and is dedicated to rebuilding and

restoring a lasting foundation for New Jersey in the aftermath of Superstorm Sandy. The development will include 1, 2, and 3 bedroom apartments, of which 18 will be deed-restricted for the developmentally disabled and mentally disabled. Freedom Village is hoping to create housing that can totally integrate the disabled individual and their family into the mainstream of American living. All the units will be barrier free, with wider doors and hallways, accessible kitchens and baths with roll-in showers, and will conform to New Jersey Green Program standards.

The development is receiving \$5 million in CDBG-Disaster Recovery funding, as well as Low Income Housing Tax Credits from the New Jersey Housing & Mortgage Finance Agency (HMFA) and assistance from the Federal Home Loan Bank of New York. As with all FRM developments, all units will be prioritized for people impacted by Hurricane Sandy.

### **Section 202/811 Loan Closings**

The Newark Multifamily Program Center and the General Counsel's Office closed on four projects in the last two weeks of the fiscal year. There were Section 202 or Section 811 initial closings for Collaborative Support Programs of New Jersey (CSPNJ), River Vale and Allen House, and a final closing for Benedict Place, a 74-unit Section 202 mixed-finance development. In addition, the Newark General Counsel's Office closed on the \$18,630,800 refinancing of Arista Care at Whiting, a 182-bed Section 232 nursing home facility in Whiting, NJ.

### **Mayors' Challenge**

Five New Jersey jurisdictions have recently signed on to the Mayors Challenge to End Veteran Homelessness, bringing the state total to 22. The five new participants represent Kingwood, Highland Park, Middlesex County, Palmyra and Riverton.

## NEW YORK



### **Day of Caring**

Volunteers from the Buffalo Program Center participated in the annual Day of Caring event. They worked at Gliding Stars of Western New York, an organization that provides adaptive ice-skating lessons for children just over 18 months to senior adults.



The skaters were provided with weekly lessons and performed in the Annual Ice Show. Volunteers helped out by landscaping the main office, performing administrative work and organizing/cataloging their huge inventory of costumes.

## BOSTON



### Revitalization Project

A groundbreaking occurred for Worcester Loomworks, a \$27 million, two-phase development that will include 94 apartments with affordable rents for working families. The project is expected to create 175 to 200 new construction jobs in the area. It is being insured under the Section 542(b) Risk-Sharing program.

The City of Worcester was awarded a \$930,000 HUD Sustainable Communities Challenge grant in 2011 for the Main South to Worcester Loomworks revitalization project. The development rehabilitates a long-vacant historic building constructed in 1905 as the Main Office Building of the Crompton and Knowles Loom Works, one of the largest manufacturers of heavy textile machinery in the country during the early-to-mid 20th century. It is particularly significant as it is representative of the Company's 20th century growth and expansion. The historic rehabilitation is slated for completion in summer 2015.

### RAP Vouchers

The State of Connecticut is making 50 additional Rental Assistance Program (RAP) vouchers available now to veterans who are currently receiving assistance under the federal HUD-Veterans Affairs Supportive Housing (HUD-VASH) program and are ready to transition out of supportive housing but still need rental assistance. The expansion of the RAP program for veterans comes as part of Governor Dannel Malloy's goal of ending chronic homelessness among veterans in Connecticut by the end of 2015.

### Affordable Housing NOFA

The Connecticut Dept. of Housing ("DOH") recently announced the Competitive Housing Assistance for Multifamily Properties 6 ("CHAMP 6") Notice of Funding Availability ("NOFA"). The goal of the NOFA is to foster the creation and/or preservation of affordable multifamily rental housing in Connecticut to promote healthy lives, strong communities and a robust economy.

Approximately \$22 million is anticipated to be made available by the State. Funding available under this NOFA may, at DOH's discretion, include Housing Trust Fund Program funds, Affordable Housing Program funds, and/or HOME Investment Partnerships Program funds. DOH funding under this NOFA may not exceed \$5,000,000 per development. Applicants under this NOFA may also simultaneously apply for financial assistance from the Connecticut Housing Finance Authority (CHFA), including taxable bond or tax exempt bond financing and 4% low-income housing tax credits, and DOH funds have likewise supplemented many FHA-Insured transactions processed by the HUD Hartford Program Center.

Owners and developers interested in applying for CHAMP 6 funding should submit electronic applications through the State of Connecticut's Biznet user portal no later than

December 3, 2014. Hard copies of application materials will not be accepted except for architectural drawings and project manuals, which must also be submitted by the aforesaid deadline.

The NOFA is available on the DOH website at: [www.ct.gov/doh](http://www.ct.gov/doh)

### Elder Services

Boston Hub staff attended a celebration to open the doors to the Villa at Meadowview, a newly constructed 33-unit Section 202 located in Tewksbury, MA, and owned by, Elder Services of Merrimack Valley. The property has 33 units and is located in a campus setting with a tastefully designed exterior and a "barrier free" interior. It was designed allow residents to age-in-place. The units are spacious with large closet space and barrier free bathrooms.

In addition to the Section 202 grant, the project received funds from the Tewksbury Affordable Housing Trust Fund (\$350,000) and The Community Preservation Committee (\$150,000). In addition, the Pfizer Corporation, as part of a community initiative, furnished the library/computer and the arts and crafts rooms.

### **Cotton Mill Initial Loan Closing**

The Manchester Program Center closed Cotton Mill, a \$10.5 million Section 221(d)(4) New Construction/Substantial Rehab project, located in Nashua, NH. The FHA financing was supplemented by a \$11 million in Low Income Housing Tax Credit equity, a \$1 million Section 108 loan from the City of Nashua, and a short-term tax abatement.

The scope of work called for creating 109 luxury apartment units through the gut-rehabilitation of a dilapidated, century-old mill building abutting the Nashua River, which was located inside the 100-year flood zone. As a pre-condition of the financing, the owner had to tackle revisions to the federally-regulated Jackson Falls Dam located just downstream of the project, modernizing it and improving its capacity to both retain and release water. The rehab was designed to create modern living space while retaining architecture and features from the historic mill building.

### **Belleville House II Final Loan Closing**

Final closing was achieved on September 26, 2014 for Belleville House II, a 16 unit Section 202 development located in North Kingstown, RI that was sponsored by Church Community Housing Corporation and was funded with \$2,631,500 in FY 2010/11 Capital Advance Funds. Initial closing occurred on September 26, 2013 and the firm commitment was issued by Rhode Island Housing under Delegated Processing. Located at the site of the historic St. Bernard's Church, this development is tied to Belleville House, a 20 unit Section 202 development that finally closed in September 13, 2012. Both developments employed green construction and energy efficient design and components.

## ***BALTIMORE***



### **Memorial Apartments Breaks Ground**

Maryland Secretary of Housing and Community Development Ramond A. Skinner, City of Baltimore Mayor Stephanie Rawlings-Blake and Baltimore Housing Commissioner Paul T. Graziano were joined by Director Carol Payne, Somerset Memorial Partners, HUD's Baltimore Field Office Multifamily team and community leaders to celebrate the revitalization of Memorial Apartments, a senior housing complex in the city's historic Bolton Hill.

The \$54.6 million project will transform the aging high-rise into a state-of-the-art, energy-efficient building with 266 modern apartments for seniors.

Designed so that seniors can live independently, the complex will feature a full complement of services near public transportation and just minutes from Baltimore's Inner Harbor. It will serve as a catalyst for further development in one of Baltimore's most iconic communities.

**FHA**

*80<sup>th</sup>  
Anniversary*