

HOME Program



20th Anniversary

DOOR KNOCKER AWARDS *Winners*



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The HOME Investment Partnerships Program (HOME) is the largest Federal block grant designed exclusively to create affordable housing for low- and very low-income households. Each year HUD allocates nearly \$2 billion among the States and hundreds of localities nationwide. In the past 20 years, more than \$24.8 billion of HOME funds has been committed to affordable housing projects. In February 2011, the one-millionth HOME-assisted unit was completed.

HOME has been a catalyst in transforming neighborhoods and improving lives -- the lives of seniors who have moved into service-enriched housing, of families who have an equity stake in a home for the first time, and of individuals moving into safe, stable environments after being homeless. These changes have occurred in big cities, small towns, and rural communities. The work of HUD's many partners—States, cities, counties and their nonprofit and other partners, is on display in communities across the country— in newly revitalized neighborhoods, the new-found stability of renters in standard, affordable units, proud first-time homebuyers, and the restored dignity of individuals who had been living on the street.

In recognition of the million-plus HOME-assisted affordable housing units created to date, HUD is highlighting fourteen exceptional HOME-assisted projects or programs in four different categories - Promoting Long-Term Affordability; Reaching Underserved Populations; Producing Sustainable Housing; and Building CHDO Capacity. HUD received more than one hundred applications from across the country for the HOME Program Door Kocker Awards. These fourteen HOME Program Door Kocker Award winners symbolize the many achievements of all HOME program partners. HOME is a catalyst for change. HOME is one million units and building!



Door Kocker Award Categories

Promoting Long-Term Affordability

This award will recognize exceptional HOME-assisted rental or homebuyer projects that have been designed, developed and managed to ensure long-term physical and financial viability. This includes, but is not limited to, projects that have been successful in preserving an affordable housing option for low-income families in both rural and urban areas.

Reaching Underserved Populations

This award will recognize exceptional HOME-assisted projects that are designed to successfully house populations that are identified in the Consolidated Plan/Action Plan as being underserved. This includes, but is not limited to, extremely low-income people, persons with supportive service needs and those living in severely distressed areas such as the Colonias.

Producing Sustainable Housing

This award will recognize exceptional HOME-assisted projects with design techniques that may include: renewable energy or energy saving features; efficient water use; recycled or renewable construction materials; location-efficient/transit-oriented development; and other sustainable and innovative building designs or approaches that reduce the impact of the housing on the environment.

Building CHDO Capacity

This award will recognize HOME participating jurisdictions that have done an exceptional job fostering the development of and successfully worked with new or emerging CHDOs to develop, manage and maintain affordable rental or homebuyer housing projects.



View from common space terrace



King Street Housing ribbon cutting



Interior view of housing units

Promoting Long-Term Affordability

HOME Program  Door Knocker Awards

City of Burlington, VT King Street Housing

(new construction mixed-use rental and commercial)

King Street Housing is a 20-unit rental development with 10,000 square feet of office space developed by the City of Burlington in partnership with the Champlain Housing Trust (CHT), a HOME Community Housing Development Organization (CHDO). The project is located in a downtown neighborhood that had been designated as a Neighborhood Revitalization Strategy Area and threatened by gentrification and displacement of low-income residents. Under the Community Land Trust model pioneered by CHT, 17 of its units are affordable in perpetuity. The building, with both residential and commercial spaces, is LEED-certified and has energy-efficient features that lower operating costs. The project is close to retail and businesses, and is transit-oriented, located on a major bus route and two blocks away from the City's transportation hub. To help achieve long-term affordability, the City made contributions to the project from both its housing trust and its inclusionary zoning funds.

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Promoting Long-Term Affordability

HUD Region • Field Office
Region 1 • Boston Field Office

Home Units • Total Units
3 HOME units • 20 units

Home Funds • Total Funds
\$379,000 • \$5.12 million

Primary Funding Sources

- LIHTC: \$3,571,000
- HUD Section 108: \$800,000
- HOME: \$379,000
- CDBG: \$364,000
- Other: \$1,171,000

City of Burlington Housing Trust Fund, HUD EDI, NeighborWorks, Local Energy Efficiencies Incentives, Vermont Housing and Conservation Board

Partners

- Champlain Housing Trust
- NeighborWorks America
- Vermont Housing & Conservation Board
- Housing Vermont

Reaching Underserved Populations

Producing Sustainable Housing

Building Community Housing Development Organization Capacity



Main entrance to house



Side view of the house



Promoting Long-Term Affordability

HOME Program  Door Knocker Awards

City of Madison, WI Robert L. Beilman House

(new construction rental housing)

Completed in 2004, the Robert L. Beilman House is a nine-unit rental project with two accessible units designed to meet the needs of low-income people who experience chronic mental illness and have been homeless. Located on an infill lot in the Sherman neighborhood of Madison's northside, the Robert L. Beilman House is a successful example of a moderately sized, attractive, mixed-use project. The project is located in a walkable neighborhood close to retail centers, with a city bus stop at its door and a major transportation hub just two blocks away. The mature trees and protected marshland were considered in the design to take advantage of the views as well as the shade, which lowers the cooling costs in the summer. The property also has many energy-efficient features, including windows and air filtration and lighting systems. Housing Initiatives, Inc. provides intensive property management that includes clinical and case management monitoring and coordination with service providers, if necessary. Tenants receive rental assistance through Shelter + Care or Section 8. Contributing to the project's long-term affordability is a rather unique project financing feature through a 30-year, 2 percent homeless mortgage loan provided by the Wisconsin Housing and Economic Development Authority (WHEDA).

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Promoting Long-Term Affordability

HUD Region • Field Office
Region 5 • Milwaukee Field Office

Home Units • Total Units
9 HOME units • 9 units

Home Funds • Total Funds
\$430,195 • \$1.23 million

Primary Funding Sources

- HOME: \$430,000
- CDBG: \$150,000
- WHEDA Homeless mortgage: \$510,000

Partners

- Housing Initiatives, Inc. (HII)
- Wisconsin Housing and Economic Development Authority (WHEDA)

Reaching Underserved Populations

Producing Sustainable Housing

Building Community Housing Development Organization Capacity



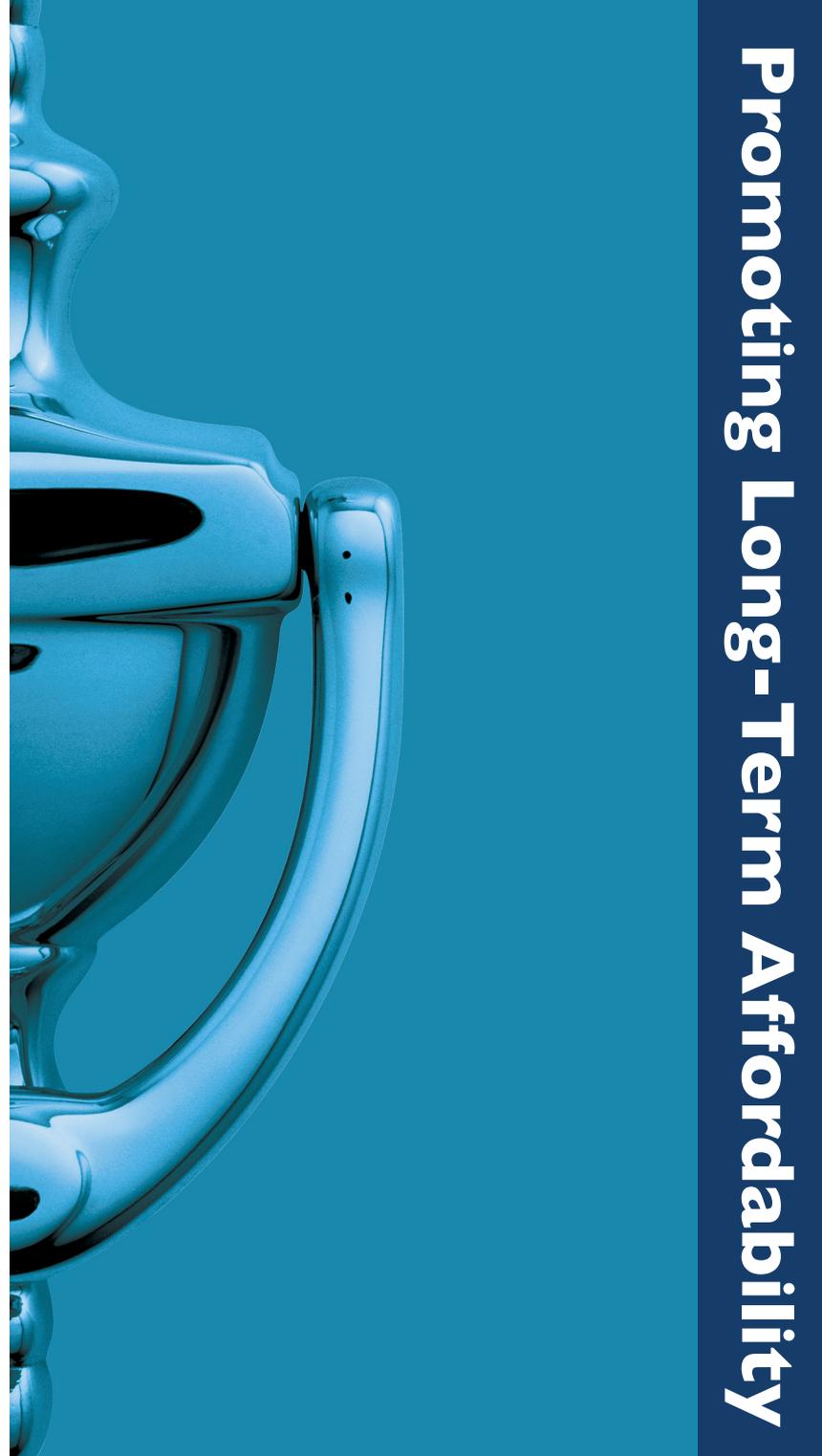
Community Room



Ribbon Cutting



Aerial view of Grace Towers Housing



Promoting Long-Term Affordability

City of Mount Vernon, NY Grace Towers Housing

(new construction rental and commercial)

Completed in 2010, Grace Towers Housing is a rental and commercial new construction project that provides 133 units of affordable housing in the City's Third Street corridor, a revitalization area that had blighted and vacant buildings and a high crime rate. This project has proven to be a strong anchor in the neighborhood, reducing both blight and crime. Units are available for families affected by domestic violence. Grace Community Development Corporation, which operates the SNUG Violence Prevention Program funded by the New York State Department of Justice and has experience working with youth and other community groups, provides counseling and other services for these families. The 40-year long-term affordability period is a result of creative financing and cooperation between the development team and the City. The City sponsored a PILOT (Payment In Lieu of Taxes), which will reduce taxes for a period of 37 years and thus enhance affordability. In striving to make a difference, more than 40 percent of the construction work was contracted to local minority- and women-owned businesses; these businesses were a focus during the hiring of professional services such as those of an architect and a lawyer. The building incorporated numerous energy-efficient features and is awaiting approval of its LEED application. The Grace Towers Housing project has provided a solid foundation for the Third Street area's redevelopment, enhancing its attractiveness and use as a major transportation corridor. The area is now also home to a new police substation.

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HUD Region • Field Office
Region 2 • New York Field Office

Home Units • Total Units
11 HOME units • 133 units

Home Funds • Total Funds
\$1.72 million • \$40.5 million

Primary Funding Sources

- HOME: \$1.72 million
- LIHTC: \$16.23 million
- Owner equity: \$4.07 million
- Other: \$18.52 million
Tax exempt bonds/low-interest loans

Partners

- City of Mount Vernon, NY
- Grace Community Development Corporation
- Mountco Construction and Development Corporation



Main entrance- stone arch



Building side view



Arched windows post rehabilitation



Promoting Long-Term Affordability

State of South Dakota Sir Charles Apartments

(acquisition and rehabilitation rental)

Completed in 2011, the Sir Charles Apartments were acquired and rehabilitated to retain affordable housing for elderly and disabled tenants in Yankton, SD, a rural community of 14,000. The property, an old hotel combined with three other structures, is on the National Register of Historic Properties. To ensure continued affordability for a 40-year period, the project was able to retain project-based Section 8 rental assistance and a line of credit from South Dakota Housing Development Authority (SDHDA) to ensure sufficient cash flow to cover debt service, if necessary. The project is service-enriched with counseling, a meal program, and vocational training, as well as a cleaning service available to the tenants. The property has four accessible units and was rehabilitated with a focus on energy-saving measures, which include new lighting, cooling, and sprinkler systems. This project is critical to retaining affordability and assistance for the elderly and disabled citizens of Yankton.

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Promoting Long-Term Affordability

HUD Region • Field Office
Region 8 • Denver Field Office

Home Units • Total Units
8 HOME units • 34 units

Home Funds • Total Funds
\$788,240 • \$3.925 million

Primary Funding Sources

- HOME: \$788,240
- LIHTC: \$2.288 million
- Private Loan: \$393,000

Partners

- South Dakota Housing Development Authority (SDHDA)
- Sir Charles Housing, LLC
- Lewis and Clark Behavioral Health Services (LCBHS)
- Development for the Disabled, Inc.

Reaching Underserved Populations

Producing Sustainable Housing

Building Community Housing Development Organization Capacity



Street/side view after rehabilitation



Worthington Commons's new Community Center



Street view - main entrance after rehabilitation



Promoting Long-Term Affordability

HOME Program  Door Knocker Awards

Commonwealth of Massachusetts and the City of Springfield Worthington Commons

(acquisition and rehabilitation rental)

Worthington Commons is an acquisition and rehabilitation project of 12 masonry buildings constructed at the turn of the 20th century. The project involved moderate rehabilitation of nine buildings containing 111 units that had been foreclosed, and the production of 38 new units through the gut rehabilitation of three city-owned buildings that had been scheduled for demolition. The project focused both public and private resources to renew these buildings in the Summit Hill neighborhood, an area that had been plagued by crime and disinvestment. Through the creative mixing of many funding sources, all 149 units are affordable to families below 60 percent of area median income, while 15 units are reserved for those below 30 percent of area median income. Eight units are accessible and three are equipped for those with hearing impairments. The developer used green rehabilitation techniques, including new windows and roofs, insulation, and high efficiency gas boilers and plumbing fixtures. The project enjoys strong property management oversight, new security features, improved grounds and sidewalk treatments, a community center, and the availability of two major bus lines to the downtown. Since its completion in 2007, the project has sparked additional private investment, reduced crime significantly, and returned abandoned properties to the tax rolls. It has been a catalyst for neighborhood change and the preservation and improvement of affordable housing for the City of Springfield.

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Promoting Long-Term
Affordability

HUD Region • Field Office
Region 1 • Boston Field Office

Home Units • Total Units
11 HOME units • 149 units

Home Funds • Total Funds
\$1.4 million • \$19.2 million

Primary Funding Sources

- State and local HOME funds: \$1,385,500
- LIHTC: \$10,634,000
- Owner equity: \$48,000
- Other: \$5,736,000

MA Affordable Trust Fund
Historic Tax Credits, other loans

Partners

- City of Springfield
- First Resource Company

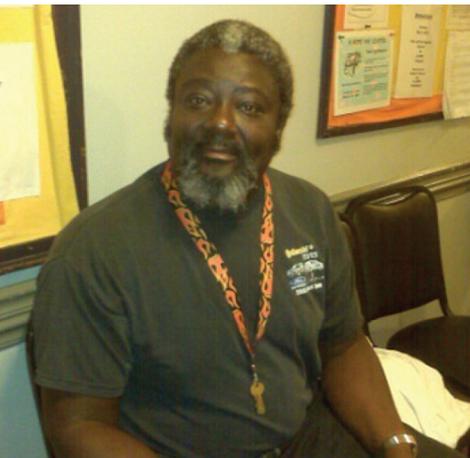
Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity



TBRA program participants: Amy and Alicia



TBRA program participant: Victor



TBRA program participant: Jeff

Reaching Underserved Populations

HOME Program  Door Knocker Awards

City of Asheville, NC Pathways to Permanent Housing

(tenant-based rental assistance program)

The Pathways to Permanent Housing Program combines tenant-based rental assistance with housing stabilization case management to ensure housing stability for people experiencing homelessness, very low-income people, and people with disabilities. In administering the Pathways to Permanent Housing Program, Homeward Bound applies “housing first” principles to its work – conducting street outreach, meeting people where they are, offering access to A Hope Day Center (the main entry point into support services for the homeless in Asheville), and using housing as a key intervention to end homelessness. Homeward Bound successfully reaches out to the housing authority and more than 20 landlords and local management companies to identify units for families, and to help those families access appropriate social, educational, and vocational resources to meet a variety of needs. Transportation subsidies are also available to help clients travel to and from jobs, services, and their new homes. Using a blend of outreach, financial assistance through HOME funds, and case management, the Pathways to Permanent Housing Program has successfully assisted people moving from homelessness into stable housing.

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Promoting Long-Term
Affordability

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity

HUD Region • Field Office
Region 4 • Greensboro Field Office

Home Units • Total Units
48 HOME units • 98 units

Home Funds • Total Funds
\$174,840 • \$863,980

Primary Funding Sources

- HOME: \$174,840
- CDBG: \$35,000
- Homeless programs: \$600,000
- Other: \$86,000 (State and local grants)

Partners

- Homeward Bound
- Asheville Public Housing Authority
- Buncombe County



Side view of the apartment complex



Distance view of the Commons at Buckingham



Reaching Underserved Populations

HOME Program  Door Knocker Awards

Franklin County, OH The Commons at Buckingham

(new construction rental -single room occupancy housing)

Completed in 2010, the Commons at Buckingham is a 100-unit, single-room occupancy rental project developed by the National Church Residences and located in the Discovery District of downtown Columbus. All units are affordable, with 75 units available to individuals participating in the Rebuilding Lives initiative administered by the Community Shelter Board. Ten units are accessible. The objective is to help end the cycle of homelessness by creating permanent supportive housing and linking tenants to services, such as social, educational, therapeutic, vocational, and health care support. The Commons at Buckingham has been distinguished by its provision of continued and varied services on-site. The project has also been characterized by outstanding community outreach and the neighborhood has embraced its services. The community support that it gained allows for qualified prospective tenants to have access to supportive housing. The building itself is high-density, amenity enriched and transit-oriented; and it is the first LEED Platinum-certified affordable housing project in Ohio and the Midwest.

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Promoting Long-Term
Affordability

HUD Region • Field Office
Region 5 • Columbus Field Office

Home Units • Total Units
23 HOME units • 100 units

Home Funds • Total Funds
\$2.5 million • \$11.1 million

Primary Funding Sources

- HOME: \$2.5 million
 - LIHTC: \$6.9 million
 - Other: \$1.7 million
- Private loans

Partners

- National Church Residences
- Community Shelter Board (CSB)
- Columbus Metropolitan Housing Authority

Reaching Underserved
Populations

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Housing

Building Community Housing
Development Organization Capacity



Common space- open air lounge



Looking up from the inside courtyard



Aerial view - New Carver Apartments



Reaching Underserved Populations

HOME Program  Door Knocker Awards

City of Los Angeles, CA The New Carver Apartments

(new construction rental)

Completed in 2011, the New Carver Apartments provides 97 units of permanent supportive rental housing for tenants who are homeless or disabled. The project, located at the edge of downtown Los Angeles, provides 62 units to tenants with incomes below 50 percent of area median income. The building, designed by nationally-recognized architect, Michael Maltzan, is drum-shaped and has a central courtyard, administrative offices, and meeting spaces for the tenants. The property is energy efficient as well as transit-oriented, with close proximity to local bus routes and the City's light rail line. A full-time service coordinator handles case management and helps residents access services, such as public advocacy, mental health counseling, substance abuse treatment, medical treatment, employment services, and independent living workshops. Long-term affordability is ensured through the provision of project-based Section 8 assistance as well as the establishment of a 55-year covenant by the City that requires the project to meet the required income targeting during that time. In the face of the City's chronic homeless problem, New Carver Apartments offers a place of solace, support, and individual growth.

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Promoting Long-Term
Affordability

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity

HUD Region • Field Office

Region 9 • Los Angeles Field Office

Home Units • Total Units

46 HOME units • 97 units

Home Funds • Total Funds

•\$2.06 million • \$33.24 million

Primary Funding Sources

- HOME: \$ 2.06 million
- FHA: \$2.59 million
- LIHTC: \$15.00 million
- Other: \$13.32 million

CRA/LA Loan, LADWP funds, MHP funds

Partners

- Skid Row Housing Trust



Village corner



Main walkway



Village design features



Reaching Underserved Populations

HOME Program  Door Knocker Awards

Commonwealth of Massachusetts Gordon H. Mansfield Veterans Community Village

(new construction limited equity cooperative)

Completed in February of 2011, the Gordon H. Mansfield Community Village is a limited equity cooperative designed to serve formerly homeless veterans who have completed transitional programs and are ready to move into permanent supportive housing. The residents will not only own a cooperative share, but will also participate in the policy development, management, and maintenance of the Village. Veteran residents will have Individual Development Accounts (IDAs) to accumulate assets over time. The cooperative consists of 39 studio and one-bedroom apartments with both green and accessibility features. Located on a beautiful site near recreation and parks on the edge of downtown Pittsfield, the apartments are clustered village-style with a bus stop at the end of a drive and a Veterans Community Care Center nearby. Services provided to the veterans include health care, substance abuse aftercare, mental health counseling, and job training and placement assistance. The project has been made affordable by the elimination of permanent debt and the provision of rental assistance through the Veterans Affairs Supportive Housing program (VASH).

For More Information Contact

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Promoting Long-Term
Affordability

HUD Region • Field Office
Region 1 • Boston Field Office

Home Units • Total Units
37 HOME units • 39 units

Home Funds • Total Funds
\$720,000 • \$6.97 million

Primary Funding Sources

- HOME: \$720,000
- CDBG: \$50,000
- Other: \$6.2 million

State bond funds, HUD EDI,
Green Affordable funding, FHLB

Partners

- United Veterans of America (UVA)
- Berkshire Housing, Inc

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity



Patio outside the dining area



Common space- library



Common space- dining room

Producing Sustainable Housing

HOME Program  Door Knocker Awards

Allegheny County Consortium, PA Woodcrest Retirement Residence

(acquisition/rehabilitation rental for seniors)

Completed in 2008, the Woodcrest Retirement Residence provides 59 units of senior housing through rehabilitation of a former nuns' residence on the campus of the Felician Sisters Convent and School in Coraopolis, Pennsylvania, a suburban community outside of Pittsburgh. The project was redeveloped using green building techniques, including day lighting strategies, right-sized ventilation systems, and super insulation. In addition, the use of low volatile organic compounds in carpeting, resilient flooring, glue, foam furniture, paints, and other materials was intended to improve air quality for seniors who may have respiratory or allergy problems. The project received a LEED Gold rating. Services at the residence include optional meals, library/computer area, craft room, hair salon, fitness center, multi-purpose room, and van service. A covered bridge connects the residence to a high school, promoting intergenerational activities and access to the school's facilities. An internal rent subsidy ensures affordability for qualified tenants.

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Promoting Long-Term
Affordability

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity

HUD Region • Field Office
Region 3 • Pittsburgh Field Office

Home Units • Total Units
59 HOME units • 59 units

Home Funds • Total Funds
\$1.2 million • \$10.1 million

Primary Funding Sources

- HOME funds: \$1.2 million
- LIHTC: \$7.3 million
- PA FHA: \$1.2 million
- Owner equity: \$223,000

Partners

- A.M. Rodriguez Associates
- Pennsylvania Housing Finance Authority
- Felician Sisters Convent and School



Side view of apartment complex



Onsite playground



Solar panels on rooftop



Producing Sustainable Housing

HOME Program  Door Knocker Awards

Los Angeles County, CA Casa Dominguez

(multi-family new construction project for families)

Completed in 2010, Casa Dominguez is a 70-unit affordable housing project located in the East Rancho Dominguez Redevelopment Project Area, southeast of downtown Los Angeles and bordering the City of Compton. This new construction project of four buildings — two residential and two community buildings — serves young families and youth transitioning out of foster care. It has a 66-space child care center, a health center, and a parent resource center for residents and community members. Services include after-school programs, a computer learning center, well baby and child services, college preparatory courses, career counseling, and English as a second language services. There are also full-time service coordinators on-site. The project is transit-oriented and close to other community amenities, including an anticipated new library. The design of the project was sensitive to the existing residential neighborhood, which was consulted extensively. The project was built with state of the art greening techniques, including night flush ventilation systems, gray water irrigation systems for the landscape, high-quality insulation and windows, and other energy-efficient materials and appliances. It is the first project in the county to receive a LEED Platinum rating.

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Promoting Long-Term
Affordability

HUD Region • Field Office
Region 9 • Los Angeles Field Office

Home Units • Total Units
69 HOME units • 70 units

Home Funds • Total Funds
\$5.9 million • \$28 million

Primary Funding Sources

- HOME: \$5.9 million
- Homeless programs: \$832,000
- LIHTC: \$16.6 million
- Owner equity: \$320,000
- Other: \$4.2 million

Partners

- Abode Communities
- Children's Collective
- St. John's Well Child and Family Center
- United Friends of Children
- Los Angeles Urban League

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity



View from interior space



Broadway Crossing main entrance



Walgreens drugstore ground level

Producing Sustainable Housing

HOME Program  Door Knocker Awards

City of Seattle, WA Broadway Crossing

(new construction rental and commercial space)

Completed in 2007, Broadway Crossing is one of the greenest residential developments in Seattle, with more than 50 sustainable features incorporated into its design and construction. Located in the Pike/Pine Urban Village of Capitol Hill, Seattle's most densely populated residential neighborhood, Broadway Crossing is a pedestrian-friendly, transit-oriented, and affordable project amidst mostly market-rate housing and extensive commercial and retail businesses. An 11,000-square-foot Walgreens occupies the ground floor of the project and represents the first time Walgreens has worked with City officials to participate in a mixed-use project. Half of the units are reserved for very low-income households, including nine for formerly homeless families transitioning through the Sound Families Initiative of the Bill and Melinda Gates Foundation. Wellspring Family Services provides child-centered case management and mental health services to help homeless families achieve long-term housing stability. The balance of the units is for families at or below 60 percent of area median income. The project exceeds the City's "Seagreen" standards and has incorporated features such as high efficiency lighting, an ultra-efficient central gas boiler, an air barrier system for sealing the building envelope, a traction elevator, programmable thermostats in common areas, and Energy Star appliances. It has also received a LEED Silver rating. The project represents innovative public and private investments in a vibrant and vital commercial and residential part of Seattle.

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Promoting Long-Term
Affordability

HUD Region • Field Office
Region 10 • Seattle Field Office

Home Units • Total Units
9 HOME units • 44 units

Home Funds • Total Funds
\$1.081 million • \$10.067 million

Primary Funding Sources

- HOME: \$1,081,000
- LIHTC: \$5,608,000
- Other: \$3,377,000

Seattle Housing levy and other public and private sources

Partners

- City of Seattle
- Capitol Hill Housing
- Walgreens
- Wellspring Family Services

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity



Side view- balconies



Outdoor walkway underneath a pergola



Solar panels and garden on rooftop



Producing Sustainable Housing

HOME Program  Door Knocker Awards

City of Somerville, MA St. Polycarp Village Apartments

(new construction rental project)

The St. Polycarp Village Apartments are located in the Winter Hill section of the City of Somerville in a neighborhood that has a mix of rental and owner-occupied houses, and public housing to the west and south of the site. The project is completely energy efficient with such features as solar panels to generate electricity and hot water, an air filtration system, a green roof, medium density insulation, and energy efficient windows and appliances. There was an emphasis in the design and construction of improvements to reduce energy costs. The project received a LEED Silver rating. All of the units are affordable, including six three-bedroom units and three accessible ones. The neighborhood is transit-oriented; located near green space and recreation facilities; and close to retail, grocery stores, a health center, a post office, and other services.

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Promoting Long-Term
Affordability

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity

HUD Region • Field Office
Region 1 • Boston Field Office

Home Units • Total Units
11 HOME units • 24 units

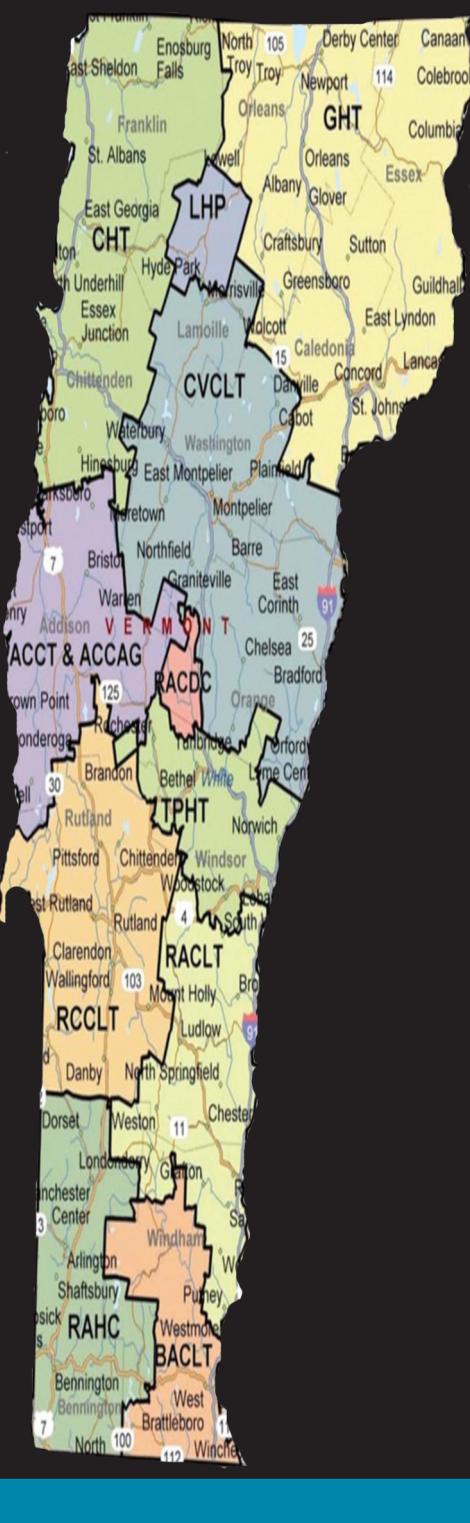
Home Funds • Total Funds
\$950,000 • \$10.7 million

Primary Funding Sources

- HOME: \$ 950,000
- Homeless programs: \$154,000
- LIHTC: \$ 4.2 million
- Owner equity: \$ 216,000
- Other: \$ 10.8 million

Partners

- The Somerville Community Corporation



Building CHDO Capacity

HOME Program  Door Knocker Awards

State of Vermont CHDO Capacity Building Program

(community housing development organization)

Since the beginning of the HOME Program, the State of Vermont's CHDO capacity building efforts have been extraordinary. Under the leadership of the State and the Vermont Housing and Conservation Board, the entity selected by the State to administer its HOME Program, the CHDO network has grown from two nonprofits covering three counties to 10 CHDOs and several nonprofits covering the entire state. In the last ten years, the CHDOs have been responsible for the development of nearly 3,000 units of affordable housing, of which 1,000 are HOME units. More than half of the HOME-assisted projects have been developed in communities as small as 1,000 people, yet projects have also been undertaken in exclusive resort communities like Manchester and Vermont's largest city, Burlington. These projects have cleaned up brownfield sites, revitalized neighborhoods, and served people with extremely low incomes and disabilities. CHDOs play a vital role in executing the State's major housing-related goals as articulated in its Consolidated Plan: (1) providing decent housing, and (2) providing a suitable living environment. The plan for increased CHDO capacity occurred in three stages: creating and expanding the capacity of CHDOs to develop affordable housing; expanding the asset management capacity of CHDOs and other nonprofits; and expanding the capacity to manage high energy prices. The major activities for implementing this plan included outreach, financial support and incentives, training and targeted technical assistance, monitoring and evaluation, and troubleshooting and project workouts when necessary. This strategy for increasing CHDO capacity, coupled with the commitment to provide permanent affordability and serve the most vulnerable of populations, has resulted in affordable housing in every county of the State.

For More Information Contact

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Promoting Long-Term
Affordability

Reaching Underserved
Populations

Producing Sustainable
Housing

Building Community Housing
Development Organization Capacity

HUD Region • Field Office

Region 1 • Boston Field Office

Home Units • Total Units

1,342 HOME units • 4,587 units

Home Funds • Total Funds

\$69.7 million HOME funds
(100% HOME funded)

Primary Funding Sources

- HOME CHDO operating funds: \$3.3 million
- MacArthur Foundation grant: \$2.6 million

Partners

- State of Vermont
- Vermont Housing and Conservation Board