



# REGION III HUDLINE NEWS

July/August 2013



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## A MESSAGE FROM THE REGIONAL ADMINISTRATOR



On a busy sidewalk in downtown Philadelphia, a representative with the Philadelphia Unemployment Project distributed flyers, publicizing a June rally in Harrisburg to demand Medicaid for Pennsylvanians. The flyer detailed concerns about low-to-middle class families being denied health care coverage by the state under the **Affordable Care Act**. Members of the Project and other advocates were in the state capital to rally for adoption of the Medicaid expansion option which would potentially provide 700,000 low-income Pennsylvanians with free, full health coverage. “We need health coverage for our families,” the flyer read.

The outcry for health care coverage can be heard in communities across the county, where hard-working families are passionately discussing the Affordable Care Act (ACA) and the access it will bring to affordable health care coverage for many who are currently uninsured.

Essentially, the Affordable Care Act puts consumers back in charge of their health care. Under the law, a new “Patient’s Bill of Rights” gives the American people the stability and flexibility they need to make informed choices about their health.

For many, the Act is already making a difference. Lifetime limits on most benefits are banned for all new health insurance plans. If you are under 26, you may be eligible to be covered under your parent’s health plan. Children under the age of 19 can no longer be denied benefits due to a pre-existing condition. People with Medicare can get key preventive services for free, and also receive a 50% discount on brand-name drugs in the Medicare “donut hole.” Each year, more features are being added.

When key parts of this Act go into effect this fall, there will be a new way to buy health insurance for the 3.4 million uninsured residents in Delaware, the District of Columbia, Maryland, Pennsylvania, Virginia and West Virginia. Those who are uninsured will be able to compare and purchase health insurance plans starting October 1 at the new online Health Insurance Marketplace, with coverage beginning January 1, 2014.

For those receiving assistance from the U.S. Department of Housing and Urban Development (HUD), the ACA can eliminate the domino effect created by the harsh realities of being uninsured—health problems leading to job loss, and ultimately, the inability to pay the rent or mortgage. With the expansion of access to health insurance, there’s a greater chance for homeowners to avoid foreclosure and for HUD-assisted housing residents to achieve self-sufficiency.

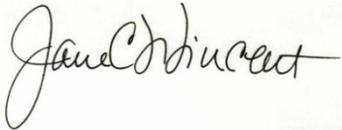
The ACA will have a positive impact in the communities we serve and support our efforts to use housing as a platform to improve health outcomes and quality of life—one of HUD’s strategic goals.

HUD data reveals the average income of families receiving rental assistance in 2012 was \$12,655. In those states that have agreed to expand their Medicaid programs, the vast majority of uninsured, HUD-assisted residents will be eligible for Medicaid as opposed to private insurance. This would also include people who live in HUD-funded affordable housing and residents in areas where median income and eligibility for HUD assistance may be higher than the Medicaid eligibility standard.

So, in keeping with our mission and to raise awareness in the mid-Atlantic region, we are partnering with the U.S. Department of Health and Human Services (HHS) to spread the word about the important benefits and provisions under the ACA. My counterpart in HHS Region III, Regional Director Joanne Grossi, recently walked through the provisions of the Affordable Care Act with HUD's Region III employees. (Pictured at right with me on the cover.)

HHS will operate Marketplaces for states that have not elected to do so. There are three models: state-based, federal-state partnership and federally facilitated. In Maryland and the District of Columbia, there will be a state-based Marketplace. In West Virginia and Delaware, there will be a federal-state Marketplace. In Pennsylvania and Virginia, the Marketplace will be federally run.

The Marketplaces will offer a one-stop-shopping opportunity to learn about health insurance options, allowing various income groups to compare a wide range of private insurance plans to make the best coverage decisions. To learn more, please check out [HealthCare.gov](http://HealthCare.gov) or call 800-318-2596 so you don't miss a thing when it's time to help others enroll on October 1. Please help us spread the word!



Jane C.W. Vincent, Region III Regional Administrator  
U.S. Department of Housing and Urban Development

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#### NEWS YOU CAN USE:

On July 19, HUD issued a proposed rule for comment regarding the requirement of HUD grantees to Affirmatively Further Fair Housing (AFFH). Through this rule, HUD proposes to provide local governments and States that receive Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), as well as public housing agencies (PHAs) more effective means to affirmatively further the purposes of the Fair Housing Act. Please [review the proposed rule](#) and submit input, comments, or questions electronically through the [Federal eRulemaking Portal](#) so they can be publically reviewed and discussed.

Three free 90-minute webinars will be offered by the **National Fair Housing Alliance (NFHA), funded in part under a HUD Fair Housing Initiatives Program Grant**. Registration is open to employees of nonprofit fair housing organizations, disability rights organizations, nonprofit housing counseling agencies, nonprofit legal services organizations, Fair Housing Assistance Programs, and local, state and federal housing related agencies. Registration is open for the first, Discriminatory Internet Advertising: Sept. 10, 2 to 3:30 p.m. EASTERN Time, [Register Now](#). Effective Education and Outreach Strategies will be offered on Oct. 17 and Training Condominium, Cooperatives and Homeowners' Associations on Oct. 28. For more information, visit NFHA's [website](#).

On July 18, the **Federal Housing Administration (FHA) and OSHC held a Green Mortgage Roundtable** with nearly 50 lenders, advocates, and federal officials. Participants discussed recommendations and modifications—such as increased green mortgage data, updated HUD Handbooks, and modification of loan limits—to facilitate greater uptake of these valuable resources. FHA has worked with lenders to pilot the use of Energy Efficient Mortgages that provide more generous debt ratios and allow for increased valuation of properties with energy efficiency features. Learn more about Energy Efficient FHA Loans [here](#).

HUD has released a new guidance document, [Rent Reasonableness and Fair Market Rent Under the Emergency Solutions Grants Program](#), to explain the requirements and address determination regarding whether unit cost does or does not exceed Fair Market Rent (FMR). The guidance also provides information about how to calculate the gross rent amount, and tips for determining and documenting compliance. Any questions may be submitted to [OneCPD Ask A Question](#).

HUD has announced the launch of [Resource Library pages](#) for the **Office of Special Needs Assistance Programs' (SNAPS) homelessness assistance programs and reporting systems on the OneCPD Resource Exchange**. OneCPD Resource Exchange users can browse guides and tools, laws and regulations, trainings, and other resources on the Resource Library pages. SNAPS' program pages on the [Homelessness Resource Exchange \(HRE\)](#) will redirect to the OneCPD Resource Exchange.

The [National Association for the Education of Homeless Children and Youth](#) (NAEHCY) is pleased to announce the availability of a new resource, entitled **“College Access and Success for Students Experiencing Homelessness: A Toolkit for Educators and Service Providers.”** Download the toolkit [here](#).

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## **HUD FEDERAL REGISTER RULES, NOTICES & FUNDING**

### **Proposed Rules**

[Federal Housing Administration \(FHA\) Multifamily Mortgage Insurance; Capturing Excess Claim Proceeds](#)

[Affirmatively Furthering Fair Housing](#)

[Model Manufactured Home Installation Standards: Ground Anchor Installations](#)

### **Notices**

[Federal Property Suitable as Facilities To Assist the Homeless](#)

[Implementation of the Privacy Act of 1974, as Amended; Action To Modify and Terminate an Existing System of Records Publication](#)

[60-Day Notice of Proposed Information Collection: Housing Choice Voucher \(HCV\) Family Self-Sufficiency \(FSS\) Program](#)

[60-Day Notice of Proposed Information Collection: Semi-annual Labor Standards Enforcement Report- Local Contracting Agencies \(HUD Programs\)](#)

[60-Day Notice of Proposed Information Collection: Certificate of Housing Counseling: Homeownership and Certificate of Housing Counseling: Home Retention](#)

[60-Day Notice of Proposed Information Collection: Innovation in Affordable Housing Design Student Competition](#)

[Notice of Proposed Information Collection: Comment Request Focus Groups About the Housing Search Process for Lesbian, Gay, Bisexual and Transgender \(LGBT\) People](#)

[Announcement of Issuance by HUD of Notice of Senior Preservation Rental Assistance Contracts Award Process and Solicitation of Applications](#)

[Privacy Act of 1974; Computer Matching Program Between the Department of Housing and Urban Development \(HUD\) and the Department of Health and Human Services \(HHS\): Matching Tenant Data in Assisted Housing Programs](#)

[60-Day Notice of Proposed Information Collection: Owner Certification With HUD's Tenant Eligibility and Rent Procedures](#)

[60-Day Notice of Proposed Information Collection: Section 8 Renewal Policy Guide](#)

[30-Day Notice of Proposed Information Collection: Federal Labor Standards Payee Verification and Payment Processing](#)

[30-Day Notice of Proposed Information Collection: Request Voucher for Grant Payment and Line of Credit Control System \(LOCCS\) Voice Response System Access](#)

[Additional Waivers and Alternative Requirements for Hurricane Sandy Grantees in Receipt of Community Development Block Grant Disaster Recovery Funds](#)

[60-Day Notice of Proposed Information Collection: Public Housing Contracting With Resident-Owned Business-Application Requirements](#)

[30-Day Notice of Proposed Information Collection: Federal Labor Standards Payee Verification and Payment Processing](#)

[30-Day Notice of Proposed Information Collection: Request Voucher for Grant Payment and Line of Credit Control System \(LOCCS\) Voice Response System Access](#)

[60-Day Notice of Proposed Information Collection: Environmental Review Procedures for Entities Assuming HUD Environmental Review Responsibilities](#)

[FY2013 CoC Program Registration Notice](#)

### **Rules and Regulations**

[Streamlining Requirements Governing the Use of Funding for Supportive Housing for the Elderly and Persons With Disabilities Programs](#)

[HOME Investment Partnerships Program: Improving Performance and Accountability; Updating Property Standards](#)

[Announcement of Funding Awards for Lead-Based Paint Hazard Control, and Lead Hazard Reduction Demonstration Grant Programs for Fiscal Year \(FY\) 2013](#)

### **HUD Notices of Funding Availability**

**DUE Sept 10** – [FY 2013 Choice Neighborhood Implementation Grant Program](#)

## AROUND THE REGION, DELAWARE



Maria L. Bynum, Field Office Director  
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### One Stop Shop

Crestview Apartment residents and the surrounding community have only one stop to make to tap resources that will help them become self-sufficient. The Wilmington Housing Authority (WHA) turned some basement offices into a center that offers hands on instruction using computers, a job resume library, and financial literacy and homeownership counseling. From right to left, Wilmington Housing Authority

Executive Director Fred Purnell, HUD Delaware Field Office Director Maria Bynum, WHA Deputy Director Karen Spellman, WHA Board of Commissioners Chairman Herman Holloway, Jr. and others help cut the ribbon on the One Stop Shop. The Center has three desktop computers, three laptops and a clothes closet of donated business attire. Offering these and other sources under one roof in partnership with other agencies can add up to cost savings for the WHA. The Delaware Food Bank, the Delaware Workforce Investment Board and several faith based organizations are helping residents through the one stop shop. The concept behind this effort is to teach residents the skills and offer information that will help them lead independent, productive and successful lives.



### Healthy Eating Cook-off

Residents of three HUD assisted communities in Wilmington demonstrated their healthy cooking skills during a soup kickoff this month. A panel of six judges conducted taste tests for vegetable soup recipes that residents prepared. Six winners were selected and now their neighbors are asking for the recipes. Winners pictured here are Mary Oratorio of Chelten Apartments (2nd & People's Choice Award Winner); and Cora Jackson of Windsor Apartments (3rd Patty Bramente of the Main Towers Apartments (1st). This event was one of a series of activities held as part of the Positive Points Program in apartment complexes managed by Arbor Management Company. Now in its seventh

year, Positive Points has blossomed from a loose collection of educational enrichment programs for kids to involve teens, parents, and a number of Arbor's senior communities, leading to greater community interaction and helping to bridge the generation gap. Courage, character, commitment, creativity, communication and citizenship are the six pillars of the six-week summer educational/enrichment program for youth and seniors. The culminating activity for this summer's program will be a barbecue cookout later this month. Photo courtesy of Kathy Manuel, Arbor Management LLC.

### DSHA Receives Grant to Help Homeowners

Delaware State Housing Authority Director (DSHA) Anas Ben Addi has announced that DSHA was awarded \$91,722 from the U.S. Department of Housing and Urban Development for comprehensive housing counseling services to be performed by three sub-grantees: First State Community Action Agency, NCALL Research, Inc. and YWCA Center for Homeownership. This is the first time DSHA has received funding as an intermediary for comprehensive counseling services from HUD. To learn more, [click here](#).

### Upcoming Events & Dates

- **Sept. 9, Sept. 23, 6 to 8 p.m.** – NCALL Research, Inc., Foreclosure Prevention Workshops, 363 Saulsbury Road, Dover, DE. For more information about any of the NCALL workshops, please contact Kim Weston 302-678-9400.
- **Sept. 14, 8:30 a.m. to 3 p.m.** – YWCA Delaware, Home Buyers Education Seminar (English and Spanish), 153 East Chestnut Hill Road, Suite 102, Newark, DE. To register, call 302-224-4060, ext. 200 or email [dfeainfo@ywcade.org](mailto:dfeainfo@ywcade.org).
- **Sept. 21, 9 a.m. to 4 p.m.** – First Time Homebuyers Workshop, First State Community Action Agency, 308 North Railroad Avenue, Georgetown, DE 19947. For more information, please contact Shannon Payton at 800-372-2240.
- **Sept. 25, 8:30 a.m.** – Delaware Chapter of the National Association of Housing and Redevelopment Officials Annual Meeting (DE NAHRO), Christiana Hilton, 100 Continental Drive, Newark, DE. Contact Paula Sims at [paula@DENAHRO.com](mailto:paula@DENAHRO.com) or 302-738-0915.
- **Oct. 1 & 2, 8:30 a.m. to 4 p.m.** – Housing Credit Certified Professionals Training and Exam, DE NAHRO, Floyd I. Hudson State Service Center, 501 Ogletown Road, Newark, DE. For info, contact Paula Sims at [paula@DENAHRO.com](mailto:paula@DENAHRO.com) or 302-738-0915.

For additional upcoming events, visit the Delaware State Housing Authority [website](#).

## DISTRICT OF COLUMBIA

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### HUD's National Capital Area Office hosts event targeting Small Business Owners

Targeting Small Business Administration and Minority Business Enterprises businesses in the Washington metropolitan area, HUD's National Capital Area Office hosted "Maintaining Your Financial Footing During Sequestration." The City of Alexandria Mayor William D. Euille and Assistant to the City Manager Rose Boyd took the opportunity to announce their new Small Business Initiative. More than 60 businesses in attendance received procurement and sound business strategies from well-



experienced procurement and small business representatives from Federal, State and local governments. Lynn Jenkins, President and CEO, Celero International, concluded the event on what steps businesses should be considered while seeking contracts during the current sequestration. Panelists pictured left to right included: Lorne Joseph II, Managing Consultant, Corporate Advisory Group International, Joe Redixx, Founder, The Redixx Group, Dwight Deneal, Contract Specialist, U. S. Department of Education. The discussion was facilitated by Karl Cureton, Founder and Chairman, National Minority Technology Council, pictured far right.



### A Dream and Some Hard Work Pays Off for First-Time Homebuyer

"I attended a homeownership workshop held by the Prince George's County (MD) Department of Housing and Community Development. There was a lot of great information about how owning a home could be possible for anyone, but the thought became real for me when a young lady spoke about her own success story. She was just like me," reflected Tiffany Jackson. "She was a single mom with a regular job who was

struggling to make ends meet. She told us she was offered the same opportunity we were being offered that day and, how with a little hard work and dedication, our dream could come true as well. I remember going home excited about the opportunity of owning my own home. I even talked to my children about having their own rooms and even being able to have a dog to run around in the yard. That night I decided that my dream was going to become my reality." To read Tiffany's complete story about how her dream became her reality (pictured here) and who helped her along the way, [click here](#).

### Another Step Towards Affordable Housing

This large apartment building in Arlington, VA, now has but one general partner, and it's the Arlington Partnership for Affordable Housing (APAH). The Parc Rosslyn Apartments are 238 units of mixed-income apartments and now stand as the largest property within the nonprofit's portfolio of affordable housing units in the DC suburb. At least 96 of the high-rise units are affordable and four more will be converted shortly. APAH Chief Executive Officer Nina Janopaul says Arlington is home to 6,000 committed affordable housing units among the 42,000 multifamily homes in the county. A decade ago, more than half of multifamily housing in the county (17,000 units) was called market affordable.



Now it's down to 5,000 through demolition or repositioning of existing buildings, creating a housing and employment crisis. Some businesses have complained that workers can't afford to live close by. Arlington passed a new plan last summer to increase affordable housing in its Columbia Pike neighborhood and has committed 15% of its housing to be affordable.

### Upcoming Events & Announcements

- **Sept. 16 through 18** – Local Initiatives Support Corporation (LISC) and Tapestry Development Group present HUD's Partners in Housing: Basic and Advanced Preservation Trainings, Equality Center Forum, Human Rights Campaign, 1640 Rhode Island Ave. NW, Washington, DC. This training is targeted to owners, managers, and advocates of HUD-assisted affordable rental properties who want to understand their options for preserving and improving their important assets. For more information or to register for this session, visit the [LISC website](#).
- **DUE Sept. 19, 4 p.m.** - Applications for Maryland Affordable Housing Trust's 37 round of funding. The Maryland General Assembly created the Maryland Affordable Housing Trust (MAHT) in 1992 to make affordable housing more available throughout the State of Maryland. For more information on this round of funding, [click here](#).

## MARYLAND

Carol B. Payne, Field Office Director  
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### Lillian Jones Apartments Celebrates Grand Opening

On July 1, the Lillian Jones Apartments held its grand opening to celebrate the completion of 74 rental apartments; 28 of which will be set aside for special populations including non-elderly disabled (NED) residents. The Housing Authority of Baltimore City will provide Project Based Section 8 subsidies for 22 units for persons earning 30% of less of AMI with the remaining 52 units will be set aside for persons earning 50% or less of Area Median Income (AMI). The 1303 Greenmount Avenue property is a joint venture between the French Company and Empire Homes of Maryland, Inc.; the project received HOME funding and is supported by Low Income Housing Tax Credits. Long-time community activist Lillian Jones joined Maryland Secretary of Housing and Community Development (DHCD) Raymond Skinner and Baltimore Mayor Stephanie Rawlings-Blake at the grand opening and ribbon cutting ceremony for the \$16.1 million apartment building named in her honor. Photo courtesy of DHCD.



### Edson Award Recognizes Union Rowe in Urban Category

Union Rowe, a 72-unit renovation project in Baltimore's Historic Franklin Square neighborhood, received the prestigious Charles L. Edson Tax Credit Excellence Award in the Metropolitan/Urban Housing category. "You will be and already are a moving force for the transformation of this neighborhood back to the type of vibrant community that the Low Income Housing Tax Credit has been responsible for preserving and creating in America," said Senator Benjamin Cardin (D-MD) as he presented the award to the Union Rowe team.

### Maryland Homefront: the Veterans and Military Family Mortgage Program Ends September 30

Maryland Homefront is the state's \$50 million initiative to help make homeownership more accessible to veterans, military personnel and their families. Through the initiative, qualified buyers can receive \$10,000 in down payment assistance and a half percent discount on the already competitive Maryland Mortgage Program rate which together could mean significant savings for military personnel and veterans seeking to buy a home in Maryland. But the clock is ticking. Maryland Homefront: the Veterans and Military Family Mortgage Program ends Sept. 30 and about half of the funds set aside for it have already been committed. In addition, through Maryland's Targeted Areas initiative, the state is providing up to \$20 million in mortgage funds at a discounted rate for families looking to purchase homes in federally designated targeted areas, including Baltimore City and Allegany, Caroline, Dorchester, Garrett, Kent, and Somerset counties; and other neighborhoods throughout the state. About a third of the funds set aside for the Targeted Areas initiative already have been allocated. To learn more about these two DHCD programs, click [here](#).

### McCulloh Homes Celebrates the Restoration of Two Historic Statues

Elected officials, residents and community leaders gathered to celebrate the preservation of two iconic sculptures at McCulloh Homes, a family and mixed population development consisting of 970 units located near State Center. Originally sculpted by Henry Berge, the statues of a playing boy and girl represent the community's greatest hopes. But after over 70 years of weather exposure, the works of art had greatly deteriorated. Championed by McCulloh Homes Tenant Council members Monique Yates and June Johnson, Baltimore Housing was awarded \$80,000 in preservation funding from the Baltimore City Commission for Historical and Architectural Preservation (CHAP) to have Fine Arts Conservator Steve Tatti replicate the sculptures. Tatti has restored thousands of pieces for auction houses, galleries, museums, municipalities and private clients, including the nearly 200-year-old battle monument across from the Clarence M. Mitchell Courthouse in downtown Baltimore.



## Baltimore's FOOD Oasis Plans to Help Eliminate Food Deserts

A new City initiative to support healthy and sustainable food consumerism and consumption has just been announced. "[Homegrown Baltimore: Grow Local, Buy Local, Eat Local](#)" will work to support the growth, sale and consumption of healthy, local food in sync with [to value](#) to [reduce vacant housing and urban blight](#) in Baltimore. Home to about [13 urban farms and countless community gardens](#), the city is working to support existing local farmers and encouraging new residents to [take up urban farming](#). Residents can also raise bees, chickens, rabbits and goats as long as they follow certain [regulations](#). An estimated [1 in 5 Baltimore City residents live in food deserts](#): areas in which access to healthy food is limited. The City is countering this problem by supporting farmers' markets in locations with low food access. Greater support for urban agriculture may provide greater access to healthy food for Baltimore residents and reduce blight by creating green spaces—two things Baltimore City needs.



### Senior Finalist: The Greens at Irvington Mews

According to *Affordable Housing Finance, July-August 2013*, Enterprise Homes, Inc., has transformed a vacant, trash-filled lot in Baltimore into sustainable and affordable housing for the area's seniors that's also helping to revitalize the neighborhood. The 100 one- and two-bedroom units at The Greens at Irvington Mews, which was completed in December, serve residents earning less than 50 percent of the area median income. Ten units are handicap accessible, and two are for the

hearing and visually impaired. "I can't say enough about providing good quality housing for seniors," says Chickie Grayson, president and CEO of Enterprise Homes. "The Greens at Irvington Mews gives seniors a new lease on life because they are in a secure place, they have a new community, and they have activities and people they can be with so they are not isolated." The complex is one of 34 finalists in Affordable Housing Finance's ninth annual Readers' Choice Awards for the nation's top developments of 2012 and 2013. To read the complete article, click [here](#).

### "News You Can Use" from HUD Subject of Baltimore Software Users Conference Keynote

On August 19, Region III Regional Administrator Jane C.W. Vincent provided the keynote and chaired a panel including HUD's Office of Capital Program Director Jeffrey Riddel, Rental Assistance Demonstration Senior Policy Advisor William Lavy and Baltimore Field Office Director Carol Payne, pictured here, for the Emphasys Software annual user event in Baltimore, MD. Over 200 attended including executive directors from public housing authorities in Region III and throughout the country. Conference attendees received an update from the HUD team on current developments relating to the funding, program administration and the future of public housing. The panel covered the impact of sequestration on federal housing programs as well as what may be in store given the proposed FY2014 HUD budget. They learned about HUD's innovative ways to maintain and modernize the nation's public housing through Capital Fund initiatives, the Rental Demonstration Program and the Housing Choice Voucher Program as well as a sneak preview of the Affordable Care Act—and how current HUD-led initiatives are improving the quality of life of assisted housing residents. Director Payne explored Baltimore area success stories—and those in the making—including CHOICE Neighborhoods, Ready By 21 and the "Thompson Movers" in her portion of the address.



### Upcoming Events

- **Sept. 27** – Governor's Housing Conference, Baltimore Hilton. The annual conference is the largest and most comprehensive affordable housing forum in the state, convening housing advocates, community development leaders, housing authorities, homebuilders, developers, lenders and legislators who come together to discuss solutions and opportunities for affordable homeownership and rental housing in Maryland. DHCD has been hosting the conference for over twelve years with the Homebuilders Association of Maryland. For information and to register, click [here](#).
- **Sept. 27-29** – Baltimore Book Festival, Mount Vernon Place, 600 North Charles Street. The mid-Atlantic's premier celebration of the literary arts features more than 200 celebrity and local authors, readings, workshops, children's activities, panel discussions, cookbook demonstrations, more than 100 exhibitors and booksellers, live music, food and more. For more info, click [here](#).

## PENNSYLVANIA – EASTERN REGION



Richard Ott, Deputy Regional Administrator  
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### Philadelphia Hosts Rapid Results Veterans Boot Camp

On, August 6, Region III Regional Administrator Jane C.W. Vincent welcomed attendees to the Rapid Results Veterans Boot Camp in Philadelphia. Nearly 150 participants from agencies and organizations in Baltimore, MD; Boston, MA; Long Island, NY; Norfolk, VA; Philadelphia, PA; Salt Lake City, UT; Washington, DC and Westchester County, NY attended with the goal of working together to create better efficiencies to end

homelessness among veterans. The Boot Camp is not typical training or workshop. Rather, it is an interactive 2.5 day planning session that kicks off 100 days of intense, coordinated efforts to achieve ambitious goals set by the participating community teams. The Boot Camp was designed by the 100,000 Homes Campaign (part of Community Solutions) and the Rapid Results Institute. Team Philadelphia, pictured above, is one of sixty-six communities across the country hosting Boot Camps. Initially, attendees focused on maximizing HUD-VASH resources to house chronically homeless veterans and most achieved remarkable results in 100 days— in many cases housing one chronically homeless veteran each day. In 2013, the scope was widened beyond HUD-VASH resources to use other tools to increase housing placement. HUD Deputy Secretary Maurice Jones, pictured here with Philadelphia Office of Supportive Housing Director Dainette Mintz (left) and Jane Vincent, provided inspiring opening remarks for Day 3 of the Boot Camp. To see more photos of the event, [click here](#).



### LGBT-friendly senior housing in Philadelphia nearing completion

Just last October, U.S. Department of Housing and Urban Development Region III Regional Administrator Jane C.W. Vincent joined others in breaking ground for the first LGBT-friendly senior housing facility in the nation. Named for John C. Anderson, who as a Philadelphia city councilman championed gay rights, the six-story apartment complex will have 56-units serving low-income seniors. RA Vincent joined HUD Senior Management Analyst Van Williams and Pennrose Properties' Jacob Fisher for a hard hat tour of the soon-to-open Center City development.

A **\$2,000 Encarnacion Loukatos Educational Scholarship** will be awarded to a tenant whose housing is affiliated with the Pennsylvania/Del aware Affordable Housing Management Association. The scholarship is in honor of Connie Loukatos who served as Philadelphia Multifamily Hub Director prior to her retirement from HUD in June after 40 years of public service. Loukatos was instrumental in establishing and supporting the association. For photos of the event, [click here](#).

According to *Affordable Housing Finance*, downtown York will be getting an injection of new affordable housing and a community-based grocery store later this summer. Developer PIRHL, LLC, and the York Community Development Corp. (YCDC), the development arm of the York YMCA, have partnered on George Street Commons, which will provide 28 townhome units and a community center on an underutilized city block. **George Street Commons will provide sustainable housing for working families** earning between 20 percent and 60 percent of the area median income. Contiguous to the project site will be the 2,000-square-foot grocery store, with its own financing structure, that will offer fresh and healthy food options. The Na family, immigrants from Korea, will occupy the new space. The development team is partnering with The Food Trust, a Philadelphia nonprofit that helps to strengthen small grocery stores in underserved urban markets. The development will also offer residents on-site services through YCDC, including medical screenings, job training, and financial education. To learn more, [click here](#).



## PENNSYLVANIA – WESTERN REGION

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### Alameda Gardens Breaks Ground!

Looking to its future, Community Action Partnership (CAP) of Mercer County held its long anticipated groundbreaking for Alameda Gardens in Butler on July 26. Sponsored by CAP Mercer County, the 25-unit Section 202 development features the work of architect John N. Gruitza Associates and general contractor The Hudson Group. The project funding includes a capital advance of \$3.48 million dollars and Project Rental Assistance Contract operating subsidy of \$96,000 a year. Pictured left to right are Blake Nero, HUD MFH Engineer; Gary Passage, Director Pittsburgh Multifamily Program Center; Dave Zarnick, Butler Township Commissioner; Joe Hasychak, Butler Township Commissioner; Ronald Errett, Executive Director of CAP Mercer County and Jess Hines, Zoning Officer for Butler Township.



### What is Passive House? HUD Pittsburgh Energy Team Provides “Green” Seminar

On June 11, HUD community partners representing modernization and development staff, design professionals and energy consultants attended a free seminar to introduce and explore a relatively new energy efficiency design concept to our area: Passive House. First implemented in Europe, Passive House is a voluntary energy efficiency building standard. Used mostly in new construction and in some renovations, the Passive House standard can reduce building energy consumption up to 90 percent over conventional construction through superinsulation, virtually air tight construction, and passive solar gain. Data from the U.S. Energy Information Administration shows that buildings are

responsible for 48% of greenhouse gas emissions annually and 76% of all electricity generated by U.S. power plants goes to supply the building sector; one of the primary contributors of climate-changing pollutants. Passive House presents an intriguing option for new and retrofit construction; in residential, commercial, and institutional projects to design, and build towards a carbon-neutral future. Over the last 10 years more than 15,000 buildings in Europe—from single and multifamily residences, to schools, factories and office buildings—have been designed and built or remodeled to the passive house standard. To learn more about Passive House, click [here](#). Executive Director of the Passive House Institute Katrin Klingenberg introduces workshop attendees to basic tenets of Passive House.

### Build From the Ground Up: The Nexus Between Social Intelligence and Situational Leadership

The goal of the 2013 Pennsylvania Housing Finance Agency (PHFA) Housing Services Conference is to provide service coordinators, property managers and other housing professionals with the tools to design and carry out service programs that enrich resident’s lives, strengthen neighborhoods and communities, and more. HUD Senior Management Analyst Cindy Haines took this task to heart by offering new leadership tools, strategies and resources for housing services staff to adopt and implement at their respective properties. She defined the five dimensions of social intelligence: situational awareness, presence, authenticity, clarity and empathy and described its linkage to The Situational Leadership Model. The Model employs four styles of leadership interaction including: directing, coaching, supporting and delegating. After engaging in individual and team written exercises and inventories to expand their own level of social intelligence as applied to work place scenarios; attendees left the seminar with the understanding that there is no “one size fits all” leadership approach to employ when interacting with staff and residents. They learned that being adaptable and fluid is often the best hallmark of a leader, particularly in a rapidly changing economic or natural environment. According to PHFA, each year approximately 300-450 people attend PHFA’s Housing Services Conference.

Over 90 housing professionals participated in a collaborative training provided by Pittsburgh Field Office Fair Housing Director Mike Jansen and multifamily housing staff members on July 26 in Warrendale, PA. An **Affirmative Fair Housing Marketing Plan was outlined as well as step-by-step instructions on how to fill out HUD’s Form 935.2a.** Special emphasis was placed on finding and effectively using relevant census data from the [American Fact Finder website](#) to fill out the form worksheets and determine which groups were least likely to apply for housing at specific properties.



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**HUD rates NRHA’s Programs Among Nation’s Best**

Norfolk Redevelopment and Housing Authority (NRHA) Board of Commissioners Chairman W. Sheppard Miller announced August 14 that recent assessments by the U.S. Department of Housing and Urban Development (HUD) rate NRHA assisted-rental housing and Housing Choice Voucher (HCV) programs among the nation’s best for fiscal years 2012 and 2013. HUD’s Public Housing Assessment System (PHAS) scored NRHA assisted-rental apartment properties 90 out of a possible 100 based on physical

conditions, financial, management operations and capital fund program execution. NRHA Chief Executive Officer Shurl Montgomery said “over the past few years NRHA has been within striking distance of the coveted PHAS high performer rating and now the cumulative hard work of our property management staff has placed us in the winner’s circle.” For the sixth year in row NRHA achieved high performer status for its HCV program, scoring 135 out of a possible 135 points based on 14 criteria ranging from lease-up rates to housing quality inspections. Pictured is NRHA Board of Commissioner Chairman W. Sheppard Miller speaking at the CommuniCare Health Center Ribbon Cutting in Norfolk.

**Congratulations!**

On June 24, **Governor Bob McDonnell announced that overall homelessness in the Commonwealth has declined 16 percent from 2010 to 2013**, with a 17 percent decrease in family homelessness in the same period. Of special note is the decrease in homeless veterans, where, between 2012 and 2013, there was an 18 percent reduction in the number of veterans experiencing homelessness. The new numbers originate from the annual point in time data collected by local Continuum of Care groups across Virginia in January each year, and compiled by the Virginia Department of Housing and Community Development. "Preventing and ending homelessness is a significant component of our ongoing efforts to build a healthy and prosperous Commonwealth, and I am pleased that such positive progress has been made in reducing homelessness in Virginia," said Governor McDonnell. "A focus on this important effort, and shifting some resources from shelters to rapid re-housing, has led to more Virginians living in safe, stable homes. More Virginians today have a place to call home, and that is great news for them and for our entire Commonwealth. However, despite this tremendous progress, we still have much work to do, and that's why our efforts to further reduce homelessness across Virginia will only increase moving forward. Our work will not be done until all Virginians have a home." Early in his administration, Governor McDonnell issued [Executive Order 10](#), creating a housing policy framework, including policies to more effectively address the issue of homelessness. The resulting [Homeless Outcomes Advisory Committee Report and Recommendations](#) set the goal of reducing overall homelessness by 15 percent by 2013. The successful reduction of homelessness can be largely attributed to the shift in focusing resources to rapid re-housing, moving people into permanent housing more quickly while providing appropriate services through community resources. Read the full media release [here](#).

At a time when **affordable housing options are in short supply across the country, the 400-year-old community of Hopewell, Virginia is making plans to improve and expand its workforce housing stock.** Thought by some to be the nation's oldest continuously occupied settlement, the City of Hopewell and the [Hopewell Redevelopment and Housing Authority](#) (HRHA) are actively working to improve the community’s affordable housing inventory. Using funding from the [Low Income Housing Tax Credit \(LIHTC\)](#) program and the U.S. Department of Housing and Urban Development’s (HUD) new [Rental Assistance Demonstration \(RAD\)](#) program, HRHA and [Community Housing Partners](#) have teamed up to redevelop the 30-unit Langston Park public housing community. The redevelopment is significant as the first in Virginia to be financed by the RAD program, using the highly competitive 9% Tax Credits which are administered by the [Virginia Housing Development Authority](#).

**Upcoming Events & Applications**

- **Aug. 30** – Requests for Proposals are due for the **Virginia Department of Housing and Community Development’s Industrial Revitalization Fund (IRF)**. Regional “How-to-Apply” workshops have been schedule. Click [here](#) for more information and to register.
- **Nov. 20-22** – Registration is now open for the **2013 Virginia Governor's Housing Conference** in Norfolk, VA. The Governor's Housing Conference is Virginia's largest and most comprehensive affordable housing event of the year. For more information and to register, click [here](#).

## WEST VIRGINIA

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### **First-ever Statewide Veterans Homelessness Summit Convened in West Virginia**

On July 17, Region III Regional Administrator Jane C.W. Vincent and Charleston Field Office Director Pete Minter attended the first statewide West Virginia Veterans Homeless Summit in Charleston, WV. “The good news is that because of the attention to ending homelessness, nationally, we are seeing progress,” stated Regional Administrator Vincent in her remarks. “For Veterans, we’ve seen an 18 percent decrease since *Opening Doors*, the first national strategic plan to end homelessness, was launched in 2010. In West Virginia, we’ve seen an 11 percent decline in the number of veterans experiencing homelessness during that same period.” Vincent encouraged West Virginia advocates to replicate the national and regional interagency committees to end homelessness with a statewide model. “If you haven’t already met, please take this opportunity to meet Pete Minter, HUD’s Charleston Field Office Director—our “boots on the ground” here in West Virginia,” Vincent noted. “Pete and Senior Management Analyst Evie Williams have been championing local Stand Downs, the Point in Time counts and VA partnerships throughout the Mountain State—and will become invaluable resources about housing opportunities available to those who are currently serving or have served in our armed forces.”

### **Nominations are now being accepted for The 2014 West Virginia Affordable Housing Hall of Fame**

Inductees are individuals, groups, or agencies who have demonstrated a lifelong commitment to affordable housing and whose career leadership has achieved important and lasting results in the community. Recipients of this Award are true leaders in affordable housing and community investment. Nominations of individuals/groups will have shown dedication and worked diligently to address affordable housing in West Virginia. Deadline for nominations is Friday, September 07. Please forward to those who might have interest. Please visit the West Virginia Affordable Housing Hall of Fame website for nomination forms and detailed information at <http://www.habitatwv.org/WVAHHOF/>.

### **Upcoming Events & Applications**

- **Sept. 12 & 13** – West Virginia Brownfields Assistance Centers 2013 State Brownfields Conference, Waterfront Place Hotel, Morgantown, WV. The annual statewide event will include sessions covering all aspects of redevelopment, interactive workshops on project funding, specialty training on remediation, a project showcase banquet and more. Economic Development professionals can receive 10 LED Continuing Education Credits for attending. Visit the [WV EDC website](#).

## ONGOING FUNDING OPPORTUNITIES

- The U.S. Department of Labor is accepting applications for "[Stand Down](#)" grants that will provide an estimated 10,000 homeless veterans with opportunities to reintegrate into society. The grants are being awarded under the department's [Homeless Veterans' Reintegration Program](#).
- Applications are being accepted for the U.S. Department of Commerce, Economic Development Administration's (EDA) [Planning Program and Local Technical Assistance Program](#) grants to create regional economic development plans designed to stimulate and guide the economic development efforts of a community or region.
- [Wells Fargo Homeownership](#) grant program to help local nonprofit housing organizations create sustainable homeownership opportunities for low-to-moderate-income people.
- The Surdna Foundation offers funding to nonprofit organizations that seek to help communities build wealth in a sustainable manner. Letters of Inquiry are accepted year around. For more information, click [here](#).
- Lowe's [Toolbox for Education](#) program is now accepting applications. Only the first 1,500 applications will be considered for this year's funding round.

## REGION III HUDLINE NEWS

We welcome your feedback and invite you to share your news with Lisa A. Wolfe at [lisa.a.wolfe@hud.gov](mailto:lisa.a.wolfe@hud.gov). If you know anyone who would like to receive *Region III HUDLine News*, please feel free to share. To subscribe to the *Region III HUDLine News*, visit [REGION-III-NEWS-L@hudlist.hud.gov](mailto:REGION-III-NEWS-L@hudlist.hud.gov). We safeguard our lists and do not rent, sell, or permit the use of our lists by others, at any time or reason.

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