



HUD New England News

Reinventing New England...Sustainably

News of Note:

- [2010 Notice of Funding Availability](#)
- [Enhanced FHA Multifamily insurance program](#)
- [HUD Releases 2009 American Housing Survey](#)
- [HUD Issues Guidance on LGBT Housing Discrimination Complaints](#)
- [HUD launches \\$100 million Sustainable Communities Regional Planning Grant Program](#)

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Administrator's Corner

It's hard to believe that four months have already passed since I was sworn in as your HUD New England Regional Administrator. I am extremely honored to have the opportunity to serve in this position and to be a part of Secretary Donovan's team.

I have had the pleasure of traveling throughout the Region to meet with you, celebrate your groundbreaking and ribbon cuttings and most of all listen and learn about New England. How we can build upon and improve our partnerships? How can HUD be more responsive to local needs? How can we better promote housing as a platform to improve quality of life?

Most important, how can we, together, build inclusive and sustainable communities free from discrimination.

As Regional Administrator I look forward to reaching out to those of you I haven't met and continuing to be an active listening partner. I value your insight and look forward to continuing to travel the Region to share information and gain your feedback on our programs and services.

This is an exciting time, Secretary Donovan's initiatives to build partnerships across Federal agencies is already producing results. I want to thank all of you for the work that you do every day. I've been inspired by the dedication and commitment that I have seen throughout our Region to improve the lives of those we serve. I look forward working with you all in the future.

Feel free to call or email me with your questions and concerns 617-994-8220 or

Richard.A.Walega@hud.gov



Richard A. Walega was sworn in on March 22, 2010 as HUD's New England Regional Administrator.

Prior to being appointed as Regional Administrator, Mr. Walega served as the Deputy Director for Modernization at the New Bedford, Massachusetts Housing Authority from 1993 to 2007 and as Assistant Executive Director from 2007 to 2009. Late in 2009, he was named its Executive Director.

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(Left) HUD officials Richard Walega, New England Regional Administrator, and Julie Fagan, Hartford Field Office Director, view construction underway at the mixed-income, mixed-use high rise complex.

(Right) Unit types range from studio to one- and two-bedroom apartments and three-bedroom penthouses; all units contain smart features for greener living.



Connecticut—360 State Street, New Haven

The redevelopment of the long-vacant site of the former Shartenberg Department store in downtown New Haven, with an estimated total project cost of \$190,000,000, is well underway.

The brownfield site is an entire city block in the heart of downtown New Haven. This mixed-use development includes a mixed-income high-rise residential tower with approximately 500 units, 50 of which will be affordable. Plans for the 22,000 square feet of ground floor retail include a full-service grocery store, a bicycle shop, and other retail space. In addition the project includes on-site parking for at least 500 cars.

It is an excellent example of a unique, public-private partnership that has creatively joined forces to design, finance and construct an energy efficient and environmentally friendly building using Leadership in Energy and Environmental Design (LEED), Green Building principles, and standards for environmentally sustainable construction. The building has been designed to achieve LEED ND Platinum certification. The public parking garage will have electric car charging stations and house a Zip car fleet car sharing program.

This transit-oriented development is located across the street from the State Street Metro North train

station, and one-half mile from the Union Station Metro North station. There are two bus stops located along the project site, connecting it to an extensive network of local bus lines. It is within easy walking distance of Yale University, the Yale New Haven Hospital, and other downtown employers. Downtown New Haven is highly walkable.

The project is a clear demonstration of what can be accomplished when the right team is assembled, even in a slow economy. The end result will be jobs, taxes and housing for New Haven and a major boost to the vibrant, new, New Haven Downtown. Additionally,

the 50 affordable housing units within the 500 units of housing conform to state housing goals and strategies. The housing units assisted with state and federal funds will be comparable to the market rate units, and will be integrated by floor. No single floor will contain more than fifty percent affordable units. This portion of the project will favorably impact the limited level of affordable housing in downtown New Haven.

Market studies for the market rate units indicate a sustainable market for professional and "empty nester" tenants from the suburbs to move into the city, and also potential shared graduate student housing from Yale University Medical and Law Schools.

Maine —Homeownership Month Celebration on Indian Island

Jessica and Jason Sockbeson, along with their three children, recently celebrated National Homeownership Month at their home on Indian Island. Penobscot Nation Tribal Chief Kirk Francis welcomed attending partners and legislative representatives to the six-unit subdivision developed by the Penobscot Nation Housing Department, through the leadership of Craig Sanborn.

On a beautiful day, while the children played, attendees toured the LEED Gold Certified home, marveling at its attractiveness and all the "green" features, such as Energy Star rated appliances, high efficiency oil burners, solar heated hot water, air exchange systems, radiant heat, programmable thermostats, CFL lighting throughout and a super efficient insulation envelope.

U.S. Department of Agriculture Rural Development State Director Virginia Manuel explained the home represented the first use in Maine of the One Stop Mortgage Agreement, allowing lending on tribal land. Chris Roberts from HUD's Bangor Field Office talked about the green features funded by a HUD Rural Housing and Economic Development grant.

Bangor Savings Bank's John Moore congratulated the family on making the successful commitment to homeownership and welcomed them to the BSF family. Sue Hammond, Executive Director of Four Directions Development Corporation, a Native American Community Development Financial Institution, also congratulated the family and explained her agency's participation in providing affordable funding for the six units.

The Sockbesons moved to Indian Island from nearby Bangor, where they were renting an apartment. They now pay less for their mortgage than they were paying in rent, have lower utility costs, own their home and have access to their Native culture.

An additional six units are planned for Phase II.



From left—Jason and Jennifer Sockbeson with their daughter and Penobscot Nation Housing Department Director Craig Sanborn.



(L to R) Penobscot Nation Tribal Chief Kirk Francis, USDA Rural Development State Director Virginia Manuel and Jessica and Jason Sockbeson with their daughter.

New Hampshire—Secretary Donovan visits Bow Highlands



HUD Secretary Shaun Donovan visits Bow Highlands, an affordable housing project in Bow, currently under construction with Recovery Act Tax Credit Assistance Program funds. The project will create 97 jobs and 20 new affordable housing units



"Because of the steps we took, there are about two million Americans working right now who would otherwise be unemployed...The plan that has made all of this possible, from the tax cuts to the jobs, is the Recovery Act."

- President Barack Obama

Rhode Island—Building Sustainable Partnerships



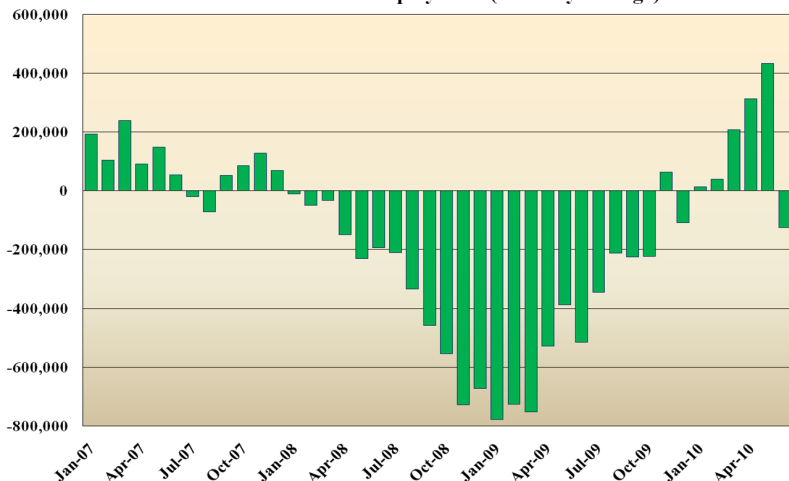
(Left) Deputy Secretary Sims discusses federal partnership efforts to better integrate federal investments in housing, transportation and environmental protection at the Grow Smart RI Summit in Providence.

"At HUD, and across the Administration, we believe that the "future of the city" is tied to the future of the region—the cities, suburbs and rural areas that surround them, and that America's ability to compete and create jobs in the 21st century depends on our metro regions."

- HUD Secretary Shaun Donovan

U.S. Total Nonfarm Employment (Monthly Change)

Updated: 7/02/2010



Source: Bureau of Labor Statistics. All Data is Seasonally Adjusted.

Total Nonfarm Employment in the U.S. declined by 125,000 jobs in June 2010, reflecting a decrease of 225,000 temporary Census workers. According to the Bureau of Labor Statistics, private-sector employment increased by 83,000 jobs during the month and accounts for a total of 593,000 new jobs since the beginning of the year.



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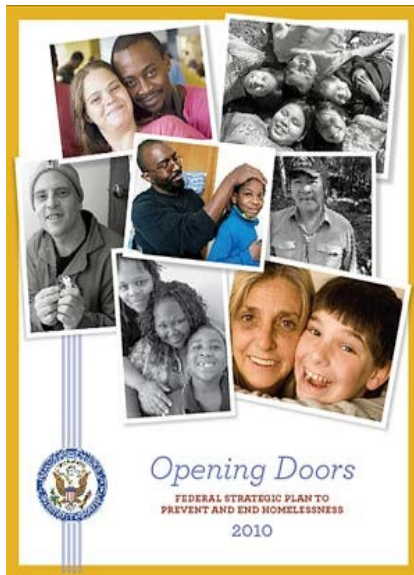
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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business. More information about HUD and its programs is available on the Inter-net at www.hud.gov and espanol.hud.gov.

Massachusetts—Ribbon cutting for 20 at Luma in Roxbury



Richard Walega, HUD New England Regional Administrator (right) joins state and local officials along with a potential new homebuyer in a ribbon cutting for 20 affordable homeownership units that are the offsite piece of Orchard Gardens HOPE VI redevelopment in Roxbury, Mass. The new homes are all equipped with "green" features.



Richard Walega, HUD New England Regional Administrator speaks at the grand opening celebration of Father Bill's & MainSpring's newest housing development for the homeless in Brockton, Mass.

Federal plan to prevent, end homelessness rolled out

Editor's Note: This article is reprinted from the USICH newsletter. To read the complete newsletter [click here](#).

Building off of the momentum generated across the country by the release of the nation's first ever comprehensive federal plan to prevent and end homelessness, USICH and its 19 member agencies have begun the process of planning for the implementation of the Obama Administration's *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*.

On July 7, the USICH staff met with representatives from its member agencies to discuss the implementation process and the roles of each going forward.

Implementation planning has already

gained traction across the country.

Two days after the release of *Opening Doors*, Richard Walega, Regional Administrator for HUD Region I convened the quarterly meeting of the Regional Federal Interagency Council on Homelessness in Boston, Mass. He was joined by federal point people from the Department of Health and Human Services, the Veterans Integrated Service Network, Department of Labor, Department of Agriculture, and the Veterans Benefits Administration.

The response to *Opening Doors* was overwhelmingly positive and the outcome of the meeting was to setup a working group made up of appropriate representatives from

the federal agencies regionally to identify possible cross agency initiatives to help implement *Opening Doors* regionally that the Regional federal ICH would prioritize and help implement.

The Boston regional ICH meeting also had a presentation on the Department of Veterans Affairs Five-Year Plan to End Veterans homelessness on how it is being integrated regionally and the cross cutting initiatives between VA and HUD, VA and HHS, and VA and DOL..

