



REGION III HUDLINE NEWS



November 2014

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A MESSAGE FROM THE REGIONAL ADMINISTRATOR

A Report Card on Ending Homelessness in Region III, Part 2

Each and every year, I am reminded just how special the month of November is. I think of it as the month of thanks—and of giving. Of course, at the end of the month we have taken time as a country to express a national day of thanks. And at the beginning of the month, we take the time to pause and to thank all of the men and women who have put their lives on the line to preserve our freedom. Veterans Day, forever memorializing the armistice of World War I in 1918, now stands as a day we honor all who have served in war or peacetime ever since.

With *Opening Doors*, the first federal strategic plan to end homelessness, the Obama administration has made an historic commitment to ending homelessness and by the end of Dec. 2015, honoring those who have served by ending veteran homelessness. This month we took several positive steps forward in meeting that goal.

Eisenhower Institute Panel on Veteran Homelessness in the United States

On the eve of the federal holiday, the **Eisenhower Institute at Gettysburg College in conjunction with the Public Policy House and the Center for Public Service, hosted a panel discussion focusing on veterans experiencing homelessness in the United States.** Representing the U.S. Department of Housing and Urban Development (HUD), I had the pleasure of joining Joshua Stewart of the National Coalition for Homeless Veterans, Michael Wehrer of the Erie Veterans Affairs Medical Center and Ray Stanzak of Gettysburg C.A.R.E.S., a nonprofit organization that assists individuals and families experiencing homelessness. The discussion focused on the relationship between serving in the armed forces and homelessness.



“The campaign to end homelessness among veterans is an issue with equal parts importance, timeliness, and capacity for teaching. To bring together leaders and experts from different federal agencies and local organizations, and to make them available to students, was a great pleasure for me,” noted Stewart who organized the event along with Gettysburg Professor Christopher Fee. “As a graduate of Gettysburg College and someone who works to end veteran homelessness every day, it was a natural partnership that I feel proud to have been a part of.”

Unique to this event is the story behind the story. For the past 12 years, Dr. Fee has been teaching a course entitled “Trying to Find a Way Back Home: An Introduction to the Literature and Legacy of Homelessness in America.” Fee’s father died after falling into homelessness 26 years ago. Each fall [Dr. Fee takes his students to the nation’s capital](#) where they work alongside individuals experiencing homelessness in soup kitchens, stay with them in shelters and get to know them, and their personal stories. Perhaps some of this year’s freshmen will join us and other homeless advocates for this January’s Point-in-Time Count.



Pittsburgh Rapid Results Veterans' Boot Camp

On Nov. 18, I had the pleasure of hosting Frances Gonzalez, Senior Advisor to the Secretary Castro, and Mary McBride, HUD's Office of Field Policy and Management Assistant Deputy Secretary, as we joined Pittsburgh Field Office Director Jane Miller, pictured at right with me at the podium, for a **City of Pittsburgh/Allegheny County press event in support of the Mayors Challenge to End Homelessness and the Pittsburgh Rapid Results Veterans' Boot Camp**. Allegheny County Executive Rich Fitzgerald and City of Pittsburgh Mayor William Peduto both took great pride in the fact that the Boot Camp team had housed 123 veterans who had been experiencing homelessness in the initiative's first 100 days. Days later we

learned that the effort had actually housed 158 veterans—one of the partners had not reported in time for the press event. So, instead of falling short of the goal of housing 135 veterans in the first 100 days—the Boot Camp team had exceeded their goal! See the Western Pennsylvania update for the full story.

Making Progress in Philadelphia

There have been very specific initiatives to end homelessness that involved bringing people together that have involved retooling existing resources. In Sept. 2012, **Philadelphia was named as one of 10 HUD-identified priority cities to qualify for funding for a special initiative—Dedicating Opportunities to End Homelessness—and one of two cities to be a HUD-led effort.**

Communities in the initiative used a new "Strategic Planning Guide" analytic tool to estimate housing needs and to develop strategies for increasing access to housing. We have had some real "wins" through this initiative. We integrated the U.S. Department of Veterans Affairs' (VA) questions into the City's Homeless Management Information System to be able to provide the VA with more valuable referrals. We utilized existing homeless registries to identify chronic homeless veterans not identified by the VA's medical center.

In an **"out of the box" move, we began working with multifamily property owners to place tenants with the greatest needs in long-term vacant units**—both subsidized and unsubsidized. Owners and management companies have signed on to identify vacancies and establish preferences for people experiencing homelessness. This can do is provide a resource for those who do not need supportive services.

Since June 2013, the team from the City, VA, HUD and the Pennsylvania Housing Finance Agency, have helped owners house 29 individuals who had been experiencing homelessness. In addition, eight new multifamily properties have approved preferences for people experiencing homelessness to fill the next vacancy with an applicant referred by the City or VA. Those housed will also have access to supportive services. Public housing authorities as well as multifamily properties alike can choose to prioritize applicants who are homeless.

There are smaller initiatives as well. Our Region III Federal Executive Board decided to take action and started a **"Homeless to Housed" campaign—recognizing the once individuals who have experienced homelessness are housed, they are often in need of furnishings and household items.** One VA Center Director challenged his employees to furnish one house—and through their enthusiastic efforts—donated enough goods to furnish three. So, it's important to think big and small—because even the little things, like dishes and sheets can make a huge difference to an individual who has just obtained housing.

So as you can see, when you work for an agency like the U.S. Department of Housing and Urban Development, you see a lots of both "thanks" and "giving" every day—which makes the effort all the more worthwhile.

Jane C.W. Vincent, Region III Regional Administrator



NEWS YOU CAN USE

On Nov. 20, [HUD and National League of Cities \(NLC\) announced a new Memorandum of Understanding \(MOU\) to help fight against veteran homelessness in cities across the country](#). To date, more than 321 cities, counties and states are pledging to end veteran homelessness in their communities by 2015 using the power of federal, state, local and non-profit resources. The MOU calls for HUD and NLC to jointly develop and execute regional forums to raise the awareness and understanding of the benefits of joining the Mayors Challenge to End Veteran Homelessness. The [announcement](#) is also the latest step in the Mayors Challenge to End Veteran Homelessness announced by First Lady Michelle Obama in June 2014.

On Oct. 30, HUD announced the release of a [Request for Applications \(RFA\)](#) for **cities seeking economic revitalization assistance through the National Resource Network** (The Network). The Network is a first of its kind effort to bring together national experts under one organization to work with cities seeking to increase their economic competitiveness and to reverse population decline, job loss and high rates of poverty. Approximately 275 cities are eligible to apply. Applications will be accepted and reviewed on a rolling basis. These cities will have access to a “311 for Cities” service that provides timely, on-demand access to expertise and technical assistance to address issues on economic growth and competitiveness, public safety, workforce development, housing and transportation. For more information, visit nationalresourcenetwork.org.

The **FY2014 Notice of Funding Availability (NOFA) for Choice Neighborhoods Implementation Grants** has been posted to the [grants.gov website](#). Applications are due on Feb. 9, 2015. The NOFA makes available approximately \$76 million for Choice Neighborhoods Implementation Grants. At its discretion and subject to appropriations, HUD will use FY2015 Choice Neighborhoods funding to make Implementation awards under this NOFA. Individual grant awards may be for up to a maximum of \$30,000,000. For additional information, visit the [Choice Neighborhoods Funding Information webpage](#).

On Nov. 17, HUD released its [annual report to Congress](#) on the **financial condition of the Federal Housing Administration (FHA) Mutual Mortgage Insurance (MMI) Fund**. The independent actuarial report shows that FHA’s MMI Fund has improved going from a negative value to a growth of \$21 billion within two years. The Fund gained nearly \$6 billion in value over the last year and now stands at \$4.8 billion. Improvement in the Fund is a result of aggressive policy actions that have led to better portfolio performance including delinquency rates dropping 14 percent and recovery rates improving by 16 percent since last year. Following the housing crisis, FHA took a number of steps including changes to underwriting standards, loss mitigation policies, recovery strategies and premium levels. All of these actions combined have led to positive results. During its nearly 80-year history, FHA has helped approximately 40 million Americans purchase or refinance homes—nearly 7 million of those just during the most recent crisis. [Read a comprehensive summary of the report](#).

HUD’s Office of Special Needs Assistance Programs (SNAPs) and the Office of HIV/AIDS Housing, in collaboration with the U.S. Interagency Council on Homelessness and the U.S. Department of Health and Human Services (HHS), recently **announced the availability of onsite technical assistance (TA) to assist Continuum of Care (CoC), Housing Opportunities for Persons With AIDS (HOPWA), and Emergency Solutions Grant (ESG) recipients with carrying out planning efforts designed to increase housing participants’ access to healthcare resources**. The [SNAPs – HOPWA TA Announcement: Housing & Health \(H2\) Initiative](#) flyer outlines the specific steps CoCs can follow to request this TA. CoCs are encouraged to seek out this opportunity as a way to strengthen programmatic performance on a key goal of the CoC program – to facilitate access to and effective utilization of mainstream resources. Specifically, this TA will support your communities with strengthening linkages between housing and healthcare for participants of HUD-assisted housing on a systems level. All communities, regardless of size, geographic location and relative size of the homeless population and range of healthcare opportunities available through Medicaid will be considered for this TA. The first round of communities will be selected in Dec. 2014.

The principal objective of the **Rental Assistance Demonstration (RAD) Evaluation** is to assess and report the performance of this program, which converts public housing units to new forms of ownership, focusing on: preserving the affordable housing availability of these former public housing units; the amount of private capital leveraged as a result of RAD conversion; and the effect of RAD conversion on unit residents. A [Progress Report on the Rental Assistance Demonstration \(RAD\) Evaluation](#) is meant to inform the public about what the RAD program is expected to accomplish, and how it will be evaluated. It contains a summary of the program and its potential impact of how public housing authorities may address capital needs by conversion of properties to the section 8 platform. It outlines the evaluation underway to assess the program and concludes with a summary of early program results to date (August 2014) as measured by the number and scope of the applications received, awards made and conversions completed.

ACT NOW! HUD is **encouraging Section 236 Mortgage Property Owners (FHA-Insured and State HFA-Insured) and Section 202 Direct Loan Property Owners with active mortgages to take action now and contact HUD for information about options that are available to preserve the affordability of their buildings.** Owners are urged to contact HUD by emailing the property name, property address, mortgage maturity date, and primary contact person/contact information to the applicable email address. For Section 202 financed properties, [email Section202@hud.gov](mailto:email%20Section202@hud.gov). For Section 236 properties, [email 236Preservation@hud.gov](mailto:email%20236Preservation@hud.gov).

Please join us for the **“Welcome to Preservation” webinar on Dec. 2 at 2 p.m. EST. Older affordable housing stock is at risk and much of it has not been recapitalized or preserved.** The time to act is now. Learn about preservation options, available resources, and how to get started on refinancing, recapitalizing, and renovating. To sign up, just join the new HUD Multifamily Housing Preservation Mailing List. Subscribe to receive emails with news and information on webinars, events and training about how to maintain your property’s affordability. To sign up, just log onto <https://www.hudexchange.info/maillinglist/>. Select the “Subscribe” button. Complete profile information. Under “I’d like to receive email updates about,” select Multifamily Housing Preservation.

On Nov. 3, HUD released its **Qualified Mortgage Rule: Announcement of Intention to Adopt Changes Pertaining to Exempted Transaction List** (FR-5812-N-01). This Notice advises mortgagees that HUD is amending its “qualified mortgage” definition and adopting certain changes in an amended Consumer Financial Protection Board (CFPB) final rule, also released today. Read HUD’s [Notice](#). HUD will adopt the changes that CFPB made to the exemption for non-profit transactions from its qualified mortgage standards.

As part of President Barack Obama’s Climate Action Plan, HUD released its plan for responding to the impacts of climate change on the Department’s mission, programs, and operations. The [Third National Climate Assessment](#) has made it clear that climate change is not a distant threat or scientific theory. Climate-related hazards are myriad and range from wildfire to sea level rise. Taken together, the risk posed by climate change on HUD’s programs and operations, the build environment HUD funds and the populations HUD serves is high. HUD’s Climate Change Adaptation Plan outlines 35 actions that the Department will take to help communities better prepare for and respond to the effects of climate change. For more details, see [HUD’s Climate Change Adaptation Plan](#).

HUD has released a [webinar](#) highlighting certain provisions in the recently published [Supportive Housing and Services for the Elderly and Persons with Disabilities: Implementing Statutory Reforms Proposed Rule](#). This rule codifies amendments made by the Section 202 Supportive Housing for the Elderly Act of 2010 ([Pub. L. 111-372](#)), the Frank Melville Supportive Housing Investment Act of 2010 ([Pub. L. 111-374](#)) and other authorizing statutes for the Section 811 Supportive Housing for Persons with Disabilities and Section 202 Supportive Housing for the Elderly programs. This 60-minute pre-recorded webinar provides a summary of major changes and highlights key components of the proposed rule. All comments must be submitted no later than Dec. 8, 2014. Submit comments electronically through the Federal eRulemaking Portal at www.regulations.gov.

The fall 2014 issue of [Evidence Matters: Transforming Knowledge Into Housing and Community Development Policy](#), **focusing on the effects of housing and neighborhood on children's life outcomes**, is now available. The issue surveys the state of the evidence concerning the connections between various housing and neighborhood characteristics and a range of outcomes including physical and mental health, emotional welfare, educational achievement, and economic opportunity. It examines research on a prominent place-based initiative to improve conditions for children living in low-income communities and profiles a number of organizations working to promote healthy homes and housing stability for children.

On Nov. 14, HUD published Mortgagee Letter (ML) 2014-23, **FHA Refinance of Borrowers in Negative Equity Positions (Short Refi): Program Extension**, which extends the expiration date of the program through Dec. 31, 2016, and reiterates the permitted use of proceeds from government entities and instrumentalities of government to extinguish a portion of a borrower’s negative equity. All loans originated under the Federal Housing Administration’s (FHA) Short Refi program must close on or before that date. All other provisions announced in ML 2010-23, and amended in ML 2012-05, remain in effect. FHA’s Short Refi program supports refinances for borrowers who owe more than the current value of their home and plays an important role in helping to align property values with mortgage obligations for sustainable, long-term homeownership.

[CPD Notice 14-016](#), issued Oct. 2014, **provides guidance on the use of Community Development Block Grant (CDBG) funds for code enforcement activities.** The Notice unintentionally omitted a discussion on the possible applicability of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA) and Section 104(d) of Housing and Community Development Act of 1974 (section 104(d)) to code enforcement activities. See [HUD Handbook 1378](#) Chapters 1-4 J.3 and 7-4 A.3 for guidance on this issue. If you have additional questions, please contact your local [HUD Regional Relocation Specialist](#).

On Nov. 10, the **Federal Housing Administration (FHA)** published two Mortgagee Letters: one announces revisions to the **Home Equity Conversion Mortgage (HECM) program's Financial Assessment and Property Charge Set Aside** requirements and other policy changes; and a second that announces a **new Financial Assessment and Property Charge Guide**. These risk management changes are intended to reduce defaults and claims and protect FHA's Mutual Mortgage Insurance Fund. This in turn allows FHA to continue to maintain the viability of this important access to credit option, with safeguards to ensure that the HECM is both the right and sustainable age-in-place choice for seniors. The policy requirements in Mortgagee Letter 2014-21 have varying effective dates. Mortgagees should thoroughly review the effective date chart on page three of this Mortgagee Letter. View the Nov. 10, 2014 [Mortgagee Letters](#) 2014-21 and 2014-22. Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at www.hud.gov/answers.

The [U.S. Housing Market Conditions](#) (USHMC) website contains all the national, regional, state, metropolitan, and local data and analysis in one location. You may search by geography to obtain all the reports available for a particular area. Alternatively, you may search by the type of report. Each report contains different levels of data and/or analysis. Featured USHMC charts highlight monthly and annual homeownership rates. The national homeownership rate fell to 64.7 percent in the second quarter 2014, slightly below the historic norm of 65 percent. Compared with the early 2000s, the relatively low homeownership rates reflect the subprime lending crisis and the high rates of unemployment as a result of the Great Recession. More recently, restrictive credit markets and flat income growth have also affected homeownership.

Many communities have **questions about the Emergency Solutions Grants (ESG) Program interim rule**—sometimes because of staff turnover and sometimes because current staff seek guidance around interpreting the rule. While HUD continues to develop new guidance and resources for ESG recipients and subrecipients, existing ESG program resources are available on the HUD Exchange. The [ESG resource page](#) contains the [McKinney-Vento Act as amended by the HEARTH Act](#), the ESG interim rule, and other Notices, plus ESG program guides, tools, and webinars. These are all excellent resources to help staff learn and/or better understand the program. Through the publication of Frequently Asked Questions (FAQs), HUD offers clarifying information and guidance that may not be stated as explicitly elsewhere. All ESG Program FAQs are available either on the [ESG Program FAQs](#) page or from any HUD Exchange page by clicking on "[Advanced Search](#)" located in the top right-hand corner of the page.

HUD announced nearly **\$7.5 million in grants to help thousands of senior citizens and persons with disabilities receive health care, meals and other critical supportive services**. The grants are awarded through HUD's [Multifamily Housing Service Coordinator Program \(MHSC\)](#). The [three-year grants were awarded to owners of private housing developments](#) that receive rental subsidies from HUD to house low-income individuals in 21 states. These property owners or their management companies will hire or contract service coordinators with backgrounds in providing social services, especially to the frail elderly and people with disabilities, to assist their residents with special needs. In Region III, award recipients included: Kearsarge Place, Vista South and Honeoye Haven in Pennsylvania; and New River House, Trolinger House, Paula Maria III and Harbour Square in Virginia.

HUD issued a **memorandum that provides clarification regarding the agency's policy related to Emergency Call Systems in properties where the elderly reside**. The [memo describes](#) the functional requirements of an Emergency Call System and explains how functional requirements can be met using a variety of manual, electronic, and wireless emergency alert systems.

On Nov. 6, Community Solutions announced the **selection of 67 communities to participate in Zero: 2016, a national campaign to end veteran and chronic homelessness in the next two years**. The organization said it would work intensively with these communities to meet the federal goals set by President Obama to end veteran homelessness by Dec. 2015 and chronic homelessness by Dec. 2016. The initiative is a rigorous follow-on to the group's successful 100,000 Homes Campaign, which announced in June that it had helped communities house 105,000 chronically homeless Americans in less than four years. Zero: 2016 will formally launch in January of 2015, when the majority of communities participating say they will walk their streets block by block to survey each of their homeless neighbors during the national 2015 Homeless Point-in-Time Count. Communities will use this information to develop by-name files on each person who is experiencing homelessness, a strategy designed to help communities connect people to available subsidies and appropriate housing options as quickly as possible. In Region III, West Virginia is one of five states selected to participate as a full state along with the Continuums of Care in the District of Columbia; Maryland's Montgomery County; Pennsylvania's Lancaster City and Lancaster County; Virginia's Arlington County, Richmond/ Henrico, Chesterfield and Hanover Counties, Roanoke City & County/Salem, Portsmouth and the Virginia Balance of State.

HUD FEDERAL REGISTER RULES, NOTICES & FUNDING

Proposed Rules

[Public Housing Program: Demolition or Disposition of Public Housing Projects, and Conversion of Public Housing to Tenant-Based Assistance; Correction](#)

Rules

[HUD's Qualified Mortgage Rule: Announcement of Intention To Adopt Changes Pertaining to Exempted Transaction List](#)

Notices

[30-Day Notice of Proposed Information Collection: Application for Displacement/Relocation/Temporary Relocation Assistance for Persons](#)

[30-Day Notice of Proposed Information Collection: Budget-Based Rent Increases](#)

[30-Day Notice of Proposed Information Collection: Land Survey Report for Insured Multifamily Projects](#)

[60-Day Notice of Proposed Information Collection: Application for Fee or Roster Personnel \(Appraisers and Inspectors\) Designation and Appraisal Reports](#)

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

[60-Day Notice of Proposed Information Collection: Application for Fee or Roster Personnel \(Appraisers and Inspectors\) Designation and Appraisal Reports](#)

[30-Day Notice of Proposed Information Collection: Annual Adjustment Factors \(AAF\) Rent Increase Requirement](#)

[30-Day Notice of Proposed Information Collection: Continuum of Care Homeless Assistance Grant Application-Continuum of Care Registration](#)

[30-Day Notice of Proposed Information Collection: Emergency Homeownership Loan Program-Data Requirements](#)

[30-Day Notice of Proposed Information Collection: HOPE VI Public Housing Programs](#)

[30-Day Notice of Proposed Information Collection: Office of Economic Resilience Progress Report Template](#)

[30-Day Notice of Proposed Information Collection: Regional Analysis of Impediments Guidance for Sustainable Communities Grantees](#)

[60-Day Notice of Proposed Information Collection: Dispute Resolution Program](#)

[60-Day Notice of Proposed Information Collection: Choice Neighborhoods](#)

[Notice of a Federal Advisory Committee Meeting; Manufactured Housing Consensus Committee](#)

[30-Day Notice of Proposed Information Collection: Mortgagor's Certificate of Actual Cost](#)

[60-Day Notice of Proposed Information Collection: Comment Request; Ginnie Mae Mortgage-Backed Securities Guide 5500.3, Revision 1 \(Forms and Electronic Data Submissions\)](#)

[30-Day Notice of Proposed Information Collection: Annual Adjustment Factors \(AAF\) Rent Increase Requirement](#)

[30-Day Notice of Proposed Information Collection: Application for Healthy Homes and Lead Hazard Control Grant Programs and Quality Assurance Plans](#)

[30-Day Notice of Proposed Information Collection: 2015 Rental Housing Finance Survey](#)

[Manufactured Home Construction and Safety Standards; Request for Recommended Changes](#)

[Implementation of the Privacy Act of 1974, as Amended; Amendment to Existing System of Records-Pay and Leave Records of Employees](#)

[Notice of Funding Availability for HUD's Fiscal Year 2014 Community Compass Technical Assistance and Capacity Building](#)

For the complete listing, visit the [Federal Register](#).

Funding Notices

DUE Dec. 17 – [Jobs Plus Pilot Program](#)

DUE Feb. 9 – [Choice Neighborhoods Implementation Grant Program](#)

DUE Mar. 16 – [National Disaster Resilience Competition](#)

AROUND THE REGION, DELAWARE



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Rolling Up Sleeves to End Veteran Homelessness

Dover Mayor Robin Christiansen is rolling up his sleeves to end homelessness among veterans in the Capital City. During a press conference in Dover on the eve of Veterans Day, the Mayor announced the city's participation in the Mayors Challenge to End Veteran Homelessness by the end of 2015. "I challenge mayors from all over the state of Delaware--from Wilmington to Delmar --- to participate," Mayor Christiansen said. Through the [Mayors Challenge to End Veteran Homelessness](#), mayors and other state and local leaders across the country will marshal Federal, local and nonprofit efforts to end Veteran homelessness in their communities. Mayor Christiansen has established a Working Group to End Veteran Homelessness to plan how Dover will reach that goal. William Farley, chair

of the working group and vice chairman of the Commission of Veterans Affairs, says Dover's approach to the challenge is three-pronged including outreach, prevention and diversion. During the outreach, the group will determine how many homeless vets are in Dover. According to Farley, that will include those living on the street, those who are temporarily staying with family members and those veterans who are jobless and are on the verge of losing their homes. The Homeless Planning Council will keep track of the number of homeless veterans. Once the number and the identities of homeless vets are obtained, the goal will be to find permanent homes for these service members and help prevent other veterans from becoming homeless.

"Failure is not an option," Mayor Christiansen said to the working group. The working group includes representatives from HUD, Homeless Planning Council of Delaware, Dover Housing Authority, Delaware Commission of Veterans Affairs, Connections, Inc., Interfaith Mission for Housing, Pointman Ministries, Veterans United Outreach of Delaware, Delaware Stand Down, Dover City Planning and Community Development Department, Delaware Joining Forces, and Delaware Veterans Coalition. Photographs courtesy of Ed Perez.



Dover's Vision for Vitality

Dover residents and representatives from community groups, neighborhood-based institutions, City of Dover and local businesses voiced their ideas about restoring the vitality of Central Dover over the past year. At a Nov. 17 news conference, the National Council on Agriculture Life and Labor Research Fund, Inc. (NCALL) Director Joe Myer, pictured below, unveiled a plan that incorporates that input and makes recommendations for restoring Central Dover by outlining achievable strategies that can be implemented over a five -year period. The plan lays the foundation for future opportunities to fully realize Central Dover's potential as a great place to live, work and play. The strategies are organized in three goal areas: a Strong Community which includes building community capital, increasing public safety, engaging youth in the community and expanding adult and family services; Positive Development which consists of strengthening existing housing, supporting new development, reinvesting in commercial corridors and ensuring equitable economic development;

An Integrated Public Realm and Infrastructure that involves improving transportation options and mobility, in addition to enhancing open spaces and expanding green infrastructure. The action steps from short to intermediate and long-term steps are outlined in the plan's [executive summary](#).

DUE Jan. 2, 2015, 4 p.m. – The Delaware State Housing Authority (DSHA) is pleased to announce the availability of \$2,755,000 from the JPMorgan Chase Mortgage Settlement as appropriated for FY15 from the General Assembly. As specified in the Settlement, **these funds are to be used to establish the Strong Neighborhoods Housing Fund (SNHF), a revolving fund for the acquisition, renovation, and sale of vacant, abandoned, foreclosed, or blighted property throughout the State of Delaware.** The funds are targeted for efforts that support community development and neighborhood revitalization in areas challenged by blight or other forms of neighborhood distress, including high crime. Awards are expected to be announced Jan. 30, 2015. For the application and more information, [visit the DSHA website](#).

DISTRICT OF COLUMBIA

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DCHA Breaks Ground for John and Jill Ker Conway Residence

HUD Secretary Julián Castro and District of Columbia Mayor Vincent Gray joined District of Columbia Housing Authority (DCHA) Executive Director Adrienne Todman, advocates and housing professionals on Nov. 10 to break ground on the John and Jill Ker Conway Residence, a 124-unit mixed income apartment building. The [distinctive building](#) comprises 60 units of permanent supportive housing for veterans exiting homelessness and 64 affordable and low-income units. DCHA secured 60 HUD Veterans Affairs Supportive Housing (HUD-VASH) vouchers and 17 Local Rent Supplement Program vouchers for the \$33 million building that will be located at 1005 North Capitol Street, N.E. Officials taking part in the groundbreaking from left to right are JPMorgan Chase Head of Corporate Responsibility Peter Scher, Mayor Gray, Community Solutions Chair Jill Ker Conway, Community Solutions President Rosanne Haggerty, McCormack Baron Salazar Chairman and CEO Richard D. Baron, Director Adrienne Todman, Director Zeilinger and Secretary Castro. For more photos of the event, visit the [Region III Photo Collection](#).



Prospects for homeless veterans improve in Prince George's County

In her Nov. 13 *Gazette.net* article, staff writer Kirsten Peterson reported, “Garland Boyd, 44, of Hyattsville said his 25 years of experience in the United States Army prepared him to survive under any circumstance — even homelessness. ‘The training I received helped me get through for survival,’ said Boyd, who said he lived on the streets and slept under bridges in 2012. ‘As long as I applied the skills I learned in the military, it helped me out a lot.’ Although volunteers who worked with veterans like Boyd during the Prince George’s County Veterans Stand Down event Nov. 8 in Landover said it’s hard to pin down the number of homeless veterans in county as more veterans are gaining income and

permanent housing. More than 600 people attended the Veterans Stand Down and Homelessness Resource Day at the Prince George’s County Sports and Learning Complex in Landover to obtain information on education, housing assistance, health services and more.” Pictured above left, Garval Palmer, 55, of Landover reviews paperwork with volunteer Stephanie Lawal at the Veterans Stand Down and Homeless Resource Day in Landover on. Palmer was homeless for 10 months but received help with his first month’s rent from Washington, DC-based Friendship Place. See *Gazette.net* for the [complete story](#). *Article and photograph used by permission of the Gazette.*

RAD Spotlight on Montgomery County, MD: Conversion in a High-Cost Area

Over the years, the Housing Opportunities Commission (HOC), the public housing agency for Montgomery County, MD, has been a leader in efforts to build and preserve affordable housing, including such initiatives as inclusionary zoning, which ensures access to affordable housing for low- and moderate-income families. Continuing with this tradition, HOC is now converting its entire public housing stock to long-term Section 8 assistance under HUD’s Rental Assistance Demonstration (RAD). HOC has struggled with the long-term economic viability of an aging public housing stock that, if lost, would be nearly impossible to replace given the high cost of housing in Montgomery County. The average rent for a 2-bedroom unit in the county is about \$2,000/month and the median sale price for a single-family home is \$432,000. Preservation of affordable housing, therefore, is a major concern in Montgomery County. To preserve access to affordable housing, HOC needed a way to leverage the value of its current assets—namely, the value of its land, which has increased substantially over the last several decades. When the RAD conversion is complete, the agency will preserve 877 public housing units (converted to Section 8 project-based assistance) and will have developed about twice that number of new affordable and market units. See this month’s [RAD Spotlight](#) for complete details.

This month’s PD&R’s online magazine, *The Edge*, provides a snapshot of [An Urban Land Institute Washington Technical Assistance Panel: Harvesting the Value of Metrorail in Loudoun County, Virginia](#). Loudoun County, VA is poised to capitalize on demands for walkable communities due to the construction of the Silver Line, a rapid rail line connecting the Dulles International Airport to Washington, DC, according to a report by the Urban Land Institute’s Technical Assistance Panel. The panel recommends building distinct, walkable communities and leveraging the economic value of the airport to encourage new development.

MARYLAND

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BFO Participates in 1st Annual Veteran's Stand Down Convention & Project Homeless Connect 2014

Exemplifying inter-office collaboration, HUD Equal Opportunity Specialist Vonzell Cummings and Field Policy and Management Analyst Teresa Stovall represented the agency at the 1st Annual Veteran's Stand Down Convention at the Baltimore Convention Center. Designed to provide services to veterans experiencing homelessness, especially female veterans; vendors provided information on available assistance for food, shelter, clothing, access to health care, employment, substance use treatment, veterans benefits and referrals to other services, including contacts with veterans associations. Stand Downs are collaborative events involving local Dept. of Veterans Affairs, other government agencies, academic institutions and community agencies. Approximately 175 veterans and their families, plus youth from the Volunteers of America, attended the convention. Maryland Veterans Affairs Secretary Edward Chow served as the keynote speaker. Teresa Stovall, pictured above right, assists one of the attendees.



BFO also participated in the 3rd Annual Project Homeless Connect, an event to help individuals and families experiencing homelessness by bringing together services for the homeless in one location. Recognized by the U.S. Interagency Council on Homelessness, this national model has been replicated in nearly 300 cities across the country. The event provides on-site services for the local homeless community, including medical exams and screening, haircuts, legal advice, identification processing, healthy food and access to housing. Participants are paired with a volunteer guide who helps them navigate available services.

Baltimore Staff Participates in Southern Maryland Congressional Event

U.S. Congressman Steny Hoyer hosted a "Collaborating to Meet Community Needs" luncheon with Tri-County agency representatives from Calvert, Charles and St. Mary's Counties in La Plata, MD. Held at Lifestyles, Inc., the goal of the event was "to identify the needs of providers and partners and share collaborative efforts in regards to housing for special populations, emergency shelter and other housing needs." The program included touring the LifeStyles facility, recruiting volunteers for the Point-in-Time (PIT) count for Jan. 2015, discussing how to provide more services for individuals and vouchers for veterans in Southern Maryland and how the area agencies can work to increase the housing inventory for the area. Baltimore Field Office team members joining Congressman Hoyer as panelists included Director Carol B. Payne, Community Planning and Development Director Charles Halm, Fair Housing and Equal Opportunities' Rachel Leith and Public Housing's Emma Middleton. Flora Arabo of the Maryland Department of Housing & Community Development (DHCD) was there to represent Maryland Governor Martin O'Malley and Acting Secretary Clarence Snuggs.

HABC Opens Housing Choice Voucher Waiting List

The Housing Authority of Baltimore City (HABC) recently opened its Section 8 Housing Choice Voucher Program (HCVP) waiting list for the first time in over 10 years. Over 75,000 people responded to the open call that ended on Oct. 30. HCVP is a federally funded, locally administered rental assistance program that helps low-income families with children, the elderly, and individuals with disabilities afford decent, safe housing in the private market. The voucher allows a household to rent a privately owned apartment or house of their choice if it meets all HCVP requirements.

Building Stronger Communities Together is Theme of Harford CDBG 40th

Hosted by the Harford County Department of Community Services' Community Development Division, a celebration marking the 40th Anniversary of the Community Development Block Grant Block Grant Program was held at Hartford Community College in Bel Air, MD. Themed, "Building Stronger Communities Together," the event featured the presentation of appreciation awards to agencies that have utilized CDBG and HOME funding to improve the county's communities. Tiffany Robinson, Community Development Administrator of the Harford County Department of Community Services and the Honorable Richard Slutzky of the Harford County Council provided remarks. In providing the keynote address, Charles Halm, Director of the BFO Community Planning and Development Division, focused on CDBG's history and how it has been implemented in Harford County and across the state. Director Halm is considered an expert on CDBG processes and history. Awards were given to about 25 community organizations and municipalities in the Harford County area who have used CDBG and HOME funds to better their neighborhoods.

Events & Notices

- **Dec. 9 – Inclusionary Housing Regulations Meeting.** For more information, including the opportunity to download the Inclusionary Housing Interim Regulations Document, go to <http://baltimorehousing.org>.
- **DHCD-Owned Properties for Sale** – DHCD owns single family properties that may be purchased by homebuyers, non-profit organizations and public housing authorities. [First Look Maryland](#) invites non-profit organizations, public housing authorities and community partners to preview the department's REO portfolio properties. For the first 15 days a new DHCD single family property is listed, favorable pricing and financing will be offered to qualified buyers. After that time, the property will become available to the general public.

PENNSYLVANIA – EASTERN REGION



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Ribbon Cutting Ceremony for The Fairthorne Seniors to Enjoy Affordable Housing in Roxborough

On Oct. 30, City of Philadelphia, state, and federal officials joined Intercommunity Action, Inc., (Interact) to celebrate the opening of The Fairthorne, a new housing building in the Roxborough section of Philadelphia offering 40 affordable apartments for independent, low-income, older adults. The Fairthorne is a multi-million dollar community

investment that is conveniently located near public transportation, supermarkets and other community resources. In addition to HUD, project funders include the City of Philadelphia's Office of Housing and Community Development (OHCD), The Reinvestment Fund, Pennsylvania Housing Finance Agency, Redstone Equity, LLC, and the Federal Home Loan Bank of San Francisco. The Philadelphia Redevelopment Authority provided financing assistance for the development. Interact is a nonprofit community-based organization that provides services in the areas of aging, behavioral health, and intellectual and developmental disabilities for the purpose of assisting people to achieve their maximum potential and enhancing their quality of life. In addition to affordable housing, Journey's Way, Interact's older adult division and service provider for The Fairthorne, provides a state of the art senior center that will provide a variety of aging resources and services to the new residents. Journey's Way offers an innovative, national award winning counseling program for seniors and a multitude of resources designed to assist older residents remain safe, healthy, and involved in their communities. Photo at right: Shelley White (right), a resident at The Fairthorne, celebrates the ribbon cutting with Cynthia Wishkovsky. Photographs courtesy OHCD by Tiger Productions.



Homes Within Reach Statewide Conference Attracts Over 800 Attendees

The Housing Alliance of Pennsylvania celebrated 10 years of Homes Within Reach with more than 800 attendees at this year's conference. New for this year were all-day Affinity Group Summits with plenaries that included the *Implementation of HEARTH, Creating a Resilient System to Regenerate Legacy Communities, Building a Support System for Homeownership and The Politics and Policy of the Tax Credit*. Concurrent sessions and networking breaks provided participants with a rich landscape of

opportunities to learn about land banks, affordable housing opportunities and domestic violence resources among others. HUD's Michael Levine, pictured second from right, joined (left to right) Pennsylvania Housing Finance Agency's Clay Lambert, York Housing Advisory Commission's George Klaus, U.S. Dept. of Agriculture's Chester Pogorzelski and David Corwin for a session on affordable housing programs and single family mortgages provided by PHFA, HUD and USDA Rural Development. Another highlight of the conference was a luncheon program featuring Mural Arts Program of Philadelphia Executive Director Jane Golden who shared her passion for ending youth homelessness thru her [Journey2Home project](#). The project provides an interdisciplinary framework, based in artistic co-production, to illuminate the stories of young people impacted by housing insecurity and to generate dialogue among diverse stakeholders.



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Pittsburgh Rapid Results Veterans' Homeless Boot Camp continues mission

In a [Pittsburgh Tribune-Review article](#), reporter Aaron Aupperlee wrote, "Bill Ward woke up on a cold Tuesday morning inside his apartment in Sharpsburg. It was warm. The Army veteran spent the last two winters homeless, sleeping in an unheated hunting cabin near Wheeling, WV. His oatmeal would go cold in a matter of minutes. 'It would be 6 below in my living room,'" Ward, 60, said. 'Summers were beautiful, but winter was brutal.' Ward blew out both his knees

four years ago and has been out of work and mostly homeless since. A friend let him stay in the cabin, and Ward held out hope that he soon could find work and a house. An onset of vertigo a year ago dimmed his optimism until the Pittsburgh Rapid Results Veterans' Homeless Boot Camp became involved in August, eventually finding Ward an apartment in Sharpsburg. He finished moving in Monday, Nov. 17. 'It just worked. I'm not sure how it worked, but it just worked,' Ward said, pictured above left. Mayor Bill Peduto, pictured at the podium during the announcement, and Allegheny County Executive Rich Fitzgerald, at right, announced on Nov. 18 that Ward was one of the 123 homeless veterans for whom the boot camp and a task force of federal, county and city agencies helped find housing during its first 100 days. Unfortunately, they said, more than 500 veterans in Pittsburgh remain homeless, according to an analysis by Veterans Affairs. 'We don't want anyone to be homeless, but particularly veterans,' Fitzgerald said in his remarks." For the complete story, visit triblive.com. *Article and photographs reprinted by permission of the Pittsburgh Tribune-Review.*



Revitalization of Rolling Woods Estates Cause for Celebration

Residents of Rolling Woods Estates will soon benefit from over \$7.2 million in rehabilitation funding that will cover a new roof, windows, kitchens, bathrooms and HVAC units for the 70 two-bedroom walk-up apartments, 14 three-bedroom townhouses and community space. Common area improvements will also include new corridor lighting and flooring as well as new playground equipment. Rolling Woods Estates is owned by a limited partnership comprised of Ralph A. Falbo, Inc. as General Partner and a limited partner investor. All of the units will receive Section 8 project-based operating subsidy through an extension of an existing Housing Assistance Payments (HAP) contract. Rents will be governed by HUD and Section 8

Renewal Guidelines for Exempt Properties. Partners on-hand for the official ribbon cutting included, pictured left to right: Allegheny County Executive Rich Fitzgerald, HUD Project Management Chief Brian Murray, Google Pittsburgh Engineering Director Kamal Nigam, Pennsylvania Housing Finance Agency Executive Director & CEO Brian Hudson, Sr., Ralph A. Falbo, Inc. CEO Michael Polite and a North Versailles Township Representative.

Destination Erie: A Regional Vision Advances

"How can we create the future we all want for Erie County?" is the question posed by Erie residents. At community presentations of the Destination Erie key recommendations, residents were encouraged to attend any of six public forums to review draft recommendations posted and published for their comment. Destination Erie staff listened intently to all input offered and also provided "worksheets" for written comments as well acknowledging the success of Destination Erie depends on community engagement and investment. As a HUD Sustainable Communities grantee, Destination Erie's core mission is to work with citizens throughout Erie County to build a more sustainable region by [creating a plan to meet economic, social and environmental challenges](#). Anna Frantz, Project Manager of Destination Erie (pictured right), invites public comment and input at one of the sessions.



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RRHA Breaks Ground for 18 Senior Apartments in Blackwell

HUD Richmond Public Housing Director Catherine Lamberg presents remarks at the groundbreaking ceremony of Richmond Redevelopment and Housing Authority's Blackwell Terrace Senior Cottages, the last phase of the Blackwell Neighborhood HOPE VI project. When completed, there will be 18 units in nine duplex cottages, all of which will be ADA-compliant and will boast energy efficient appliances including refrigerators, dishwashers, washer and dryers, electric ranges, range hoods, microwaves, walk-in showers, ceiling fans in the bedroom and living room areas, double-pane windows and much more. The site also includes spaces for a community garden and landscaping. Speakers at the event pictured from left to right included: City of Richmond Office of Economic Development Interim Deputy Chief Administrator Lee Downey, City of Richmond Councilwoman Reva Trammell (8th District), U.S. Congressmen Robert "Bobby" Scott (VA-03) and Richmond Redevelopment and Housing Authority Board Chair Samuel Young.



New Program Helps Residents Make SMART Choices

CHP SMART Homes, a comprehensive green tenant education program and utility data benchmarking system, is being developed, delivered, and evaluated as part of Community Housing Partners' (CHP) participation in the HUD/DOE Better Buildings Challenge. CHP SMART (Saving Money and Resources Together) Homes, funded in part by a \$50,000 grant from Enterprise Green Communities, has been rolled out to three multi-family rental communities owned and managed by CHP: Linden Green Apartments in Christiansburg, Meadowview Apartments in Pulaski and Greenstone on 5th Apartments in Charlottesville, VA. The results of this pilot initiative will then be used to replicate and institutionalize the program across CHP's 96-

property multi-family portfolio and will be available for use by other affordable housing providers. CHP SMART Homes also offers unique children's programming, including after-school energy education tutorials and activities and a series of puppet shows designed to make energy conservation fun and interesting to younger residents. Visit [CHP's website](#) for details.

Congratulations!

Virginia Governor Terry McAuliffe has [announced the award of \\$300,000 in Community Development Block Grant \(CDBG\) Local Innovation funding](#) through Mecklenburg County for [Virginia's Growth Alliance](#), a regional collaboration made up of 10 counties and one city in the Southern Virginia region. The grant will be used to develop several new programs for youth, new businesses and established businesses throughout the region to spur small business development and create jobs. The Virginia Growth Alliance is comprised of Mecklenburg County, Amelia County, Brunswick County, Buckingham County, Charlotte County, Cumberland County, Greenville County, Lunenburg County, Nottoway County, Prince Edward County and the City of Emporia.

Dinwiddie County is among a small group of rural counties nationwide featured in a new report detailing 15 innovative case studies of rural economic development efforts. The [report](#), released by the National Association of Counties, profiles the county's regional assets, transportation and infrastructure.

Congratulations to Marion Downtown, which was announced on Oct. 17 as one of the 10 semifinalist for the [Great American Main Street Award](#). The award is based on communities going through a process to revitalize their downtown area, creating excitement for the entire community.

[Community Solutions](#) has announced the selection of the Richmond/Henrico, Chesterfield, Hanover Counties Continuum of Care, Roanoke City & County/Salem Continuum of Care, Portsmouth Continuum of Care, Virginia Balance of State Continuum of Care and Arlington County Continuum of Care as [Zero: 2016 cities that will receive assistance and coaching to help the communities end veterans and chronic homelessness](#) as well as technical assistance and some staff intern paid positions.

Events & Announcements

- **Dec. 1** – Applications are due for the Virginia Department of Housing and Community Development [Building Entrepreneurial Economies](#) (BEE) grants.
- **Dec. 3 through 5** – [2014 HAC Rural Housing Conference: Retool, Rebuild, Renew!](#) In Washington, DC.
- **Dec. 9** – Overcoming “NIMBYism” in Affordable Housing Development Training, sponsored by [Housing Virginia](#).
- **DUE Jan. 28, 2015, 6:30 p.m.** – Governor Terry McAuliffe has announced that nominations are being accepted for the 2015 Governor’s Volunteerism and Community Service Awards. This year’s winners will be honored during an awards ceremony in Richmond the spring of 2015. [For more information or to nominate a person or group](#), call (804) 726-7918, 1-800-638-3839 or email info@vaservice.org. Nomination forms can be submitted [online](#) or [downloaded](#) and mailed to: Virginia Department of Social Services, Office on Volunteerism and Community Service, 801 East Main Street, 15th Floor, Richmond, VA 23219.

WEST VIRGINIA



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Huntington WV Area Habitat for Humanity Introduces its Veterans Housing Initiative

On Nov. 11, Huntington WV Area Habitat for Humanity (HAHFH) celebrated Veterans Day with the dedication of the first two homes constructed as part of their new Veterans Housing Initiative. The first of its kind in West Virginia, HAHFH’s Veterans Housing Initiative is committed to addressing the housing needs of veterans by building new houses solely for single, adult veterans. It’s a collaborative program with the Huntington VA Medical Center’s Community Resource and Referral Center, and will provide veterans with the opportunity to own their own homes. Selected and approved through the VA Medical Center, veterans who participate will complete a minimum of 100 “sweat equity” hours—20 of which will be earned by taking homeowner

education classes. New homeowners are responsible for paying back a no-profit, no-interest mortgage to the affiliate. Pictured left, Karl Pahlmann, USN, posts the stars and stripes. At right, Joseph “Joe” Tomsey, Jr., USA, stands proudly on the porch of his new home. Formally homeless veterans who are currently renting an apartment or house and have expressed an interest in homeownership are eligible. The benefits of this program go beyond providing a new home for a veteran in need. Once a veteran moves into a completed home, the housing voucher he or she was using can be utilized by another veteran experiencing homelessness to secure housing. For more information on how to contribute to the Veterans Housing Initiative, please contact Dayna Massie, Resource Development Manager, by calling (304) 523-4822 or email

dayna@hahabitat.org.



Apartment Building Renovated for Disabled Homeless in Wheeling

The Greater Wheeling Homeless Coalition renovated the 100-year-old Gertrude Flats building to serve as the home for clients of the Permanent Housing for Homeless People with Disabilities program. For more than 25 years, the Greater Wheeling Coalition for the Homeless, a nonprofit serving homeless individuals in West Virginia’s Northern Panhandle, has been evolving to meet the needs of its clients, who numbered nearly 800 in 2010. In 2006, when half of its clients had disabilities and almost half of those disabled individuals did not have access to subsidized permanent housing, the coalition decided to assist the chronically disabled homeless with an alternative housing program. The coalition leased housing for three years before deciding to open its own residential building to better serve homeless people with disabilities. In 2012, the



coalition opened Gertrude Flats, which offers 18 beds for chronically homeless individuals with extremely low incomes. For its outstanding use of HOME funding to address affordable housing needs in the city of Wheeling, the coalition received the 2014 Audrey Nelson Community Development Achievement Award from the National Community Development Association. For the complete story, see the [online edition of HUD’s PD&R Edge](#). Image courtesy of Greater Wheeling Coalition for the Homeless.

FUNDING OPPORTUNITIES

Ongoing 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.
- [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](#).
- Kresge Foundation is accepting applications for funding for its [Advancing the Effectiveness and Resilience of Multi-Service Organizations](#) grant program.
- Kresge Foundation is accepting applications for funding for its [Healthy Environments](#) grant program.
- [The Coca Cola Foundation](#) offers grants to support programs that focus on: water stewardship; healthy and active lifestyles that lead to physical activity and nutritional education programs; community recycling; and education.
- The [Macy's Foundation](#) provides grants to organizations that are focused on women's issues.

Upcoming deadlines:

- **DUE Dec. 15** – Applications are due for the National Endowment for the Arts' [Our Town Competition](#) to support creative, economically-competitive, healthy, resilient and opportunity-rich communities. Please also note a new NEA [website](#) on creative placemaking.
- **DUE Dec. 19** – Request for Proposals are due for the Environmental Protection Agency (EPA) [FY 2015 Brownfields Assessment and Cleanup Grants](#). These brownfields grants may be used to address sites contaminated by petroleum and hazardous substances, pollutants or contaminants (including hazardous substances co-mingled with petroleum). Opportunities for funding are as follows: [Brownfields Assessment Grants](#) (each funded up to \$200,000 over three years; Assessment Coalitions are funded up to \$600,000 over three years) and [Brownfields Cleanup Grants](#) (each funded up to \$200,000 over three years). Please note that applicants who received an Assessment grant from EPA in Fiscal Year 2014 (FY14) are eligible to apply under this competition. If the applicant was a member of a coalition that was awarded a grant in FY14, that applicant is also eligible to apply under this assessment competition.

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. 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 HUDLine News](#). We safeguard our lists and do not rent, sell or permit the use of our lists.